

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
L. Blake, Legislative Services Manager
P. Huynh, City Solicitor
J. Brar, General Manager, Corporate Services
S. Neuman, General Manager, Engineering
K. Grewal, General Manager, Finance
L. Cavan, General Manager, Parks, Recreation & Culture
R. Gill, General Manager, Planning & Development
B. Edwards, General Manager, Public Safety
J. Arason, Chief Capital Programs Officer

A. ADOPTIONS

1. Adoption of the Agenda

It was

Moved by Councillor Bains
Seconded by Councillor Kooner
That the agenda of the November 3, 2025,

Regular Council - Public Hearing meeting be adopted.

RES.R25-2628

Carried

2. Adoption of the Minutes

a. Special Council – October 20, 2025

It was

Moved by Councillor Bains
Seconded by Councillor Kooner
That the minutes of the Special Council

meeting held on October 20, 2025, be adopted.

RES.R25-2629

Carried

Written submissions were received as follows:

- K. Grey expressed support for the proposal citing name change and community involvement.
- R. Singh expressed concern for the proposal citing illegal suites.

2. **Proposed Amendments to Surrey Zoning Bylaw Off-Street Parking Requirements - Corporate Report No. R224**
"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21813"

PURPOSE: Revise the parking requirements for industrial, self-storage, and eating establishment uses in order to maximize on-site efficiencies and streamline the development process, while adequately supporting on-site parking demand needs.

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 submissions regarding the proposed Bylaw were received.

D. MAYOR'S REPORT

- Mayor Locke met with BC Minister of Public Safety and Solicitor General Nina Krieger to address Surrey's public safety crisis, requesting 150 additional RCMP and specialized officers to combat shootings and extortions. She emphasized that the request is separate from the RCMP transition and called on all levels of government to partner with the City to restore community safety.
- Mayor Locke congratulated Pacific Academy on its 40th anniversary, honoring its foundation in faith, service, and community values by founder Jim Pattison. She celebrated with Mr. Pattison and commended the teachers, staff, students, parents, and alumni for their dedication over the past four decades.
- Mayor Locke toured Métis Nation BC's Surrey headquarters to discuss housing goals that meet the needs of Surrey's Métis community. She also visited the Amelia Douglas Institute to learn about Métis culture, language, and history.
- Mayor Locke, Councillor Bains, and the City Manager met with federal ministers and local MPs to discuss support for farmers and agricultural innovation. She highlighted the importance for collaboration across all levels of government to strengthen food security and sustain the region's agricultural sector.

- Mayor Locke spoke at the Surrey and White Rock Board of Trade Development Forum on planning for growth, faster homebuilding, and investments in roads, transit, and community spaces. She highlighted Surrey’s record 6,300 new housing units last year and outlined a \$701-million capital plan and \$450-million infrastructure investment to support families and businesses, reaffirming the City’s commitment to sustainable growth.
- Mayor Locke attended The Centre for Child Development’s Gala of Hope, supporting children and youth with special needs, and the 13th annual Vancouver Chinese Film Festival in Surrey, celebrating cultural diversity and the creativity of the city’s vibrant Chinese community.
- Mayor Locke also attended the DIVERSEcity Entrepreneur & Small Business Fair, supporting entrepreneurs and economic growth. She also spoke at a community forum hosted by the Surrey Vulnerable Women and Girls Working Group and announced plans for an expanded forum next year to continue addressing gender-based violence in Surrey.

E. COUNCIL MEMBER REPORTS

- Councillor Stutt attended the Royal Canadian Humane Association’s Canada Bravery Awards in Surrey. He also welcomed Surrey-born Lisa Brokop for a Hometown Hall of Fame Concert on November 24 at Shannon Hall in Cloverdale Fairgrounds, honoring her recent induction into the Canadian Country Music Hall of Fame.
- Councillor Hepner attended the grand opening of the Cloverdale Sport and Ice Complex on October 25.
- Councillor Kooner attended the 17th annual Youth Speak Up Forum, the ribbon-cutting for Surrey’s first mass timber homes hosted by the Adera Corporation, the Sanjha Vehra Women’s Association’s 21st Annual Breast Cancer Fundraiser, FortisBC’s Community Giving Day at Bob Rutledge Park, and a tree planting event hosted by Reliance Foundry.

