

Regular Council – Public Hearing Minutes

Present:

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

Absent:

Staff Present:

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

A. ADOPTIONS

1. Adoption of the Agenda

It was

Moved by Councillor Bains
Seconded by Councillor Stutt
That:

- a. The agenda of the February 9, 2026, Regular Council - Public Hearing meeting be amended by adding Item L.1 Corporate Report No. Ro29: Initiation of Public and Stakeholder Consultation on Proposed Amenity Cost Charge and Bonus Density Programs under Other Business; and
- b. The agenda be adopted as amended.

RES.R26-361

Carried

C. PUBLIC HEARING DELEGATIONS

- 1. Planning Report: Application No. 7924-0327-00**
"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2026, No. 21922"
"Surrey Comprehensive Development Zone 369 (CD 369), Bylaw, 2026, No. 21923"
(based on the underlying C-8 Zone)

CIVIC ADDRESS: 1626 and 1642 - 164 Street (the "Lands")

APPLICANT: Owner: 1140987 B.C. Ltd. (Director Information: M. Sandhu)
Agent: Common Ground Consulting Ltd. (M. Taggar)

PURPOSE: To amend the Official Community Plan Table 7a: Land Use Designation Exceptions to increase the maximum density permitted from 1.0 FAR to 1.75 FAR for the Lands. To zone the Lands from Acreage Residential Zone (RA) to CD 21923 to allow development generally consisting of three commercial office buildings with ground-level retail units, childcare, and surface and underground parking.

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

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

No written submissions regarding the proposed Bylaws were received.

- 2. Planning Report: Application No. 7924-0284-00**
"Surrey Comprehensive Development Zone 131 (CD 131), Bylaw, 2023, No. 20967, Amendment Bylaw, 2026, No. 21917"

CIVIC ADDRESS: 2358 and 2388 - 152A Street; 2375 - 153 Street;
15282 - 24 Avenue (the "Lands")

APPLICANT: Owner: Polygon Halo Homes Ltd.
(Director Information: R. Bruno, N. Chrystal)
Agent: Polygon Halo Homes Ltd. (A. Paskovic)

PURPOSE: To amend "Surrey Comprehensive Development Zone 131 (CD 131), Bylaw, 2023, No. 20967" by CDA 21917 to allow medical offices as accessory uses within a new mixed-use building.

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 Bylaw were received.

3. **Planning Report: Application No. 7924-0160-00**
"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2026, No. 21920"
"Surrey Comprehensive Development Zone 368 (CD 368), Bylaw, 2026, No. 21921"

CIVIC ADDRESS: 14010, 14028, 14036, 14046, and 14054 - 104 Avenue (the "Lands")

APPLICANT: Owners: 1296676 B.C. Ltd. (Director Information: D. Dhillon, H. Dhillon, G. Villing, A. Villing, A. Villing),
1416403 B.C. Ltd. (Director Information: G. Villing)
Agent: Flat Architecture Inc. (R. Warraich)

PURPOSE: To amend the Official Community Plan Table 7a: Land Use Designation Exceptions to increase the maximum density permitted from 3.5 FAR to 5.49 FAR for the Lands. To zone the Lands from Downtown Commercial Zone (C-35) to CD 21921 to allow development generally consisting of a 25-storey mixed-use building and podium, with 305 dwelling units and ground-floor commercial space in Guildford.

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

A. Whitmore, Surrey District Parents Advisory Council: The delegation expressed concern for the proposal citing school capacity, cumulative impacts of residential growth on schools, and the need to align residential approvals with educational infrastructure.

No written submissions regarding the proposed Bylaws were received.

4. **Planning Report: Application No. 7924-0323-00**
"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2026, No. 21925"
"Surrey Comprehensive Development Zone 372 (CD 372), Bylaw, 2026, No. 21926"
(based on the underlying RM-70 Zone)

CIVIC ADDRESS: 13223, 13231, 13243 and 13245 - 112 Avenue (the "Lands")

APPLICANT: Owner: 1100186 B.C. Ltd.
(Director Information: M. Takhar, N. Takhar)
Agent: ParaMorph Architecture Inc. (M. Singh)

PURPOSE: To amend the Official Community Plan (OCP) Figure 3: General Land Use Designations from Urban (URB) to Multiple Residential (MR) and to amend the OCP Table 7a: Land Use Designation Exceptions to increase the density permitted up to 2.80 FAR for a portion of the Lands. To zone the Lands from Urban Residential Zone (R3) to CD 21926 to allow development generally consisting of one six-storey residential apartment building with 185 rental dwelling units secured through a Housing Agreement with a term of 60 years.

