

Present:

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

Absent:

Councillor Nagra

Staff Present:

R. Costanzo, City Manager
J. Ficocelli, City Clerk and Director Legislative Services
L. Blake, Legislative Services Manager
P. Huynh, City Solicitor
L. Thomas, Fire Chief
J. Brar, General Manager, Corporate Services
K. Grewal, General Manager, Finance
L. Cavan, General Manager, Parks, Recreation & Culture
R. Gill, General Manager, Planning & Development
Y. Yohannes, Director, Engineering Operations
S. Low, Director, Chief Development Officer
C. McBeath, Director, Development Planning

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

It was

Moved by Councillor Hepner
Seconded by Councillor Kooner
That:

1. The agenda of the February 24, 2025, Regular Council - Public Hearing meeting be amended as follows:
 - (a) Remove Item No. R032: Select Committee Terms of Reference Review and Council Committee Appointments under Corporate Reports;
 - (b) Add Item L.1 Metro 2050 Regional Growth Strategy under Other Business;
 - (c) Add Item L.2 Crescent Beach Community Safety and Residential Parking under Other Business; and
2. The agenda be adopted as amended.

RES.R25-518

Carried

C. PUBLIC HEARING DELEGATIONS

- 1. Planning Report - Application No. 7924-0178-00**
"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2025, No. 21552"
"Surrey Comprehensive Development Zone 281 (CD 281), Bylaw, 2025, No. 21553"

CIVIC ADDRESS: 2326, 2334, 2336, 2344 and 2352 - 154 Street;
Portion of Unopened Lane

APPLICANT: Owner: Wesoca Holdings Ltd.
(Director Information: C. Westgard)
Agent: Mallen Gowing Berzins Architecture (M. Rayment)

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 2.3 FAR. The proposal also includes rezoning the same site from Suburban Residential Zone (R₁) and Urban Residential Zone (R₃) to Comprehensive Development Zone (CD) in order to develop two residential buildings with a total of 175 rental dwelling units.

The Notice of the Public Hearing was read by the Legislative Services Manager.

J. Colter, South Surrey: The delegation spoke in opposition to the proposal citing neighbourhood opposition, lack of engagement, insufficient infrastructure, safety, parking, density, traffic congestion and school capacity.

J. Hodgson, South Surrey: The delegation spoke in opposition to the proposal citing safety, traffic, and parking.

J. Annable, South Surrey: The delegation spoke in opposition to the proposal citing insufficient parking, safety concerns, traffic congestion and access.

A. Hisir, South Surrey: The delegation spoke in opposition to the proposal citing density, traffic congestion, insufficient infrastructure, access to healthcare, and school capacity.

T. Johal, South Surrey: The delegation spoke in opposition to the proposal citing safety concerns, access, insufficient infrastructure, community engagement, and parking.

A. Pavilionis, South Surrey: The delegation spoke in opposition to the proposal citing building height, density, traffic congestion, insufficient infrastructure and parking.

D. Jack, Surrey Environmental Partners: The delegation spoke to the outdoor amenity area and local parks, removal of trees and forest canopy.

B. Mendiola, Surrey Resident: The delegation expressed concerns citing safety, traffic congestion, access to healthcare and insufficient infrastructure.

Surrey Resident: The delegation spoke in support of the proposal citing affordable rental housing and accessible to amenities and transit.

M. Rayment, MGB Architecture: The delegation spoke to road access, parking, school capacity, and amenity spaces.

C. Westgard, Developer: The delegation spoke to parking, lighting, road access, amenities, fencing and safety concerns.

Surrey Resident: The delegation spoke in support of the proposal citing affordable rental housing and accessible location.

Surrey Resident: The delegation expressed concerns citing safety concerns.

Surrey Resident: The delegation spoke in support of the proposal citing transit and proximity to amenities.

