

Present:

Chairperson - Mayor Locke
Councillor Bains
Councillor Elford
Councillor Hepner
Councillor Kooner
Councillor Nagra
Councillor Stutt

Absent:

Councillor Annis
Councillor Bose

Staff Present:

R. Costanzo, City Manager
J. Ficocelli, City Clerk and Director Legislative Services
J. Brar, General Manager, Corporate Services
L. Cavan, General Manager, Parks, Recreation & Culture
B. Edwards, General Manager, Public Safety
R. Gill, Acting General Manager, Planning & Development
K. Grewal, General Manager, Finance
P. Huynh, City Solicitor
S. Neuman, General Manager, Engineering
S. Low, Chief Development Approvals Officer
C. McBeath, Director Development Planning
J. Pang, Director Land Development

Mayor Locke announced that Council members were wearing red ribbons to recognize World AIDS Day.

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

It was Moved by Councillor Kooner
Seconded by Councillor Hepner
That the agenda of the December 1, 2025,
Regular Council - Public Hearing meeting be adopted.

RES.R25-2887

Carried**2. Adoption of Minutes****a. Special Council – November 14, 2025**

It was Moved by Councillor Bains
Seconded by Councillor Kooner
That the minutes of the Special Council
meeting held on November 14, 2025, be adopted.

RES.R25-2888

Carried

PURPOSE: The applicant is requesting to amend the Official Community Plan Figure 3: General Land Use Designations from Urban (URB) to Multiple Residential (MR). The proposal also includes zoning the Lands from Urban Residential Zone (R3) to CD 21840 to allow a proposed development generally consisting of a five-storey mixed-use building containing 62 dwelling units and 277 square metres of commercial floorspace.

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

M. Goenaga, South Surrey: The delegation expressed opposition to the proposal citing building size, traffic safety, and impacts on wildlife and local children's use of the land.

D. Jack, Surrey Environmental Partners: The delegation spoke to watercourse impacts, aquatic habitat, riparian area compensation, trees, wetland creation, and long-term canopy concerns.

Written submissions were received as follows:

- A Surrey resident expressed opposition for the proposal citing tree protection, wildlife, parking and traffic, and road safety.
- M. Goenaga expressed opposition for the proposal citing housing crisis, lack of community, and family challenges.

2. **Planning Report - Application No. 7925-0295-00
"Surrey Comprehensive Development Zone 347 (CD 347), Bylaw, 2025, No. 21837"**

CIVIC ADDRESS: 19340 - 94 Avenue (the "Lands")

APPLICANT: Owner: Geefo Building Ltd.
(Director Information: J. Esterer)
Agent: CityState Consulting Group (C. Alder)

PURPOSE: The applicant is requesting to zone the Lands from Light Impact Industrial Zone (IL) to CD 21837 to allow the recycling of used cooking oil in an existing industrial building.

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

C. Thompson, CityState Consulting Group (on behalf of the Applicant): The delegation provided an overview of the proposal and spoke to its alignment with Surrey's industrial designation, Ecozero's sustainable operations, and environmental impact.

Written submissions were received as follows:

- A. Lee expressed support for the proposal citing economic development, air quality improvements, climate leadership, and green jobs.
- I. Lee expressed support for the proposal citing economic development, air quality improvements, climate leadership, and green jobs.
- B. Ong expressed support for the proposal citing the City's Climate Change Action Strategy developing, air quality improvements, and green jobs.
- C. Park expressed support for the proposal citing prevention of grease damaging drains and pipes.
- G. Park expressed support for the proposal citing sustainability and clean Earth.
- H. Park expressed support for the proposal citing environmental development, sustainability, and air quality improvements.
- J. Cho expressed support for the proposal citing air quality and environmental improvements, climate leadership, and green jobs.
- M. Chau expressed support for the proposal.
- S. Cammack expressed support for the proposal citing it is much needed.
- S. Gill expressed support for the proposal citing a good concept.
- J. Nam expressed support for the proposal.