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

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

No written submissions regarding the proposed Bylaws were received.

5. **Planning Report: Application No. 7925-0383-00**
"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2026, No. 21928"
"Surrey Comprehensive Development Zone 367 (CD 367), Bylaw, 2026, No. 21929"

CIVIC ADDRESS: 10975 - 126A Street (the "Lands")

APPLICANT: Owner: City of Surrey
Agent: ParaMorph Architecture Inc. (M. Singh)

PURPOSE: To amend the Official Community Plan Figure 3: General Land Use Designations from Commercial (COM) and Urban (URB) to Multiple Residential (MR) and to zone the Lands from Light Impact Industrial 1 Zone (IL-1) to CD 21929 to allow development generally consisting of three 6-storey below-market and market rental apartment buildings with ground floor commercial and child care space.

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

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

No written submissions regarding the proposed Bylaws were received.

D. MAYOR'S REPORT

- Mayor Locke was in Ottawa to advocate for stronger federal support on the national extortion crisis affecting Surrey. She met with the Federal Minister of Public Safety, the Secretary of State for Combating Crime, and the Pacific Liberal Caucus to seek additional policing resources, emphasize the need for a coordinated national response, and formally request the appointment of the Commissioner for Extortion Violence against Canadians. She participated in the Big Cities Mayors' Conference and discussed shared challenges including extortion, homelessness, mental health, infrastructure, and development pressures. Mayor Locke thanked the province for supporting Surrey's request for a commissioner and for establishing an advisory group to improve communication between the public and the BC Extortion Task Force. She noted that federal and provincial leaders are engaged and committed to addressing extortion in the community.
- Mayor Locke stood with Vancouver Mayor Ken Sim to discuss governance and development cost charge challenges facing B.C.'s two largest cities. She emphasized the need for Metro Vancouver to focus on core services, deliver projects on time and on budget, and prioritize taxpayers.
- Mayor Locke attended a Lunar New Year celebration with the Vietnamese community, highlighting the Year of the Horse as a symbol of energy, optimism, and forward momentum that reflects Surrey's spirit. She thanked the Lac Viet Caring Hands Foundation for hosting the event and supporting the community.
- Mayor Locke attended a celebration for retiring Chief Librarian Surinder Bhogal, recognizing her 28 years of leadership and the lasting impact of innovative programs, expanded digital resources, and strengthened community outreach at Surrey Libraries.

E. COUNCIL MEMBER REPORTS

- Councillor Hepner attended the Surrey Libraries Expo.
- Councillor Stutt attended the launch of the new Innovation Lab at Lena Shaw Elementary and the City of Surrey's FIFA World Cup 2026 Business Engagement event, co-hosted by the Surrey & White Rock Board of Trade.
- Councillor Kooner attended the launch of the new Innovation Lab at Lena Shaw Elementary and the annual Legends of Housing dinner, hosted by the Homebuilders Association Vancouver.

F. CONSENT AGENDA

It was

Moved by Councillor Elford
Seconded by Councillor Kooner
That Council approve Consent Agenda items

F.1 to F.7.

RES.R26-366

Carried

COMMITTEE MINUTES

1. Liveability, Social Equity and Public Safety Committee - November 26, 2025

That the minutes of the Liveability, Social Equity and Public Safety Committee meeting held on November 26, 2025, be received.

RES.R26-367

Carried

2. Environment and Climate Change Committee – December 3, 2025

That the minutes of the Environment and Climate Change Committee meeting held on December 3, 2025, be received.

RES.R26-368

Carried

3. Arts and Culture Advisory Committee – November 18, 2025

That the minutes of the Arts and Culture Advisory Committee meeting held on November 18, 2025, be received.

