

Live streamed via the City's website www.surrey.ca

A. ADOPTIONS

1. Adoption of the Agenda

Council is requested to pass a motion to adopt the agenda.

2. Adoption of the Minutes

a. Special Council - December 8, 2025

Minutes to be adopted.

b. Special Council – January 26, 2026

Minutes to be adopted.

c. Regular Council – Land Use – January 26, 2026

Minutes to be adopted.

d. Regular Council – Public Hearing – January 26, 2026

Minutes to be adopted.

B. PRESENTATIONS

This section has no items to consider.

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.

- 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.

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.
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.

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.

D. MAYOR'S REPORT

This section has no items to consider.

E. COUNCIL MEMBER REPORTS

This section has no items to consider.

F. CONSENT AGENDA

Council may approve the recommendations of the following items in one motion, without discussion. Council may remove any item they wish to discuss, declare a conflict of interest, or vote in opposition to the recommendation.

Items removed from the consent agenda will be considered immediately following the adoption of the consent agenda.

COMMITTEE MINUTES

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

Minutes to be received for information.

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

Minutes to be received for information.

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

Minutes to be received for information.

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

Minutes to be received for information.

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

Minutes to be received for information.

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"

Final Adoption

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"

Final Adoption

"Surrey 2026 – 2030 Drainage Operating Financial Plan Bylaw, 2026, No. 21888"

Final Adoption

"Surrey 2026 – 2030 Solid Waste Operating Financial Plan Bylaw, 2026, No. 21889"

Final Adoption

"Surrey 2026 – 2030 Water Operating Financial Plan Bylaw, 2026, No. 21890"

Final Adoption

"Surrey 2026 – 2030 District Energy Operating Financial Plan Bylaw, 2026, No. 21891"

Final Adoption

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

Final Adoption

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

Final Adoption

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

Final Adoption

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

Final Adoption

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

Final Adoption

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

Final Adoption

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

Final Adoption

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

Final Adoption

END OF CONSENT AGENDA

ITEMS REMOVED FROM THE CONSENT AGENDA

G. BOARD, COMMITTEE AND COMMISSION REPORTS

This section has no items to consider.

H. CORPORATE REPORTS

The following Corporate Reports to be considered:

Report No. R020 Award of Contract No. 1220-040-2025-106 for Throwing Areas and Fencing at Bear Creek Stadium

Report No. R021 Recommendations for 2026 Cultural Grants Program Allocations

Report No. R022 Award of Contract No. 1220-040-2025-085 for Surrey Sports and Leisure Complex Boiler Replacement

Report No. R023 City of Surrey's Submission Package to Canada Soccer's Request for Information on the Proposed National Training Centre

Report No. R024 Surrey Municipal and Regional District Tax –2026 One Year Tactical Plan and Budget

Report No. R025 Response to Metro Vancouver Correspondence Regarding Special Study Areas

Report No. R026 Proposed Amendments to the Zoning Bylaw to Reduce Development Variance Permits Related to Parking for Existing Commercial Buildings

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

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

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"

Third Reading

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

Third Reading

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"

Third Reading

Final Adoption

3. Planning Report: Application No. 7924-0160-00
14010, 14028, 14036, 14046, and 14054 - 104 Avenue (the "Lands")

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)

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 of the Lands. To allow development in accordance with CD 21921 with a proposal generally consisting of a 25-storey mixed-use building and podium, with 305 dwelling units and ground-floor commercial space in Guildford.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2026, No. 21920"

Third Reading

"Surrey Comprehensive Development Zone 368 (CD 368), Bylaw, 2026, No. 21921"

Third Reading

4. Planning Report: Application No. 7924-0323-00
13223, 13231, 13243 and 13245 - 112 Avenue (the "Lands")

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

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"

Third Reading

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

Third Reading

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

Third Reading

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"

Third Reading

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

Third Reading

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.