3. Planning Report - Application No. 7925-0095-00
"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2025, No. 21834"
"Surrey Comprehensive Development Zone 348 (CD 348), Bylaw, 2025, No. 21835"

CIVIC ADDRESS: 9699 and 9711 - 137 Street (the "Lands")

APPLICANT: Owner: 1384230 B.C. Ltd.
 (Director Information: S. Rai)
 Agent: Jayen Homes Ltd. (T. Massey)

PURPOSE: The applicant is requesting to amend the Official Community Plan Table 7A: Land Use Designations Exceptions by permitting a density of up to 18.9 FAR. The proposal also includes zoning the Lands from Neighbourhood Commercial Zone (C-5) and Urban Residential Zone (R3) to CD 21835 to allow a proposed development generally consisting of a 44-storey, mixed-use high-rise tower containing 266 hotel rooms and 180 residential rental units.

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

D. Jack, Surrey Environmental Partners: The delegation spoke to landscape design, tree canopy, plant species diversity, native and adaptive plantings, stormwater management, wildlife habitat, and the Advisory Design Panel's recommendations.

No written submissions regarding the proposed Bylaws were received.

4. **Proposed Amendments to Surrey Official Community Plan Bylaw, 2013, No. 18020 and Surrey Zoning By-law, 1993, No. 12000 - Corporate Report No. R247 "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2025, No. 21851" "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21852"**

PURPOSE: 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.

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

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

No written submissions regarding the proposed Bylaws were received.

D. MAYOR'S REPORT

1. Board Appointments

Mayor Locke announced the following appointments:

Surrey Public Library Board

Councillor Kooner is appointed for a one-year term ending December 31, 2026.

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

- Tanveer Sohal
- Saman Kaluarachchi
- Kulvinder Singh Kular
- Patria Pascal
- Sonia Sahota
- Soraya Ahmad Parwani

2. Community Updates

Councillor Hepner left the meeting at 7:24 p.m. and returned at 7:30 p.m.

- More than 20,000 people attended the Surrey Tree Lighting Festival and Holiday Market, which also featured the debut of the free outdoor ice rink, Skating at Civic Plaza. The event highlighted Civic Plaza as a vibrant gathering place and reflected the City's commitment to inclusive, family-friendly spaces.

- Mayor Locke announced a new agreement with Simon Fraser University (SFU) to establish the SFU Frontier Hub, a centre for agritech research and technology development. The hub will help farmers adopt new technologies, improve sustainability, strengthen the local food system, and position Surrey as a leader in agricultural innovation and support long-term economic growth.
- Federal, provincial, and local partners convened for the Anti-Extortion Roundtable. Mayor Locke welcomed new government funding to support police investigations and assist victims. She noted Secretary of State Ruby Sahota's acknowledgment that extortion is a national issue and added that the roundtable's plan to reconvene in 90 days reflects a serious and coordinated commitment to progress.
- Bright Nights returned to Surrey after more than 25 years at Stanley Park. She highlighted the event as the BC Burn Fund's largest annual fundraiser, supporting young burn survivors and their families across BC and the Yukon. She also acknowledged the Burn Fund's board, Noel Surrey, and volunteer firefighters for their role in bringing the event to Surrey.
- The Mayor's Evening of Joy raised funds for over 50 programs through the Surrey Fire Fighters Charitable Society. Mayor Locke also noted the establishment of the Brenda Locke Legacy Scholarship, which will support Surrey's youth.
- Mayor Locke reported celebrating recipients of the 23rd annual Community Leader Awards for their dedication, service, and leadership to Surrey. She recognized Dal Hothi and the Surrey Now-Leader team for their contributions to keeping the community informed, connected, and accountable.
- Mayor Locke congratulated East & West on 10 years of business in Surrey, noting the achievement reflects their hard work, vision, and community trust. She also thanked co-founders Jag Sikham and Aman Bring for their contributions to supporting youth and building the community.
- Mayor Locke helped launch this year's Christmas Kettle Campaign in Surrey, noting the importance of the Salvation Army's work in supporting families during economic uncertainty. She also thanked Vicki Gould, owner of the Canadian Tire at Scott Road and 80th Avenue, for sponsoring the event.
- Mayor Locke and councillors participated in the Santa Parade of Lights, hosted by the Cloverdale Business Improvement Association (BIA), to mark the start of the holiday season. She thanked the BIA for collecting non-perishable food donations for local organizations, including the Cloverdale Community Kitchen, Surrey Food Bank, and Surrey Christmas Bureau.