RES.R26-369

Carried

4. Parks, Recreation, and Sports Tourism Committee – November 5, 2025

That the minutes of the Parks, Recreation, and Sports Tourism Committee meeting held on November 5, 2025, be received.

RES.R26-370

Carried

5. Investment, Innovation and Business Committee – November 5, 2025

That the minutes of the Investment, Innovation and Business Committee meeting held on November 5, 2025, be received.

RES.R26-371

Carried

FINAL ADOPTIONS

6. Proposed Amendments to Surrey Development Cost Charge Instalment Payments Bylaw - Corporate Report No. R016.
- "Surrey Development Cost Charge Instalment Payments By-law, 1984, No. 7957, Amendment Bylaw, 2026, No. 21915"
- That "Surrey Development Cost Charge Instalment Payments By-law, 1984, No. 7957, Amendment Bylaw, 2026, No. 21915" be finally adopted.
- RES.R26-372 Carried
7. 2026 Five-Year (2026-2030) Financial Plan – Self-Funded Utilities – Corporate Report Foo1.
- "Surrey 2026 – 2030 Sewer Operating Financial Plan Bylaw, 2026, No. 21887"
- That "Surrey 2026 – 2030 Sewer Operating Financial Plan Bylaw, 2026, No. 21887" be finally adopted.
- RES.R26-373 Carried
- "Surrey 2026 – 2030 Drainage Operating Financial Plan Bylaw, 2026, No. 21888"
- That "Surrey 2026 – 2030 Drainage Operating Financial Plan Bylaw, 2026, No. 21888" be finally adopted.
- RES.R26-374 Carried
- "Surrey 2026 – 2030 Solid Waste Operating Financial Plan Bylaw, 2026, No. 21889"
- That "Surrey 2026 – 2030 Solid Waste Operating Financial Plan Bylaw, 2026, No. 21889" be finally adopted.
- RES.R26-375 Carried
- "Surrey 2026 – 2030 Water Operating Financial Plan Bylaw, 2026, No. 21890"
- That "Surrey 2026 – 2030 Water Operating Financial Plan Bylaw, 2026, No. 21890" be finally adopted.
- RES.R26-376 Carried
- "Surrey 2026 – 2030 District Energy Operating Financial Plan Bylaw, 2026, No. 21891"
- That "Surrey 2026 – 2030 District Energy Operating Financial Plan Bylaw, 2026, No. 21891" be finally adopted.
- RES.R26-377 Carried

"Surrey 2026 – 2030 Parking Authority Operating Financial Plan Bylaw, 2026, No. 21892"

That "Surrey 2026 – 2030 Parking Authority Operating Financial Plan Bylaw, 2026, No. 21892" be finally adopted.

RES.R26-378 Carried

"District Energy System By-law, 2012, No. 17667, Amendment Bylaw, 2026, No. 21893"

That "District Energy System By-law, 2012, No. 17667, Amendment Bylaw, 2026, No. 21893" be finally adopted.

RES.R26-379 Carried

"Surrey Drainage Parcel Tax By-law, 2001, No. 14593, Amendment Bylaw, 2026, No. 21894"

That "Surrey Drainage Parcel Tax By-law, 2001, No. 14593, Amendment Bylaw, 2026, No. 21894" be finally adopted.

RES.R26-380 Carried

"Surrey Sanitary Sewer Regulation and Charges By-law, 2008, No. 16611, Amendment Bylaw, 2026, No. 21895"

That "Surrey Sanitary Sewer Regulation and Charges By-law, 2008, No. 16611, Amendment Bylaw, 2026, No. 21895" be finally adopted.

RES.R26-381 Carried

"Surrey Stormwater Drainage Regulation and Charges By-law, 2008, No. 16610, Amendment Bylaw, 2026, No. 21896"

That "Surrey Stormwater Drainage Regulation and Charges By-law, 2008, No. 16610, Amendment Bylaw, 2026, No. 21896" be finally adopted.