The following expressed opposition for the proposal but did not wish to speak:

- Y. Van Timon, Surrey Resident
- J. Wiebe, Surrey Resident
- T. Friedel, Surrey Resident
- R. Friedel, Surrey Resident
- J. Johal, Surrey Resident
- A. Evans, Surrey Resident
- G. Slefaink, Surrey Resident
- G. Hodgson, Surrey Resident
- B. Fletcher, Surrey Resident
- K. Fletcher, Surrey Resident
- H. Mendiola, Surrey Resident
- B. Mendiola, Surrey Resident

Written submissions were received as follows:

- A. Ivens expressed support for the proposal citing rental housing.
- J. Coler expressed opposition for the proposal citing deficiencies in the planning application, parking schools, traffic and density.
- J. Colter expressed opposition for the proposal citing infrastructure, traffic, congestion, safety, character of the community, parking, overcrowding school infrastructure, increased crime, and security concerns.
- C. Johnston expressed opposition for the proposal citing quiet neighbourhood, safety, infrastructure, over capacity of schools, and traffic.

- P. Johnston expressed opposition for the proposal citing quiet neighbourhood, safety, infrastructure, over capacity of schools, and traffic.
- M. Basran expressed opposition for the proposal citing traffic and noise.
- R. Ng expressed opposition for the proposal citing parking, traffic and safety.
- J. Thorne expressed opposition for the proposal citing foot traffic, parking, safety and crime.
- N. Song expressed opposition for the proposal citing vehicle and foot traffic.
- J. Kalvik and E. Kalvik expressed opposition for the proposal citing increased parking and traffic congestion, pedestrian traffic and safety, character of area, school overcrowding, increased homelessness issue and quality of life.
- R. You expressed opposition for the proposal citing vehicle and foot traffic.
- J. Opsahl expressed opposition for the proposal citing foot traffic, vehicle traffic, child safety, and property values.
- R. Jeffrey expressed opposition for the proposal citing traffic, child safety, and parking.
- A. Jantzen expressed opposition for the proposal citing infrastructure, traffic, safety, parking, increased crime, and security concerns.
- J. Annable expressed opposition for the proposal citing parking and foot traffic.
- N. Soler expressed opposition for the proposal.
- J. Hodgson expressed opposition for the proposal citing traffic, safety, infrastructure, foot traffic, and parking.
- Residents of Madrona Place - Petition with 149 signatures who expressed opposition for the proposal citing community impact, traffic and safety concern, infrastructure, lack of public consultation and parking.
- G. Hodgson expressed opposition for the proposal citing community impact, traffic and safety concern, infrastructure, lack of public consultation and parking.
- C. Johnston expressed concern for the proposal citing increased crime, parking issues and traffic congestion.
- Y. Van expressed concern for the proposal citing foot traffic, parking, and tree removal.

2. **Planning Report - Application No. 7924-0341-00**
"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15679, Amendment Bylaw, 2025, No. 21558"

CIVIC ADDRESS: 18789 Fraser Highway

APPLICANT: Owner: Mate Is Great 11 Holdings Inc.
 (Director Information: G. Dumas, R. Nohr, R. Payne)
 Agent: Mate is Great 11 Holdings Inc. (R. Nohr)

PURPOSE: The applicant is requesting to amend Comprehensive Development By-law No. 15679 for the site in order to accommodate a proposed office use (dental office) in the existing CD Zone.

The Notice of the Public Hearing was read by the Legislative Services Manager.

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

No written correspondence regarding the proposed Bylaw was received.

D. MAYOR'S REPORT

- Mayor Locke urged the Province and Fraser Health Authority to fund the Home-Based Withdrawal Management and Detox program, which faces a \$500,000 shortfall. This vital program helps over 600 individuals in Surrey, where access to culturally relevant detox services is limited.
- Mayor Locke celebrated the grand opening of BabyGoRound in Cloverdale, highlighting its importance in providing accessible baby gear and a welcoming, dignified space for families in need. She mentioned they also accept donations of baby gear.
- Mayor Locke attended the groundbreaking of a new roundabout at Harvie Road and 88 Avenue to improve traffic flow in Port Kells. She also visited the Port Kells Library, praising its role in fostering community connections and supporting learning and creativity.
- Mayor Locke attended the Shaheedy Saka Parade at Gurdwara Amrit Parkash to honor Guru Gobind Singh Ji and his sons. She thanked the community for fostering unity and reflection during the event, which celebrated Sikh values, peace, and tradition.
- Mayor Locke enjoyed attending the inaugural Black History Month Gala, where she joined the New Vision Music Society to honor the Black community's contributions and celebrate Surrey's diversity and inclusivity.
- Mayor Locke thanked the community for supporting healthcare innovation at the Surrey Hospitals Foundation's 8th Annual Celebration of Care Gala. She highlighted the funding of a surgical robot for Surrey Memorial Hospital, which will improve patient outcomes and attract top talent.
- Mayor Locke thanked the hundreds of walkers who participated in the Coldest Night of the Year fundraiser, braving the weather to support those who are unhoused. She praised the community's compassion, noting that the funds raised will provide vital resources like shelter, food, and support services to those in need.