E. COUNCIL MEMBER REPORTS

- Councillor Stutt attended the Surrey Eagles’ First Responders Night, the Lisa Brokop Concert, and the 15th annual SASSY Awards.
- Councillor Kooner attended the City's annual Holiday Concert.
- Councillor Bains attended the Bhangra Revolution Dance Competition. He also announced the agreement with Simon Fraser University (SFU) to create the SFU Frontier Hub for Agritech Research and Methodology, supporting Surrey’s farming community.

F. CONSENT AGENDA

It was	Moved by Councillor Kooner Seconded by Councillor Hepner That Council approve Consent Agenda items
F.1 to F.2. RES.R25-2892	<u>Carried</u>

COMMITTEE MINUTES

1. Parks, Recreation and Sport Tourism Committee – October 1, 2025

That the minutes of the Parks, Recreation and Sport Tourism Committee meeting held on October 1, 2025, be received.
RES.R25-2893 Carried

2. Arts and Culture Advisory Committee – October 8, 2025

That the minutes of the Arts and Culture Advisory Committee meeting held on October 8, 2025, be received.
RES.R25-2894 Carried

END OF CONSENT AGENDA

G. BOARD, COMMITTEE AND COMMISSION REPORTS

1. Surrey Heritage Advisory Commission – October 8, 2025

a. It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That the minutes of the Surrey Heritage
Advisory Commission meeting held on October 8, 2025, be received.
RES.R25-2895 Carried

b. **Collishaw House (16520 40 Avenue) – Application for Financial Assistance for Painting**

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

1. Receive the report dated October 8, 2025, as information;
2. Recommend that Council approve financial assistance in the amount of \$348.41 which represents 50% of the value of the works as per the invoice provided by Rob Ireland Studios; and
3. Recommend that staff advise the applicant that payment of financial assistance shall only be made following inspection by appropriate City staff to ensure that the works have been undertaken in accordance with the original terms of the application.

RES.R25-2896 Carried

H. CORPORATE REPORTS

Report No. R259 Quarterly Financial Report – Third Quarter 2025

The General Manager, Finance submitted a report to provide Council with an update on the City’s financial activity for the first three quarters of 2025 and to compare this activity relative to the 2025 Financial Plan.

It was Moved by Councillor Kooner
Seconded by Councillor Hepner
That Council receive Corporate Report R259
for information.

RES.R25-2897 Carried

Report No. R260 Award of Contract No. 1220-030-2025-020 for Financial Management System Cloud Migration and Hosting Services

The General Manager, Corporate Services and General Manager, Finance submitted a report to seek Council approval to award a single-source contract (Contract No. 1220-030-2025-020) to Unit4 Business Software Corporation for the migration, hosting, licensing, and support of the City’s financial management system.

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

1. Approve a single-source contract award (Contract No. 1220-030-2025-020) to Unit4 Business Software Corporation in the amount of \$2,232,628,83 (including applicable taxes) for a five-year term for the initial implementation of cloud migration, hosting, licensing and support of the City’s Financial Management System;
2. Set the expenditure authorization limit for Contract No. 1220-030-2025-020 at \$2,455,892 (including contingency and applicable taxes); and
3. Authorize the General Manager, Corporate Services to execute Contract No. 1220-030-2025-020 and any related amendments within the approved authorization limit.

RES.R25-2898

Carried

**Report No. R261 Award of Contract 4824-008-21
Drainage Improvements Package**

The General Manager, Engineering submitted a report to seek Council’s approval to award a contract for the construction of drainage improvements at various locations.

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

1. Award Contract No. 4824-008-21 to Complete Utility Contractors Ltd. in the amount of \$1,720,744.42 (including GST) for the drainage improvements at various locations;
2. Set the expenditure authorization limit for Contract No. 4824-008-21 at \$1,893,000.00(including GST and contingency); and
3. Authorize the General Manager, Engineering to execute Contract No. 4824-008-21.