RES.R26-382 Carried

"Waste Management Regulations and Charges Bylaw, 2015, No. 18412, Amendment Bylaw, 2026, No. 21897"

That "Waste Management Regulations and Charges Bylaw, 2015, No. 18412, Amendment Bylaw, 2026, No. 21897" be finally adopted.

RES.R26-383 Carried

"Surrey Waterworks Regulation and Charges By-law, 2007, No. 16337, Amendment Bylaw, 2026, No. 21898"

That "Surrey Waterworks Regulation and Charges By-law, 2007, No. 16337, Amendment Bylaw, 2026, No. 21898" be finally adopted.

RES.R26-384 Carried

"Surrey Fee-Setting By-law, 2001, No. 14577, Amendment Bylaw, 2026, No. 21899"

That "Surrey Fee-Setting By-law, 2001, No. 14577, Amendment Bylaw, 2026, No. 21899" be finally adopted.

RES.R26-385 Carried

END OF CONSENT AGENDA

G. BOARD, COMMITTEE AND COMMISSION REPORTS

This section had no items to consider.

H. CORPORATE REPORTS

Report No. Ro20 Award of Contract No. 1220-040-2025-106 for Throwing Areas and Fencing at Bear Creek Stadium

The General Manager, Parks, Recreation and Culture submitted a report to seek Council’s approval to award a contract for the upgrade of the Bear Creek Stadium throwing areas and the supply and installation of perimeter fencing.

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

1. Award Contract No. 1220-040-2025-106 to New Rhodes Construction Inc. in the amount of \$1,642,557.00 (including applicable taxes) for the upgrade of the Bear Creek Stadium track and field throwing areas and supply and installation of perimeter fencing for events;
2. Set the expenditure authorization limit for Contract No. 1220-040-2025-106 at \$1,806,812.70 (including applicable taxes and contingency); and
3. Authorize the General Manager, Parks, Recreation & Culture to execute Contract No. 1220-040-2025-106.

RES.R26-386 Carried

Report No. Ro23**City of Surrey's Submission Package to Canada Soccer's Request for Information on the Proposed National Training Centre**

The City Manager submitted a report to seek Council's endorsement of the City's submission package to Canada Soccer's Request for Information on a proposed National Training Centre and to seek Council's authorization for City staff to request a letter of support from Minister Anne Kang, Ministry of Tourism, Arts, Culture, and Sport to support the City's submission package.

See memo dated February 9, 2026.

It was

Moved by Councillor Bains
Seconded by Councillor Kooner
That Council:

1. Endorse the City's submission package to Canada Soccer's Request for Information on a proposed National Training Centre; and
2. Authorize the Mayor to send a letter of support on behalf of the City, to support the City's submission package, which will be included within the City's submission package; and
3. Authorize City staff to request a letter of support from Minister Anne Kang, Ministry of Tourism, Arts, Culture, and Sport to support the City's submission package.

RES.R26-389

Carried

Report No. Ro24**Surrey Municipal and Regional District Tax –2026 One Year Tactical Plan and Budget**

The City Manager submitted a report to inform Council that City staff have completed the Municipal and Regional District Tax 2026 One-Year Tactical Plan and Budget.

It was

Moved by Councillor Kooner
Seconded by Councillor Bains
That Council receive Corporate Report Ro24

for information.

RES.R26-390

Carried

Report No. Ro25**Response to Metro Vancouver Correspondence Regarding Special Study Areas**

The General Manager, Planning and Development submitted a report to inform Council of correspondence received from the Metro Vancouver Regional District Board chair regarding "Consultation on Proposed *Metro 2050* Amendment Options in Response to South of Fraser Mayor's Request" and "Identification of new *Metro 2050* Special Study Areas in Response to South of the Fraser Mayor's Request", both dated January 20, 2026.

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

1. Receive Corporate Report R025 as information;
2. Not support the proposed options in Metro Vancouver Regional District report titled, "Proposed *Metro 2050* Amendment in Response to South of the Fraser Mayors' Request";
3. Request to the Metro Vancouver Regional District Board re-engage with Surrey to explore solutions and develop options for member municipalities to be considered as part of the pre-consultation process; and
4. Instruct the City Clerk to provide a copy of the report to the MVRD Board.