F. CONSENT AGENDA

It was

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

F.1 to F.7.
RES.R25-2633

Carried

COMMITTEE MINUTES

1. Board of Variance – May 13, 2025
That the minutes of the Board of Variance meeting held on May 13, 2025 be received.
RES.R25-2634 Carried

2. Development Approval Process Improvement Task Force – June 24, 2025
That the minutes of the Development Approval Process Improvement Task Force meeting held on June 24, 2025 be received.
RES.R25-2635 Carried

3. Liveability, Social Equity and Public Safety Committee – June 25, 2025
That the minutes of the Liveability, Social Equity and Public Safety Committee meeting held on June 25, 2025 be received.
RES.R25-2636 Carried

4. Development Approval Process Improvement Task Force – September 8, 2025
That the minutes of the Development Approval Process Improvement Task Force meeting held on September 8, 2025 be received.
RES.R25-2637 Carried

5. Liveability, Social Equity and Public Safety Committee – September 9, 2025
That the minutes of the Liveability, Social Equity and Public Safety Committee meeting held on September 9, 2025 be received for information.
RES.R25-2638 Carried

FINAL ADOPTIONS

6. Proposed Amendments to the Authorized Signatories By-law, 2009, No. 16895
"Authorized Signatories By-law, 2009, No. 16895", Amendment Bylaw, 2025, No. 21814"
That "Authorized Signatories By-law, 2009, No. 16895", Amendment Bylaw, 2025, No. 21814" be finally adopted.
RES.R25-2639 Carried

- 7. Closure of Road Adjacent to 13758 and 13760 Bentley Road and 13782 Harper Road (Step 1)

"Surrey Close and Remove the Dedication of Highway of Portion of Lane Adjacent to 13758 Bentley Road, 13790 Harper Road, 13795 Berg Road and 13760 Bentley Road and 13782 Harper Road, Bylaw, 2025, No. 21793"

That "Surrey Close and Remove the Dedication of Highway of Portion of Lane Adjacent to 13758 Bentley Road, 13790 Harper Road, 13795 Berg Road and 13760 Bentley Road and 13782 Harper Road, Bylaw, 2025, No. 21793" be finally adopted.

RES.R25-2640

Carried

END OF CONSENT AGENDA

H. CORPORATE REPORTS

Report No. R230 Official Community Plan Amendments – Development Permit Guidelines

Note: See Bylaw 21842 under I.3.

The General Manager, Planning and Development submitted a report to seek Council's approval of proposed amendments to the *Official Community Plan Bylaw No. 18020*, to further streamline and simplify the urban design review process for development applications, leading to reductions in development approval times.

It was

Moved by Councillor Kooner
 Seconded by Councillor Bains
 That Council:

- 1. Receive Corporate Report R230 for information;
- 2. Approve proposed amendments to the *Official Community Plan Bylaw No. 18020* as described in the report, and the Development Permit Guidelines, and
- 3. Authorize the City Clerk to bring forward the necessary amendment bylaw for the required readings and set a date for the related public hearing.

RES.R25-2641

Carried

**Report No. R231 Award of Contract No. 1220-040-2025-81
 Supply and Delivery of Various Vehicles**

The General Manager, Engineering submitted a report to seek Council approval to purchase six vehicles in various configurations, to maintain the City's fleet to a state of good repair.

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

1. Award Contract No. 1220-040-2025-81 to Dams Ford Lincoln Dales Ltd. in the amount of \$797,446.40 (including applicable taxes and levies) for the supply of six vehicles, including three winter maintenance trucks with winter maintenance equipment; and
2. Authorize the General Manager, Engineering to execute Contract No 1220-040-2025-081.

RES.R25-2642

Carried

Report No. R232 Renewal of the Fleetwood Business Improvement Area with a Two-Year Renewal Term

The City Manager submitted a report to seek Council approval for the renewal of the Fleetwood Business Improvement Area for a two-year term from April 1, 2026 to March 31, 2028 by means of the Council Initiative process, and to instruct staff to take all necessary measures to bring forward the Bylaw.

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

1. Approve the use of the Council Initiative process as the means by which to measure property owner support for a two-year renewal term of the Fleetwood Business Improvement Area from April 1, 2026 to March 31, 2028; and
2. Authorize the City Clerk to bring forward the *Fleetwood Business Improvement Area Bylaw, 2026, No. 21809* for the required readings and authorize staff to undertake all the necessary related actions.