RES.R25-2899

Carried

**Report No. R262 Award of Contract No. 1220-030-2025-015A
Supply and Delivery of Traffic Signal Controllers and
Advanced Traffic Management System**

The General Manager, Engineering submitted a report to seek Council's approval to award Contract No. 1220-030-2025-015A to Econolite Canada Inc. for the supply and delivery of Cobalt series traffic signal controller equipment and implementation, annual licensing, and technical support services for its Centracs Advanced Traffic Management System solution.

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

1. Award Contract No. 1220-030-2025-015A for the supply, delivery, and annual support of traffic signal controller equipment and related works to Econolite Canada Inc. for a three-year term in the amount of \$712,467.84 (including applicable taxes);
2. Set the expenditure authorization limit for Contract No. 1220-030-2025-015A at \$784,000.00 (including contingency and applicable taxes);
3. Approve the option to extend Contract No. 1220-030-2025-015A for three additional one-year terms, at the City's sole discretion, at an annual expenditure authorization limit of \$250,000 (including contingency and taxes); and
4. Authorize the General Manager, Engineering to execute Contract No. 1220-030-2025-015A and approve all optional extensions within the approved annual expenditure limit of \$250,000.00 (including contingency and applicable taxes).

RES.R25-2900

Carried

Report No. R263 City Centre Undergrounding BC Hydro 3-Phase Wiring

The General Manager, Engineering submitted a report to seek Council approval for the issuance of a Purchase Order for the related construction of the City Centre Undergrounding BC Hydro 3- Phase Wiring.

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

1. Approve a Purchase Order(s) in the amount of \$2,902,200.00 (including GST) payable to BC Hydro for the design of undergrounding BC Hydro 3-Phase Wiring at various locations;
2. Set the expenditure authorization limit for this Purchase Order(s) at \$3,200,000.00 (including GST and contingency); and

3. Authorize the General Manager, Engineering to execute this Purchase Order(s).
RES.R25-2901 Carried

Report No. R264 Cloverdale Hospital

The General Manager, Engineering submitted a report to inform Council of the planned transportation improvements to support the new Surrey Hospital and BC Cancer Centre in Cloverdale.

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

1. Receive Corporate Report R264 for information; and
2. Endorse the City-led complimentary projects, as generally described in the report.
RES.R25-2902 Carried

Report No. R265 Proposed Zoning Amendments for Future Expansion of Surrey Memorial Hospital at 13750 – 96 Ave

Note: See Bylaw 21876 under Item I.14.

The General Manager, Planning and Development submitted a report to seek Council's approval of amendments to *Comprehensive Development Zone (CD) (Surrey Zoning By-law 1993, No. 12000, Amendment By-law, 1995, No. 16985 for 13750 – 96 Avenue* to expedite potential future expansion of Surrey Memorial Hospital.

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

1. Receive Corporate Report R265 as information;
2. Approve proposed amendment to *Comprehensive Development Zone (CD) (Surrey Zoning By-law 1993, No. 12000, Amendment By-law, 1995, No. 16985, as described in the report; and*
3. 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.
RES.R25-2903 Carried

Development Variance Permit No. 7923-0091-00

It was Moved by Councillor Hepner
Seconded by Councillor Bains
That Council support Development Variance
Permit No. 7923-0091-00 and consider issuance of the Permit upon final adoption
of the associated rezoning bylaw.

RES.R25-2929

Carried

PERMITS

- 10. Planning Report - Application No. 7925-0028-00
7093 King George Boulevard (the "Lands")

Owner: Newton Square Properties (2016) Ltd. (Director Information: A. Sandhu,
N. Sharma, J. Singh)
Agent: Pacific Land Group (O. Verbenkov)

To allow the continued use on the southern portion of the Lands for automotive
sales for a period not to exceed three years.

One piece of correspondence expressing concern was received for this proposal.

Temporary Use Permit No. 7925-0028-00

It was Moved by Councillor Hepner
Seconded by Councillor Kooner
That Council support Temporary Use Permit
No. 7925-0028-00 and consider issuance of the Permit once all outstanding
conditions have been met.