Before the motion was considered, Councillor Elford put forth the following motion:

It was
 Moved by Councillor Elford
 Seconded by Councillor Annis
 That Corporate Report R025 be referred to
 staff to request further consultation with Metro Vancouver.
 RES.R26-391
Defeated
 With Mayor Locke and Councillors Bains,
 Hepner, Kooner, Nagra, and Stutt opposed.

The question was divided.

It was
 Moved by Councillor Kooner
 Seconded by Councillor Bains
 That Council receive Corporate Report R025
 as information.
 RES.R26-392
Carried

It was
 Moved by Councillor Kooner
 Seconded by Councillor Bains
 That Council not support the proposed
 options in Metro Vancouver Regional District report titled, "Proposed *Metro 2050*
 Amendment in Response to South of the Fraser Mayors' Request".
 RES.R26-393
Carried
 With Councillor Elford opposed.

It was
 Moved by Councillor Hepner
 Seconded by Councillor Bains
 That Council request that the Metro
 Vancouver Regional District Board re-engage with Surrey to explore solutions and develop
 options for member municipalities to be considered as part of the pre-consultation process.
 RES.R26-394
Carried

It was Moved by Councillor Hepner
 Seconded by Councillor Kooner
 That Council instruct the City Clerk to
 provide a copy of the report to the MVRD Board.
 RES.R26-395 Carried

**Report No. Ro26 Proposed Amendments to the Zoning Bylaw to Reduce
 Development Variance Permits Related to Parking for
 Existing Commercial Buildings**

Note: See Bylaw No. 21931 in the I Section.

The General Manager, Planning and Development and General Manager, Engineering submitted a report to seek Council's approval of proposed amendments to Part 5 - Off-Street Parking and Loading/Unloading Requirements of *Surrey Zoning By-law, 1993, No. 12000*, as amended, to allow new tenants within existing commercial buildings to obtain business licenses without the need to obtain a Development Variance Permit in situations where the new use has a slightly higher associated parking requirement.

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

1. Receive Corporate Report Ro26 for information;
2. Approve proposed amendments to *Surrey Zoning By-law, 1993, No. 12000*, as amended, as described in the report; and
3. Authorize the City Clerk to bring forward the necessary amendment bylaw for the *Surrey Zoning By-law, 1993, No. 12000*, as amended, for the required readings and to set a date for the related public hearing.

RES.R26-396 Carried

**Report No. Ro27 Community Medical Clinics Initiative – Proposed
 Framework Agreement**

The General Manager, Corporate Services, General Manager, Planning and Development and City Solicitor submitted a report to seek Council's endorsement of a proposed Framework Agreement between the City and Total Life Care Granville Medical Inc. that establishes the governance structure, roles, and guiding principles for advancing the Community Medical Clinics Initiative.

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

1. Receive Corporate Report Ro27 for information;
2. Approve the proposed Community Medical Clinics Initiative Framework Agreement between the City of Surrey and Total Life Care Granville Medical Inc.; and
3. Authorize the General Manager, Corporate Services, to execute the Framework Agreement on behalf of the City.

RES.R26-397

Carried

With Councillors Annis and Bose opposed.

Report No. Ro28**Award of Contract No. 1716-061-21****Newton Community Centre Road and Utility Work**

The General Manager, Engineering submitted a report to seek Council's approval to award a construction contract for the Newton Community Centre Road and Utility Work.

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

1. Award Contract No. 1716-061-21 to B&B Heavy Civil Construction Ltd. in the amount of \$5,316,600.00 (including GST) for the Newton Community Centre Road and Utility Work;
2. Set the expenditure authorization limit for Contract No.1716-061-21 at \$5,848,260.00(including GST and contingency); and
3. Authorize the General Manager, Engineering to execute Contract No. 1716-061-21.

RES.R26-398

Carried

With Councillors Hepner and Nagra opposed.