RES.R25-2643

Carried

Report No. R233 Public Art Recommendation for 152 Street Bridge at Nicomekl River

The General Manager, Parks, Recreation and Culture submitted a report to seek Council approval to proceed with the implementation of Moozhan Ahmadzadegan’s artwork design for the 152 Street Bridge at Nicomekl River.

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

1. Receive Corporate Report R233 for information; and
2. Authorize staff to contract Moozhan Ahmadzadegan to complete a public artwork at the 152 Street Bridge at Nicomekl River, as generally described in the report.

RES.R25-2644 Carried

Report No. R234 Public Art Recommendation for Robertson Drive Park Washroom Facility

The General Manager, Parks, Recreation and Culture submitted a report to seek Council approval to proceed with the implementation of Keely O’Brien’s artwork design for the Robertson Drive Park washroom located at near 128 Street at 92 Avenue in Whalley.

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

1. Receive Corporate Report R234 for information; and
2. Authorize staff to contract Keely O’Brien to complete a public artwork for the Robertson Drive Park washroom, as generally described in the report.

RES.R25-2645 Carried

Report No. R235 Recommended Public Art for Fraser Highway Utility Box Wraps

The General Manager, Parks, Recreation and Culture submitted a report to seek Council approval to proceed with the implementation of artwork designs by Manjot Kaur, Mustaali Raj, and Asami Watanabe to complete public artworks for utility box wraps along Fraser Highway.

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

1. Receive Corporate Report R235 for information; and
2. Authorize staff to contract Manjot Kaur, Mustaali Raj, and Asami Watanabe to complete public artworks for utility box wraps along Fraser Highway, as generally described in the report

RES.R25-2646 Carried

Report No. R236 Fleetwood Plan Update

The General Manager, Planning and Development, General Manager, Engineering, and General Manager, Parks, Recreation and Culture submitted a report to outline changes to the Fleetwood Plan stemming from the Province’s 2023 legislation intended to promote the creation of new housing units within 800 metres of rapid transit, and to seek Council endorsement of the updated Fleetwood Plan, and to provide a summary of outstanding Stage 2 work and a timeline of the Fleetwood Plan completion.

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

1. Receive Corporate Report R236 for information; and
2. Endorse the proposed Fleetwood Plan Update, including amendments to the Land Use, Transportation, and Parks Concepts,

Before the question was put:

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That Council refer Corporate Report R236
back to staff to ensure the population projection in the Fleetwood Plan aligns with the updated Surrey Official Community Plan.

RES.R25-2647

Carried
With Councillors Annis, Bose, Elford and Nagra opposed.

Report No. R237 Surrey Disaster Mitigation Adaptation Fund – 2025 Year-End Update

The General Manager, Engineering and General Manager, Parks, Recreation and Culture submitted a report to provide a year-end update to Council on Surrey’s Disaster Mitigation Adaptation Fund program.

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That Council receive Corporate Report R237

for information.

RES.R25-2648

Carried

Report No. R238 Major Capital Project Update – Fall 2025

The City Manager submitted a report to provide Council with an update on the progress of the City’s major capital projects including the Cloverdale Sport & Ice Complex, Chuck Bailey Recreation Centre, Newton Community Centre, and the replacement of Fire Hall No. 6.

It was Moved by Councillor Hepner
 Seconded by Councillor Bains
 That Council receive Corporate Report R238

for information.
 RES.R25-2649 Carried

Report No. R239 Dry Stormwater Detention Pond Review

The General Manager, Engineering submitted a report to summarize the current status of the review of lands used for dry stormwater detention ponds and seek Council direction regarding the next steps around evaluation of the use of these lands.

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

1. Receive Corporate Report R239 for information;
2. Endorse the evaluation approach for managing dry detention ponds; and
3. Direct staff to evaluate the potential re-use of the identified 12 detention pond sites for non-park uses or disposal.

RES.R25-2650 Carried

Report No. R240 District Energy Bylaw Update

Note: See Bylaw 21826 under I.4.

The General Manager, Engineering submitted a report to seek Council approval of an amendment to the *Surrey District Energy System Bylaw, No. 17667* to address amendments to Schedule A – Boundaries of Service Areas and Schedule E – Connection Costs, to align the service area with the proposed City Centre land-use plan and to streamline the process for developer connections to buildings.

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

1. Receive Corporate Report R240 for information;
2. Approve the proposed amendments to the *Surrey District Energy System Bylaw No. 17667, 2012*, as described in the report; and
3. Authorize the City Clerk to bring forward the related amendment bylaw for the required readings.