RES.R25-2930

Carried

- ii. Planning Report - Application No. 7925-0176-00
1966 Lilac Drive (the "Lands")

Owner: 1512227 B.C. Ltd. (Director Information: D. Gupta)
Agent: 1512227 B.C. Ltd. (D. Gupta)

Variances to the following parts of "Surrey Zoning By-law, 1993, No. 12000": Part 15,
Urban residential Zone, Section D.2(c) to reduce the minimum building width;
Part 15, Urban Residential Zone, Section F.1, to allow a detached garage in the
'front yard' of a through lot; and Part 15, Urban Residential Zone, Section H.2(e), to
allow the detached garage to be accessed from a highway for the development of a
four-unit houseplex on the lands.

No correspondence was received for this proposal.

Development Variance Permit No. 7925-0176-00

It was Moved by Councillor Hepner
Seconded by Councillor Stutt
That Council authorize the issuance of

Development Variance Permit No. 7925-0176-00.

RES.R25-2931

Carried

- 12. Planning Report - Application No. 7924-0214-00
18620 Highway 10 (56 Avenue); 18641 - 54A Avenue (the "Lands")

Owner: Fraser Valley Elementary School Society (Director Information: R. Garcha, J. Gilliland, S. Grewal, D. Macdougall, S. Mundi, V. Sood, K. Taylor, P. Tung, Z. Zeng), City of Surrey
Agent: Laubenfels Development Advisors (N. Laube)

Variances to the following parts of "Surrey Zoning By-law, 1993, No. 12000":
Section D, Table D.1 of Part 5 "Off-Street Parking and Loading/Unloading" to reduce the minimum number of bus loading spaces and the minimum number of required drop off stalls; Section F.2(a) of Part 5 "Off-Street Parking and Loading/Unloading" to reduce the loading/unloading space width; Section F.2 (b) of Part 5 "Off-Street Parking and Loading/Unloading" to reduce the maneuvering aisle width for loading/unloading spaces; Section F "Yards and Setbacks" of Part 32 Comprehensive Development Zone (CD) to reduce the north front yard setback to accommodate an elevated bridge structure, reduce the east side yard setback to a partially exposed underground parking, and to reduce the west side yard setback to accommodate a canopy structure; and Section G "Height of Buildings" of Part 32 Comprehensive Development Zone (CD) to increase the maximum building height to permit the development of a private kindergarten to Grade 12 school and associated outdoor areas on the lands.

No correspondence was received for this proposal.

Development Variance Permit No. 7924-0214-00

It was Moved by Councillor Hepner
Seconded by Councillor Nagra
That Council support Development Variance
Permit No. 7924-0214-00 and consider issuance of the Permit upon final adoption
of the associated rezoning bylaw.

RES.R25-2932

Carried

2. Acting Mayor Appointments January 1, 2026 – November 2, 2026

It was Moved by Councillor Hepner
Seconded by Councillor Kooner
That Council approve the schedule of
Acting Mayor for the period of January 1, 2026 – November 2, 2026 as follows:

- January 1 to February 8 Councillor Hepner
- February 9 to March 18 Councillor Annis
- March 19 to April 25 Councillor Bose
- April 26 to June 2 Councillor Elford
- June 3 to July 10 Councillor Nagra
- July 11 to August 17 Councillor Stutt
- August 18 to September 24 Councillor Kooner
- September 25 to November 2 Councillor Bains

RES.R25-2940 Carried

K. NOTICE OF MOTION

This section had no items to consider.

L. OTHER BUSINESS

1. Province-Wide Fireworks Restriction

At the November 17, 2025 Regular Council – Public Hearing meeting, Councillor Stutt put forward the following notice of motion:

"That Council direct staff to prepare correspondence to the Provincial Government calling for a province-wide restriction on the use and possession of fireworks."

It was Moved by Councillor Stutt
Seconded by Councillor Bains
That Council direct staff to prepare
correspondence to the Provincial Government calling for a province-wide
restriction on the use and possession of fireworks.

RES.R25-2941 Carried

M. ADJOURNMENT

It was Moved by Councillor Kooner
Seconded by Councillor Hepner
That the December 1, 2025 Regular Council -
Public Hearing meeting be adjourned.

RES.R25-2942 Carried

The Regular Council - Public Hearing meeting adjourned at 8:11 p.m.

Certified correct:

Jennifer Ficocelli
City Clerk and
Director Legislative Services

Mayor Brenda Locke