I. BYLAWS AND PERMITS**BUSINESS ARISING OUT OF THE PUBLIC HEARING**

1. Planning Report: Application No. 7924-0327-00
1626 and 1642 - 164 Street (the "Lands")

Owner: 1140987 B.C. Ltd. (Director Information: M. Sandhu)
 Agent: Common Ground Consulting Ltd. (M. Taggar)

To amend the Official Community Plan Table 7a: Land Use Designation Exceptions to increase the maximum density permitted from 1.0 FAR to 1.75 FAR of the Lands. To allow development in accordance with CD 21923 with a proposal generally consisting of three commercial office buildings with ground-level retail units, childcare, and surface and underground parking.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2026, No. 21922"

RES.R26-399 It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2026, No. 21922" pass its third reading.
Carried

"Surrey Comprehensive Development Zone 369 (CD 369), Bylaw, 2026, No. 21923" (based on the underlying C-8 Zone)

RES.R26-400 It was Moved by Councillor Stutt
Seconded by Councillor Kooner
That "Surrey Comprehensive Development Zone 369 (CD 369), Bylaw, 2026, No. 21923" pass its third reading.
Carried

- 2. Planning Report: Application No. 7924-0284-00
2358 and 2388 - 152A Street; 2375 - 153 Street; 15282 - 24 Avenue (the "Lands")

Owner: Polygon Halo Homes Ltd. (Director Information: R. Bruno, N. Chrystal)
Agent: Polygon Halo Homes Ltd. (A. Paskovic)

To amend "Surrey Comprehensive Development Zone 131 (CD 131), Bylaw, 2023, No. 20967" by CDA 21917 to allow medical offices as accessory uses within a new mixed-use building.

- * See memorandum dated February 4, 2026.

"Surrey Comprehensive Development Zone 131 (CD 131), Bylaw, 2023, No. 20967, Amendment Bylaw, 2026, No. 21917"

RES.R26-401 It was Moved by Councillor Bains
Seconded by Councillor Kooner
That "Surrey Comprehensive Development Zone 131 (CD 131), Bylaw, 2023, No. 20967, Amendment Bylaw, 2026, No. 21917" pass its third reading.
Carried
With Councillor Hepner opposed.

To amend the Official Community Plan Figure 3: General Land Use Designations from Urban (URB) to Multiple Residential (MR) and to amend the Official Community Plan Table 7a: Land Use Designation Exceptions to increase the density permitted up to 2.80 FAR for a portion of the Lands. To allow development in accordance with CD 21926 with a proposal generally consisting of one six-storey residential apartment building with 185 rental dwelling units secured through a Housing Agreement with a term of 60 years.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2026, No. 21925"

RES.R26-405 It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2026, No. 21925" pass its third reading.
Carried

"Surrey Comprehensive Development Zone 372 (CD 372), Bylaw, 2026, No. 21926" (based on the underlying RM-70 Zone)

RES.R26-406 It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "Surrey Comprehensive Development Zone 372 (CD 372), Bylaw, 2026, No. 21926" pass its third reading.
Carried

"Surrey Housing Agreement Authorization No. 2, 2026, Bylaw No. 21927"

RES.R26-407 It was Moved by Councillor Stutt
Seconded by Councillor Bains
That "Surrey Housing Agreement Authorization No. 2, 2026, Bylaw No. 21927" pass its third reading.
Carried

- 5. Planning Report: Application No. 7925-0383-00
10975 - 126A Street (the "Lands")

Owner: City of Surrey
Agent: ParaMorph Architecture Inc. (M. Singh)

To amend the Official Community Plan Figure 3: General Land Use Designations and to allow development in accordance with CD 21929 with a proposal generally consisting of three 6-storey below-market and market rental apartment buildings with ground floor commercial and child care space.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2026, No. 21928"

RES.R26-408 It was Moved by Councillor Stutt
Seconded by Councillor Bains
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2026, No. 21928" pass its third reading.
Carried

"Surrey Comprehensive Development Zone 367 (CD 367), Bylaw, 2026, No. 21929"

RES.R26-409 It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "Surrey Comprehensive Development Zone 367 (CD 367), Bylaw, 2026, No. 21929" pass its third reading.
Carried

REZONING BYLAW - NO PUBLIC HEARING

- 6. Planning Report: Application No. 7925-0096-00
18130 - 60 Avenue (the "Lands")

Owners: G. Gill, V. Brar
Agent: Hub Engineering Inc. (M. Kompter)

To allow a proposed development generally consisting of a subdivision from one lot into two lots.