- Mayor Locke emphasized the importance of the 2025 Homeless Count on March 11, which helps assess homelessness, inform services, and allocate resources. She encouraged residents to volunteer, as understanding the issue is crucial for creating effective solutions.

E. COUNCIL MEMBER REPORTS

- Councillor Stutt reported his attendance at the Kaur Movement Fundraising Gala and the 6th Annual Paul Benett U11 Hockey Tournament.
- Councillor Kooner congratulated her niece and the Coastal FC who won silver at the Mayor's Cup International Showcase 2025. She further proclaimed March 2025 as Multiple Myeloma Awareness Month.

F. CONSENT AGENDA

It was Moved by Councillor Elford
Seconded by Councillor Bains
That Council approve Consent Agenda items

F.1 to F.3.
RES.R25-522 Carried

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 – February 24, 2025

Item No. Ro23 Transition from Single-Family Residential Zones to Small-Scale Multi-Unit Housing Zones for In-stream Development Applications – Eleventh Batch

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 Ro23 for information;
2. Authorize staff to close and file in-stream 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 (SSMUH) zones, which reference original single-family or duplex zones, as provided in Appendix "I";

3. Authorize staff to close and file in-stream Comprehensive Development (CD) bylaw amendments to *Surrey Zoning Bylaw, 1993, No. 12000*, as amended, and associated development variance permits, to align with provincial housing legislation and new SSMUH zones, which reference original single-family or duplex zones, as provided in Appendix "II"; and
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 March 10, 2025, and approval as to form for associated development variance permits after final adoption.

RES.R25-523

Carried

Planning Report – Application No. 7921-0332-00
"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21094"

That "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21094" be filed.

RES.R25-524

Carried

Development Variance Permit No. 7921-0332-00

That Council close Development Variance Permit No. 7921-0332-00.

RES.R25-525

Carried

Planning Report – Application No. 7921-0234-00
"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21007"

That "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21007" be filed.

RES.R25-526

Carried

Development Variance Permit No. 7921-0234-00

That Council close Development Variance Permit No. 7921-0234-00.

RES.R25-527

Carried

Planning Report – Application No. 7921-0236-00
"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20614"

That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20614" be filed.

RES.R25-528

Carried

Planning Report – Application No. 7922-0136-00
"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20795"

That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20795" be filed.

RES.R25-529 Carried

Planning Report – Application No. 7921-0013-00
"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20539"

That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20539" be filed.

RES.R25-530 Carried

Planning Report – Application No. 7922-0212-00
"Surrey Comprehensive Development Zone 83 (CD 83), Bylaw, 2023, No. 20842"

That "Surrey Comprehensive Development Zone 83 (CD 83), Bylaw, 2023, No. 20842" be filed.

RES.R25-531 Carried

FINAL ADOPTIONS

2025 Five-Year (2025-2029) Financial Plan – Self-Funded Utilities – Corporate Report Foot.

2. Sewer Operating Financial Plan.
"Surrey 2025 – 2029 Sewer Operating Financial Plan Bylaw, 2025, No. 21534"

That "Surrey 2025 – 2029 Sewer Operating Financial Plan Bylaw, 2025, No. 21534" be finally adopted.

RES.R25-532 Carried

Drainage Operating Financial Plan.
"Surrey 2025 – 2029 Drainage Operating Financial Plan Bylaw, 2025, No. 21535"

That "Surrey 2025 – 2029 Drainage Operating Financial Plan Bylaw, 2025, No. 21535" be finally adopted.