RES.R25-2651 Carried

Report No. R241 Off-Street Pay Parking and Electric Vehicle Charging Regulation Bylaw

Note: See Bylaw 21827-21830 under I.5.

The General Manager, Engineering submitted a report to seek Council approval of the introduction of a new *Off-Street Pay Parking and EV Charging Regulation Bylaw, 2025, No. 21827*, which will regulate parking in City-owned off-street parking facilities, including surface lots and parkades. The Bylaw also regulates electric vehicle charging in those off-street parking facilities and on City streets. This report also introduces the newly developed *Parking Regulations Policy*.

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

1. Receive Corporate Report R241 as information;
2. Authorize the City Clerk to bring forward the *Off-Street Pay Parking and EV Charging Regulation Bylaw, 2025, No. 21827*;
3. Authorize the City Clerk to bring forward amendments to the *Surrey Bylaw Notice Enforcement Bylaw, 2016, No. 18691, as amended*;
4. Authorize the City Clerk to bring forward amendments to the *Appointment of By-law Enforcement Officers By-law, 1994, No. 12167, as amended*;
5. Authorize the City Clerk to bring forward amendments to the *Surrey Fee-Setting By-law, 2001, No. 14577, as amended*;
6. Approve a new City Policy H-59 *Parking Regulations Policy*; and
7. Repeal City Policy No. M-19 *Enforcement of Handicap Zone Parking* and No. R-9 *Off-Street Parking Facilities – Cloverdale*.

RES.R25-2652

Carried

Report No. R242 Closure of Road Adjacent to 1330 – 108 Avenue (Step 1)

Note: See Bylaw 21768 under I.6.

The General Manager, Engineering submitted a report to seek Council approval to close and remove a portion of road allowance to establish a uniform frontage along 133 Street, thereby removing any unnecessary setback variances for Surrey City Development Corporation's Development Application No. 7924-0286-00 of the City-owned properties located at 10725, 10735, 10747, and 10757 University Drive, 10772 – 133 Street, and 13310, 13326, 13330, and 13350 – 108 Avenue.

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

1. Receive Corporate Report R242 for information; and
2. Authorize the City Clerk to bring forward a Bylaw to close and remove the dedication as highway of a 50.3 square metre unconstructed portion of 133 Street allowance, adjacent to 13330 – 108 Avenue, as generally illustrated in Appendix "I" attached to the report.

RES.R25-2653 Carried

I. BYLAWS AND PERMITS

BUSINESS ARISING OUT OF THE PUBLIC HEARING

1. Proposed Streamlining of Houseplex Applications – Corporate Report No. R221

To remove the Development Permit process for houseplex applications will streamline and clarify the approval process for these housing forms. The proposed changes will help the City manage resources and streamline development processes to support housing goals, reducing wait times for applicants and allow for quicker project initiation.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2025, No. 21812"

It was
Moved by Councillor Hepner
Seconded by Councillor Bose
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2025, No. 21812" pass its third reading.
RES.R25-2654 Carried

2. Proposed Amendments to Surrey Zoning Bylaw Off-Street Parking Requirements – Corporate Report No. R224

Revise the parking requirements for industrial, self-storage, and eating establishment uses in order to maximize on-site efficiencies and streamline the development process, while adequately supporting on-site parking demand needs.

* See memorandum dated October 23, 2025.

RES.R25-2664 It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Off-Street Pay Parking and EV
Charging Regulation Bylaw, 2025, No. 21827" pass its second reading.
Carried

The said Bylaw was then read for the third time.

RES.R25-2665 It was Moved by Councillor Hepner
Seconded by Councillor Bains
That "Off-Street Pay Parking and EV
Charging Regulation Bylaw, 2025, No. 21827" pass its third reading.
Carried

"Surrey Bylaw Notice Enforcement Bylaw, 2016, No. 18691, Amendment Bylaw, 2025, No. 21828"

RES.R25-2666 It was Moved by Councillor Stutt
Seconded by Councillor Bains
That "Surrey Bylaw Notice Enforcement
Bylaw, 2016, No. 18691, Amendment Bylaw, 2025, No. 21828" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R25-2667 It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "Surrey Bylaw Notice Enforcement
Bylaw, 2016, No. 18691, Amendment Bylaw, 2025, No. 21828" pass its second
reading.
Carried

The said Bylaw was then read for the third time.