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

First reading

Second reading

Third reading

7. Planning Report: Application No. 7924-0271-00
12296 - 71A Avenue (the "Lands")

Owners: P. Kaila, N. Kaila
Agent: Hearth Architectural Inc. (J. Muego)

To allow a proposed development generally consisting of a childcare with up to 24 children within a single-family dwelling.

"Surrey Comprehensive Development Zone 370 (CD 370), Bylaw, 2026, No. 21918"
(based on the underlying CCR Zone)

First reading

Second reading

Third reading

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.

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

First reading

Second reading

Third reading

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.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2026, No. 21924"

First reading

Second reading

Third reading

Development Variance Permit No. 7923-0219-00

That Council support Development Variance Permit No. 7923-0219-00 and consider issuance of the Permit upon final adoption of the associated rezoning Bylaw and Development Permit.

REZONING BYLAW - NO PUBLIC HEARING

Transition from Single-Family Residential Zones to Small-Scale Multi-Unit Housing Zones for In-stream Development Applications - Eighteenth Batch February 9, 2026.

I.10 - I.13 are to align in-stream rezoning applications to new provincial legislation regarding small-scale multi-unit housing, as described in Corporate Report R013.

10. Planning Report - Application No. 7916-0647-00
5989 - 128 Street (the "Lands")

Owners: H. Cheema, S. Cheema
Agent: Coastland Engineering & Surveying Ltd. (M. Helle)

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

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2026, No. 21912"

First reading

Second reading

Third reading

11. Planning Report - Application No. 7919-0298-00
17139, 17141 and 17153 - o Avenue (the "Lands")

Owners: City of Surrey, M. Hayer, J. Hayer, D. Brar, A. Brar,
1041232 B.C. Ltd. (Director Information: L. Dhaliwal)
Agent: Hub Engineering Inc. (M. Kompter)

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

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

First reading

Second reading

Third reading

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.

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

First reading

Second reading

Third reading

13. Planning Report - Application No. 7921-0334-00, 7921-0334-01
11169 Wallace Drive (the "Lands")

Owner: A. Tripathi

Agent: Gursimer Design & Management Inc. (N. Singh)

A variance to the R3 Zone for setbacks, minimum lot depth and basement access wells to allow a subdivision into two family lots.

Development Variance Permit No. 7921-0334-01

That Council support Development Variance Permit No. 7921-0334-01 and consider issuance of the Permit once all outstanding conditions have been met.

PERMITS

14. Planning Report: Application No. 7922-0151-01
19030, 19066 and 19084 - 20 Avenue (the "Lands")

Owner: Beedie (Chs 20th Ave Ne) Holdings Ltd. (Director Information: R. Beedie)

Agent: Beedie (J. Evers)

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.

Development Variance Permit No. 7922-0151-01

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.

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.

Temporary Use Permit No. 7925-0028-00

That Council support Temporary Use Permit No. 7925-0028-00 and consider issuance of the Permit once all outstanding conditions have been met.

INTRODUCTIONS

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

Note: This Bylaw will be in order for consideration should Council approve the recommendations of Corporate Report No. Ro26.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2026, No. 21931"

First Reading

Second Reading

That the Public Hearing be held on Monday, February 23, 2026, at 7:00 p.m.

J. CLERK'S REPORT

1. Delegation Requests

(a) **Ann Katalinic, Surrey Resident**

Requesting to appear at a Council-in-Committee meeting to share concerns regarding the safety and planning at the Willoughby Substation.

(b) **Megan Kriger, Shayne Williams, and Tamara Sperian
Lookout Housing and Health Society**

Requesting to appear at a Council-in-Committee meeting to share information about the services provided by the Society and an update on community programs.

(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.

(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.

K. NOTICE OF MOTION

This section has no items to consider.

L. OTHER BUSINESS

This section has no items to consider.

M. ADJOURNMENT

Council to pass a motion to adjourn the Regular Council – Public Hearing meeting.