RES.R25-533 Carried

Solid Waste Operating Financial Plan.
"Surrey 2025 – 2029 Solid Waste Operating Financial Plan Bylaw, 2025, No. 21536"

That "Surrey 2025 – 2029 Solid Waste Operating Financial Plan Bylaw, 2025, No. 21536" be finally adopted.

RES.R25-534 Carried

Water Operating Financial Plan.

"Surrey 2025 – 2029 Water Operating Financial Plan Bylaw, 2025, No. 21537"

That "Surrey 2025 – 2029 Water Operating Financial Plan Bylaw, 2025, No. 21537" be finally adopted.

RES.R25-535 Carried

District Energy Operating Financial Plan.

"Surrey 2025 – 2029 District Energy Operating Financial Plan Bylaw, 2025, No. 21538"

That "Surrey 2025 – 2029 District Energy Operating Financial Plan Bylaw, 2025, No. 21538" be finally adopted.

RES.R25-536 Carried

Parking Authority Operating Financial Plan.

"Surrey 2025 – 2029 Parking Authority Operating Financial Plan Bylaw, 2025, No. 21539"

That "Surrey 2025 – 2029 Parking Authority Operating Financial Plan Bylaw, 2025, No. 21539" be finally adopted.

RES.R25-537 Carried

Schedule C is amended to reflect the 2025 utility rates.

"District Energy System By-law, 2012, No. 17667, Amendment Bylaw, 2025, No. 21540"

That "District Energy System By-law, 2012, No. 17667, Amendment Bylaw, 2025, No. 21540" be finally adopted.

RES.R25-538 Carried

Schedule A is amended to reflect the 2025 utility rates.

"Surrey Drainage Parcel Tax By-law, 2001, No. 14593, Amendment Bylaw, 2025, No. 21541"

That "Surrey Drainage Parcel Tax By-law, 2001, No. 14593, Amendment Bylaw, 2025, No. 21541" be finally adopted.

RES.R25-539 Carried

Schedule C is amended to reflect the 2025 utility rates and incorporate housekeeping amendments.

"Surrey Sanitary Sewer Regulation and Charges By-law, 2008, No. 16611, Amendment Bylaw, 2025, No. 21542"

That "Surrey Sanitary Sewer Regulation and Charges By-law, 2008, No. 16611, Amendment Bylaw, 2025, No. 21542" be finally adopted.

RES.R25-540 Carried

Schedule B and Schedule D is amended and incorporate housekeeping amendments.
"Surrey Stormwater Drainage Regulation and Charges By-law, 2008, No. 16610, Amendment Bylaw, 2025, No. 21543"

RES.R25-541 That "Surrey Stormwater Drainage Regulation and Charges By-law, 2008, No. 16610, Amendment Bylaw, 2025, No. 21543" be finally adopted. Carried

Schedule A and Schedule B is amended and incorporate housekeeping amendments.
"Waste Management Regulations and Charges Bylaw, 2015, No. 18412, Amendment Bylaw, 2025, No. 21544"

RES.R25-542 That "Waste Management Regulations and Charges Bylaw, 2015, No. 18412, Amendment Bylaw, 2025, No. 21544" be finally adopted. Carried

Schedule B, C, D-1, E, and F is amended and incorporate housekeeping amendments.
"Surrey Waterworks Regulation and Charges By-law, 2007, No. 16337, Amendment Bylaw, 2025, No. 21545"

RES.R25-543 That "Surrey Waterworks Regulation and Charges By-law, 2007, No. 16337, Amendment Bylaw, 2025, No. 21545" be finally adopted. Carried

Schedule M is amended for Parking Fees, and Electric Vehicle Charging Fees.
"Surrey Fee-Setting By-law, 2001, No. 14577, Amendment Bylaw, 2025, No. 21546"

RES.R25-544 That "Surrey Fee-Setting By-law, 2001, No. 14577, Amendment Bylaw, 2025, No. 21546" be finally adopted. Carried

COMMITTEE MINUTES

3. **Surrey Heritage Advisory Commission Minutes - January 8, 2025**

That the minutes of the Surrey Heritage Advisory Commission meeting held on January 8, 2025, be received.