RES.R25-2668 It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Bylaw Notice Enforcement
Bylaw, 2016, No. 18691, Amendment Bylaw, 2025, No. 21828" pass its third reading.
Carried

"Appointment of By-Law Enforcement Officers By-law, 1994, No. 12167, Amendment Bylaw, 2025, No. 21829"

RES.R25-2669 It was Moved by Councillor Hepner
Seconded by Councillor Bose
That "Appointment of By-Law Enforcement
Officers By-law, 1994, No. 12167, Amendment Bylaw, 2025, No. 21829" pass its first
reading.
Carried

6. Closure of Road Adjacent to 13330 – 108 Avenue (Step 1)

Earlier in the meeting, Council approved the recommendations of Corporate Report Item No. R242. Bylaw No. 21768 is therefore in order for consideration.

"Surrey Close and Remove the Dedication of Highway of Portion of Road Adjacent to 13310 – 108 Avenue, 13330 – 108 Avenue and 10722 to 10772 – 133 Street Bylaw, 2025, No. 21768"

It was Moved by Councillor Stutt
Seconded by Councillor Bains
That "Surrey Close and Remove the Dedication of Highway of Portion of Road Adjacent to 13310 – 108 Avenue, 13330 – 108 Avenue and 10722 to 10772 – 133 Street Bylaw, 2025, No. 21768" pass its first reading.

RES.R25-2675 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Kooner
Seconded by Councillor Hepner
That "Surrey Close and Remove the Dedication of Highway of Portion of Road Adjacent to 13310 – 108 Avenue, 13330 – 108 Avenue and 10722 to 10772 – 133 Street Bylaw, 2025, No. 21768" pass its second reading.

RES.R25-2676 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Hepner
Seconded by Councillor Bains
That "Surrey Close and Remove the Dedication of Highway of Portion of Road Adjacent to 13310 – 108 Avenue, 13330 – 108 Avenue and 10722 to 10772 – 133 Street Bylaw, 2025, No. 21768" pass its third reading.

RES.R25-2677 Carried

J. CLERK’S REPORT

1. Delegation Request

(a) **John Bogar**
Healthy Active Living Peninsula
File: 0500-20-10

Requesting to appear at a Council-in-Committee meeting to request action be taken to reverse the decision that has created a two-week buffer zone for non-resident registrations in Surrey’s recreation programs.

It was Moved by Councillor Stutt
Seconded by Councillor Bains
That John Bogar, Healthy Active Living
Peninsula, be referred to staff.
RES.R25-2678 Carried

K. NOTICE OF MOTION

This section had no items to consider.

L. OTHER BUSINESS

1. Police Transition – Update

With the consent of the Chair, Councillor Stutt added Item L.1 Police Transition – Update under Other Business.

At the January 13, 2025 Regular Council – Public Hearing Meeting, Councillor Stutt requested that senior representatives from the Province be invited to provide an update regarding the police transition. The City Manager provided an update on January 27, 2025, informing that the Province had been invited to provide an update on the policing transition and staff are awaiting a response. Further, staff are reviewing the contribution agreement to determine what can be made public.

The City Manager provided another update on April 14, 2025, informing that representatives of the Province advised that they will not have an opportunity to present to Council regarding the police transition until June. Councillor Stutt requested whether there was a further update on these items.

The City Manager noted multiple written and verbal requests, but no firm date has been set. More recently, Mayor Locke, the City Manager, and the General Manager Public Safety reiterated the request during a meeting in Victoria with the BC Public Safety Minister and Solicitor General and the Director of Police Services. The Province has agreed to attend, and staff will provide a selection of dates for written confirmation, preferably before the end of the year.

2. Social Housing

With the consent of the Chair, Councillor Hepner spoke to a proposed social housing development located in South Surrey. Councillor Hepner noted that BC Housing is a provincially mandated entity and not under municipal authority, and that questions regarding social housing tenancy in South Surrey should be directed to the local MLA.

M. ADJOURNMENT

It was

Moved by Councillor Bains
Seconded by Councillor Kooner
That the November 3, 2025 Regular Council -

Public Hearing meeting be adjourned.
RES.R25-2679

Carried

The Regular Council - Public Hearing meeting adjourned at 8:09 p.m.

Certified correct:

Lauren Blake
Legislative Services Manager

Mayor Brenda Locke