No correspondence was received for this proposal.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2026, No. 21916"

RES.R26-410 It was Moved by Councillor Stutt
Seconded by Councillor Bains
That "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2026, No. 21916" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R26-411 It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2026, No. 21916" pass its second reading.
Carried

The said Bylaw was then read for the third time.

8. Planning Report: Application No. 7925-0210-00
13826 - 66 Avenue (the "Lands")

Owner: A. Sidhu
Agent: A. Sidhu

To allow a proposed development generally consisting of a standalone child care centre, limited to 24 children and 4 staff.

One piece of correspondence expressing opposition and one piece of correspondence expressing concern was received for the proposal.

"Surrey Comprehensive Development Zone 371 (CD 371), Bylaw, 2026, No. 21919"
(based on the underlying CCR Zone)

RES.R26-416 It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2026, No. 21919" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R26-417 It was Moved by Councillor Stutt
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2026, No. 21919" pass its second reading.
Carried

The said Bylaw was then read for the third time.

RES.R26-418 It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2026, No. 21919" pass its third reading.
Carried

9. Planning Report: Application No. 7923-0219-00
18165 - 24 Avenue (the "Lands")

Owner: 18165 Holdings Ltd. (Director Information: R. Elliot, M. Rempel)
Agent: Focus Architecture Inc. (C. Hogan)

To allow a development generally consisting of a development of 87 townhouse units. RZ 21924 will be further amended by a DVP with respect to yard setbacks, stair risers, and streamside setback.

Five pieces of correspondence expressing opposition were received for the proposal.

To allow a proposed development generally consisting of a subdivision into seven residential lots.

No correspondence was received for this proposal.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2026, No. 21913"

RES.R26-426

It was	Moved by Councillor Kooner
	Seconded by Councillor Stutt
	That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2026, No. 21913" pass its first reading.	
	<u>Carried</u>

The said Bylaw was then read for the second time.

RES.R26-427

It was	Moved by Councillor Kooner
	Seconded by Councillor Stutt
	That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2026, No. 21913" pass its second reading.	
	<u>Carried</u>

The said Bylaw was then read for the third time.

RES.R26-428

It was	Moved by Councillor Bains
	Seconded by Councillor Kooner
	That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2026, No. 21913" pass its third reading.	
	<u>Carried</u>

- 12. Planning Report - Application No. 7921-0122-00
14670 - 60 Avenue (the "Lands")

Owners: G. Purewal, I. Purewal, N. Purewal
Agent: Gursimer Design & Management Inc. (N. Singh)

To allow a proposed development generally consisting of a subdivision into two residential compact lots.

No correspondence was received for this proposal.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2026, No. 21914"

RES.R26-429

It was	Moved by Councillor Bains
	Seconded by Councillor Stutt
	That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2026, No. 21914" pass its first reading.	
	<u>Carried</u>

To include "Surety Bond" in the definition of "Bond" in the Surrey Subdivision and Development Bylaw, 1986, No. 8830, as amended, for Servicing Agreement No. 7822-0151-00 to allow a proposed development for a multi-tenant business park development.

No correspondence was received for this proposal.

Development Variance Permit No. 7922-0151-01

It was Moved by Councillor Bains
Seconded by Councillor Kooner
That Council support Development Variance Permit No. 7922-0151-01 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw and Development Permit.

RES.R26-433

Carried

- 15. 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 of a portion of the site for automotive sales with a revised parking layout to include additional parking stalls for a period not to exceed three years on the lands.

No correspondence was received for this proposal.

Temporary Use Permit No. 7925-0028-00

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

RES.R26-434

Carried

With Councillor Elford opposed.

INTRODUCTIONS

- 16. Proposed Amendments to the Zoning Bylaw to Reduce Development Variance Permits Related to Parking for Existing Commercial Buildings

Earlier in the meeting, Council approved the recommendations of Corporate Report Item No. R026. Bylaw No. 21931 is therefore in order for consideration.