RES.R25-545 Carried

END OF CONSENT AGENDA

G. BOARD, COMMITTEE AND COMMISSION REPORTS

This section had no items to consider.

H. CORPORATE REPORTS

Item No. R024 Proposed Policy for Administration of the Surrey Officer and Indemnification By-Law, 2006, No. 15912

The City Solicitor submitted a report to obtain Council's approval of a proposed policy for staff's administration of the Indemnification Bylaw.

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

1. Receive Corporate Report R024 for information; and
2. Adopt the proposed Policy No. K-2 entitled "Application and Administration of Surrey Officer and Indemnification By-law", for staff's administration of the *Surrey Officer and Indemnification By-law, 2006, No. 15912*, a copy of which is attached as Appendix "I" to the report.

RES.R25-546 Carried

Item No. R025 Award of Contract No. 1725-001-21 Arterial and Collector Paving

The General Manager, Engineering submitted a report to seek Council's approval to award an agreement for Arterial and Collector Road Paving.

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

1. Award Contract No. 1725-001-21 to BA Blacktop Ltd. in the amount of \$3,923,324.41 (including GST) for Arterial and Collector Paving at various locations;
2. Set the expenditure authorization limit for Contract No. 1725-001-21 at \$4,320,000.00 (including GST and contingency); and
3. Authorize the General Manager, Engineering to execute Contract No. 1725-001-21.

RES.R25-547 Carried

Item No. Ro26 One-Year Update on the Housing Accelerator Fund

The General Manager, Planning & Development, General Manager, Corporate Services, General Manager, Engineering and General Manager, Finance submitted a report to update Council on the City's first-year progress under the Housing Accelerator Fund, including issued building permits, the status of the Action Plan, new initiative proposal, and financial updates.

It was

Moved by Councillor Bains
Seconded by Councillor Kooner
That Council receive Corporate Report Ro26

for information.

RES.R25-548

Carried

Item No. Ro27 2025 Surrey Housing Needs Report

The General Manager, Planning and Development submitted a report to provide Council with the updated Surrey Housing Needs Report (the "2025 HNR") and authorize staff to use the 2025 HNR to inform planning processes.

It was

Moved by Councillor Stutt
Seconded by Councillor Kooner
That Council:

1. Receive Corporate Report Ro27 for information; and
2. Authorize staff to use the updated 2025 Surrey Housing Needs Report, attached as Appendix "I", to inform planning processes.

RES.R25-549

Carried

Item No. Ro28 Cloverdale Athletic Park Covered Practice Facility - Partnering Agreement

The General Manager, Parks, Recreation & Culture submitted a report to seek Council approval to execute a Partnering Agreement for the planning, development, maintenance and operation of a soccer related covered practice facility by Surrey United Soccer Club on City-owned lands in Cloverdale Athletic Park (as shown in Appendix "I").

It was

Moved by Councillor Kooner
Seconded by Councillor Hepner
That Council:

1. Receive Corporate Report Ro28 for information; and
2. Authorize the Mayor and City Clerk to execute a Partnering Agreement between the City of Surrey and the Surrey United Soccer Club, as generally described in the report, subject to compliance with the notice of assistance pursuant to Section 24(1) of the *Community Charter*.

RES.R25-550

Carried

- 2. Award Consultant Agreement No. 1717-058 C2 to RF Binnie & Associates Ltd. in the amount of \$555,083 (including GST) for the related engineering construction services, and set the expenditure authorization limit at \$600,000 (including GST and contingency); and
- 3. Authorize the General Manager, Engineering to execute Contracts No. 1717-058-21 and 1717-058 C2.

RES.R25-555

Carried

I. BYLAWS AND PERMITS

BUSINESS ARISING OUT OF THE PUBLIC HEARING

- 1. Planning Report - Application No. 7924-0178-00
2326, 2334, 2336, 2344 and 2352 - 154 Street; Portion of Unopened Lane

Owners: Wesoca Holdings Ltd. (Director Information: C. Westgard)
Agent: Mallen Gowing Berzins Architecture (M. Rayment)

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 2.3 FAR. The proposal also includes rezoning the same site from Suburban Residential Zone (R1) and Urban Residential Zone (R3) to Comprehensive Development Zone (CD) in order to develop two residential buildings with a total of 175 rental dwelling units.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2025, No. 21552"

It was Moved by Councillor Kooner
Seconded by Councillor Annis
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2025, No. 21552" pass its third reading.

RES.R25-556

Carried

"Surrey Comprehensive Development Zone 281 (CD 281), Bylaw, 2025, No. 21553"

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Comprehensive Development Zone 281 (CD 281), Bylaw, 2025, No. 21553" pass its third reading.

RES.R25-557

Carried

- 2. Planning Report - Application No. 7924-0341-00
18789 Fraser Highway

Owner: Mate Is Great 11 Holdings Inc. (Director Information: G. Dumas, R. Nohr, R. Payne)

Agent: Mate is Great 11 Holdings Inc. (R. Nohr)

To amend Comprehensive Development By-law No. 15679 for the site in order to accommodate a proposed office use (dental office) in the existing CD Zone.

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15679, Amendment Bylaw, 2025, No. 21558"

It was Moved by Councillor Bains
Seconded by Councillor Stutt
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15679, Amendment Bylaw, 2025, No. 21558" pass its third reading.

RES.R25-558

Carried

REZONING BYLAW – NO PUBLIC HEARING

- 3. Planning Report - Application No. 7915-0187-00
13889 - 62 Avenue

Owner: 1285384 B.C. Ltd. (Director Information: A. Dhillon, M. Jawandha)

Agent: 1285384 B.C. Ltd. (M. Jawandha)

To rezone the subject site from Acreage Residential Zone (RA) to Multiple Residential 30 Zone (RM-30) in order to develop 11 townhouse units. In addition, the proposal includes a Development Variance Permit to reduce the minimum north rear yard setback to the principal building face and to permit up to three additional risers to encroach into the north rear yard building setback area; to reduce the minimum west side yard setback to the principal building face; to reduce the minimum east side yard setback to the principal building face and to the electrical closet; to permit up to four additional risers to encroach into the south front yard building setback area; to allow one visitor parking space to be partially within the setback area; and to reduce the minimum indoor amenity space required before cash-in-lieu may be applied for an 11-unit townhouse development.

No correspondence was received for this proposal.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21556"

It was Moved by Councillor Bose
Seconded by Councillor Stutt
That "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21556" pass its first reading.

RES.R25-559

Carried

Development Variance Permit No. 7923-0255-00

It was Moved by Councillor Bains
Seconded by Councillor Kooner
That Council support Development Variance
Permit No. 7923-0255-00 and consider issuance of the Permit upon final adoption
of the associated rezoning bylaw.

RES.R25-568 Carried

6. Planning Report - Application No. 7924-0086-00
1935 - 165A Street

Owner: P. Basraon
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 a 25-unit townhouse complex. In addition, the
proposal includes Development Variance Permit to reduce the minimum north
yard setback to the principal building face; and reduce the minimum south side
yard setback to the principal building face.

No correspondence was received for this proposal.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21559"

It was Moved by Councillor Hepner
Seconded by Councillor Stutt
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2025, No. 21559" pass its first reading.

RES.R25-569 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Stutt
Seconded by Councillor Kooner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2025, No. 21559" pass its second reading.

RES.R25-570 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Bose
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2025, No. 21559" pass its third reading.

RES.R25-571 Carried

Development Variance Permit No. 7924-0086-00

It was Moved by Councillor Bose
Seconded by Councillor Kooner
That Council support Development Variance
Permit No. 7924-0086-00 and consider issuance of the Permit upon final adoption
of the associated rezoning bylaw.

RES.R25-572 Carried

**REZONING BYLAW/ PERMIT – NO PUBLIC HEARING
Transition from Single-Family Residential Zones to Small-Scale Multi-Unit Housing
Zones for In-stream Development Applications – Tenth Batch February 10, 2025.**

I.7 - I.11 are to align in-stream rezoning applications to new provincial legislation regarding
small-scale multi-unit housing, as described in Corporate Report R017.