It was Moved by Councillor Bains
Seconded by Councillor Stutt
That Megan Kriger, Shayne Williams, and
Tamara Sperian, Lookout Housing and Health Society be referred to the
Liveability, Social Equity and Public Safety Committee.

Before the motion was considered, Councillor Kooner put forward the
following motion:

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That Megan Kriger, Shayne Williams, and
Tamara Sperian, Lookout Housing and Health Society be referred to staff
to determine whether the presentation aligns with the mandate of the
Liveability, Social Equity and Public Safety Committee and whether it can
be accommodated within the next few meetings of the Committee.

RES.R26-439

Carried

(c) Lucas Dickson, Surrey Resident

Requesting to appear at a Council-in-Committee meeting to share ideas on
how to revitalize the Cloverdale Exhibition Grounds and encourage a new
entertainment district.

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That Lucas Dickson, Surrey Resident be
referred to the Investment, Innovation and Business Committee.

RES.R26-440

Carried

(d) Brenda Kirk, Surrey Resident

Requesting to appear at a Council-in-Committee meeting to share
concerns about current development policies in the Bolivar Heights
neighbourhood.

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That Brenda Kirk, Surrey Resident be
referred to staff.

RES.R26-441

Carried

K. NOTICE OF MOTION**1. Strengthening Municipal Controls on the Sale of Vapour Products in Surrey**

Councillor Hepner put forward the following notice of motion:

"That Council direct staff to bring forward a report, with draft bylaw amendments for Council consideration, that builds on the 2019 framework and presents a "most restrictive legally supportable" option, including:

- a. A new business-licence class for "Vapour Product Retailer," requiring a specific licence to sell, offer for sale, provide, or distribute vapour products in Surrey, with enhanced compliance and inspection provisions;
- b. A major retail availability reduction measure, such as restricting vapour product sales to age-restricted 19+ premises only, and prohibiting vapour product sales in general-access retail settings, such as convenience stores and gas stations, subject to legal review;
- c. A cap and siting controls for vapour product retailers, including a citywide cap or caps by community, and minimum separation distances from youth-sensitive uses such as schools, parks, recreation centres, libraries, community centres, and from other vapour retailers;
- d. Companion zoning changes, if required, to align land use permissions with the licensing approach and enforce the siting rules; and
- e. An implementation plan that includes consultation with relevant health partners, enforcement and resource impacts, proposed fees sufficient to fund compliance, and clear consequences for violations, including suspension or non-renewal for repeat non-compliance."

2. Expansion of Early Building Permit Submission Pilot for Residential Subdivisions

Councillor Kooner put forward the following notice of motion:

"That Council direct the General Manager, Planning & Development to report back to Council at the Regular Council – Public Hearing meeting of February 23, 2026, with an update and recommended amendments to the Early Building Permit Submission Pilot for Residential Subdivisions to expand eligibility from a maximum of three lots to ten lots per proposed subdivision plan."

L. OTHER BUSINESS

1. CORPORATE REPORT

Report No. Ro29 Initiation of Public and Stakeholder Consultation on Proposed Amenity Cost Charge and Bonus Density Programs

The General Manager, Planning and Development and General Manager, Finance submitted a report to obtain Council's authorization to initiate public and stakeholder consultation on proposed updates to the City's growth-funding framework, including Amenity Cost Charges and Bonus Density provisions. See Memo dated February 9, 2026.

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

- 1. Receive Corporate Report Ro29 for information;
- 2. Authorize staff to proceed with the public consultation process for the Amenity Cost Charge and Bonus Density Zoning bylaws, in accordance with the *Local Government Act [RSBC 2015]*; and
- 3. Authorize staff to report back to Council with the results of the public consultation process and bring forward for Council's consideration any related bylaws or amendments.

RES.R26-442 Carried

M. ADJOURNMENT

It was Moved by Councillor Nagra
Seconded by Councillor Kooner
That the February 9, 2026, Regular Council -
Public Hearing meeting be adjourned.

RES.R26-443 Carried

The Regular Council - Public Hearing meeting adjourned at 8:29 p.m.

Certified correct:

Jennifer Ficocelli
City Clerk and
Director Legislative Services

Mayor Brenda Locke