- 7. Planning Report – Application No. 7918-0377-00, 7918-0377-01
11557 Surrey Road

Owner: R. Bains, S. Bains
Agent: Mainland Engineering Consultants Corporation (R. Mangla)

To rezone from Acreage Residential Zone (RA) to Urban Residential Zone (R3) in
order to subdivide into 2 residential lots. In addition, the proposal includes a
Development Variance Permit to reduce the minimum lot width for proposed lot 1;
and reduce the south side yard setback to the principal building on proposed Lots 1
and 2.

No correspondence was received for this proposal.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21547"

It was Moved by Councillor Bose
Seconded by Councillor Kooner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2025, No. 21547" pass its first reading.

RES.R25-573 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2025, No. 21547" pass its second reading.

RES.R25-574 Carried

The said Bylaw was then read for the third time.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21153"

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That Council rescind third reading of

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21153" granted by Resolution No. R24-280 at the February 12, 2024 Regular Council – Public Hearing meeting.

RES.R25-582 Carried

It was Moved by Councillor Hepner
Seconded by Councillor Bose
That Council amend "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21153" as shown in Appendix I.

RES.R25-583 Carried

It was Moved by Councillor Stutt
Seconded by Councillor Bains
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21153" pass its third reading, as amended.

RES.R25-584 Carried

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21153" be finally adopted.

RES.R25-585 Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21549"

It was Moved by Councillor Hepner
Seconded by Councillor Kooner
That "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21549" pass its first reading.

RES.R25-586 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Stutt
Seconded by Councillor Bains
That "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21549" pass its second reading.

RES.R25-587 Carried

J. CLERK’S REPORT

This section had no items to consider.

K. NOTICE OF MOTION

This section had no items to consider.

L. OTHER BUSINESS

1. Metro 2050 Regional Growth Strategy

Councillor Kooner expressed concerns regarding the Metro 2050 Regional Growth Strategy that was adopted on February 24, 2023 and noted the following comments:

- The strategies contained in Metro 2050 do not align with the City of Surrey's interests and Council's vision for Surrey;
- Metro 2050 does not promote human settlement that is socially, economically, and environmentally healthy or make efficient use of public facilities and services, land and other resources in all areas to which it currently applies;
- Metro Vancouver's strategies and programs impose unfair costs for programs which are unfair to Surrey residents and do not benefit Surrey in proportion to these costs.

Mayor Locke requested staff to organize a South Fraser Summit, bringing together council members and senior management from various cities in the Fraser Valley. The goal is to determine the next steps in ensuring fair allocation of regional services and costs to taxpayers, while promoting balance, transparency, and equitable service delivery, particularly for communities in the South Fraser region within the Metro Vancouver area.

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That Council direct staff to initiate steps for
the City of Surrey to withdraw from the Metro 2050 Regional Growth Strategy.

RES.R25-595

Carried

2. Crescent Beach Community Safety and Residential Parking

Councillor Annis put forward the following request to staff:

- At the February 10 Regular Council - Public Hearing meeting, Council approved Corporate Report R018 Crescent Beach Railway Fence and Whistle Cessation Engagement Results regarding the installation of railway safety fencing and whistle cessation in Crescent Beach. Councillor Annis requested that staff consider options to adjust parking regulations and propose shared arrangements to reduce the impact on Crescent Beach residents. Once the fence is installed, it is further requested that staff monitor its effectiveness in achieving the intended safety goals and provide recommendations if the fencing does not meet the intended objectives.
- The pilot program for a pedestrian pathway on McBride Avenue has been deferred to ensure pedestrian safety and on-street parking for residents. It was requested that staff continue to explore options to balance both safety and parking needs in the area. Councillor Annis also requested that any construction road work near McBride Avenue be put on hold while options for the area are considered.

Mayor Locke requested that staff investigate and report back with the logistics and costs of having residential or seasonal parking during summer months near Crescent Beach to allow for more on street parking for residents.

M. ADJOURNMENT

<p>It was</p> <p>Public Hearing meeting be adjourned.</p> <p>RES.R25-596</p>	<p>Moved by Councillor Kooner</p> <p>Seconded by Councillor Annis</p> <p>That the February 24, 2025 Regular Council -</p> <p><u>Carried</u></p>
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The Regular Council - Public Hearing meeting adjourned at 8:49 p.m.

Certified correct:

 Lauren Blake
 Legislative Services Manager

 Mayor Brenda Locke