

B. LAND USE APPLICATIONS

1. **7919-0280-00**
5926 and 5932 - 139A Street
Owners: S. Gopal, J. Gopal, T. Pham
Agent: WSP Canada Inc. (Dexter Hirabe)
Rezoning a portion of the site from RF-13 to RF-9
to allow subdivision from two lots into three lots.

That:

1. A Bylaw be introduced to rezone a portion of the subject site from "Single Family Residential (13) Zone (RF-13)" to "Single Family Residential (9) Zone (RF-9)" shown as Block B on the attached Survey Plan (Appendix II) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services;
 - (f) submission of a limiting distance report for all retained buildings to the satisfaction of the Planning and Development Department;
 - (g) approval from the Ministry of Transportation and Infrastructure; and
 - (h) discharge of existing Section 219 Restrictive Covenants for "no build" until future development.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20344" pass its first reading.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20344" pass its second reading.

Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20344" be held on May 31, 2021

2. **7921-0003-00**
1680 - 128 Street
Owner: Pacific Coast Projects Ltd.
Agent: J. Desrochers
Development Variance Permit
to allow two additional fascia signs on an existing commercial building

That Council approve Development Variance Permit No. 7921-0003-00, varying the following requirements of the Sign By-law, to proceed to Public Notification:

1. to increase the total number of fascia signs from two to three;
2. to increase the allowable sign area of the premise from 18.5 square metres to 26.8 square metres; and
3. to allow a ground floor tenant to locate fascia signs above the ground floor.

3. **7919-0256-00**

3441 and 3491 - 196 Street; 19524 - and 19582 - 36 Avenue

Owner: 1183504 B.C. Ltd.

Director Information: Owen Fisher, Ender Ilkay

No Officer Information Filed.

Agent: Orion Construction (Braden Smith)

LAP Amendment to reduce the Landscape Buffer

Rezoning from A-1 to IB-1

Development Permit / Development Variance Permit

to permit the development of two multi-tenant industrial buildings, 19,728 square metres and 21,377 square metres in size.

That:

1. A Bylaw be introduced to rezone the subject site from "General Agriculture Zone (A-1)" to "Business Park 1 Zone (IB-1)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7919-0256-00 generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7919-0256-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side (west) yard setback of the "Business Park 1 Zone (IB-1)" from 7.5 metres to 5.4 metres and to reduce the width of a drive-aisle for one-way vehicle movement from 7.5 metres to 5.4 metres for the northwest drive-aisle.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (i) registration of a Section 219 Restrictive Covenant to prohibit any use that require a Metro Vancouver air quality permit from locating on the site; and

- (j) registration of a Section 219 Restrictive Covenant for installation and maintenance of the landscape buffer.
- 5. Council pass a resolution to amend the Campbell Heights Local Area Plan (LAP) to reduce the Landscape Buffer from 30 metres to 20 metres when the project is considered for final adoption.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20345" pass its first reading.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20345" pass its second reading.

Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20345" be held on May 31, 2021

4. 7920-0257-00

8890 Harvie Road

Owner: M. Jawanda

Agent: M. Jawanda

Development Permit / Development Variance Permit

to reduce the minimum streamside setback area for a Class A watercourse, measured from top-of-bank, to permit the installation of a water well on the existing lot.

That:

1. Council authorize staff to draft Development Permit No. 7920-0257-00 for Hazard Lands (Steep Slopes) and Sensitive Ecosystems (Streamside Areas and Green Infrastructure Areas) generally in accordance with a finalized Ecosystem Development Plan and Geotechnical Report.
2. Council approve Development Variance Permit No. 7920-0257-00, to reduce the minimum streamside setback area for a Class A watercourse from 15.0 metres to 2.0 metres, as measured at the closest point from top-of-bank, to proceed to Public Notification.
3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a finalized landscaping plan and landscaping cost estimate to the satisfaction of the Planning and Development Department;
 - (c) registration of a combined Statutory Right-of-Way / Section 219 Restrictive Covenant over the designated Streamside Protection Area for both "No Build" and conveyance access;
 - (d) submission of a finalized Geotechnical Report and registration of a Section 219 Restrictive Covenant to ensure the site is developed in accordance with the conditions in the finalized geotechnical report.

5. 7920-0117-00

7655 - 155 Street

Owner: 1270010 B.C. Ltd.

Director Information: Kevin S Dhesa

No Officer Information Filed.

Agent: Hub Engineering Inc. (Mike Kompter)

Rezoning from A-1 to RF

Development Variance Permit

to allow subdivision into 10 single-family residential lots and 2 park lots.

That:

1. A Bylaw be introduced to rezone the subject site from "General Agriculture Zone (A-1)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7920-0117-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RF Zone from 15.0 metres to 14.8 metres for proposed Lots 1 and 2 and from 15.0 metres to 13.6 metres for proposed Lot 4, 5 and 6; and
 - (b) to reduce the minimum side yard setbacks of the RF Zone for the principle building from 1.8 metres to 1.2 metres for proposed Lots 4, 5 and 6.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) final approval from BC Hydro;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (f) conveyance of proposed Lots 11 and 12, to the City for Parks purposes;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (h) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20346" pass its first reading.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20346" pass its second reading.

Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20346" be held on May 31, 2021

6. **7918-0141-00**
10342 – 136A Street
Owner: Janda Group Holdings Inc.
Agent: Focus Architecture Inc. (Colin Hogan)
City Centre Plan Amendment a portion from Mid to High Rise Residential 3.5 FAR to Mixed-Use 3.5 FAR
Rezoning a portion from C-35 to CD and a portion from C-35 to CHI
Development Permit / Development Variance Permit
to permit the development of a 36-storey mixed-use building in City Centre.

That:

1. A Bylaw be introduced to rezone the portion of the subject site shown as Block A on the attached Survey Plan (Appendix II), from "Downtown Commercial Zone (C-35)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.
2. A Bylaw to introduced to rezone the portion of the subject site shown as Block B on the attached Survey Plan (Appendix II), from "Downtown

- Commercial Zone (C-35)" to "Highway Commercial Industrial Zone (CHI)", and a date be set for Public Hearing.
3. Council approve the applicant's request to vary the Sign Bylaw as described in Appendix I.
 4. Council authorize staff to draft Development Permit No. 7918-0141-00 including a comprehensive sign design package generally in accordance with the attached drawings (Appendix III).
 5. Council approve Development Variance Permit No. 7918-0141-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot size of the CHI Zone from 1,000 square metres to 685 square metres for Proposed Lot 2; and
 - (b) to reduce the minimum lot width of the CHI Zone from 25 metres to 19 metres for Proposed Lot 2.
 6. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) registration of a right-of-way for public rights-of-passage for the area between the building face and the street edges;
 - (g) registration of a combined Statutory Right-of-Way / Section 219 Restrictive Covenant for an east/west public walkway along the south property line;
 - (h) registration of a Section 219 Restrictive Covenant for "No Build" on proposed Lot 2 until future consolidation with the adjacent properties to the north and west (10366 – 136A Street and 13696, 13704, 13718 Whalley Boulevard);
 - (i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture; and
 - (j) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services.
 7. Council pass a resolution to amend the City Centre Plan to redesignate the south portion of the subject site from "Mid to High Rise Residential 3.5 FAR" to "Mixed-Use 3.5 FAR" as shown in Appendix X, when the project is considered for final adoption.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20347" pass its first reading.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20347" pass its second reading.

Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20347" be held on May 31, 2021

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20348" pass its first reading.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20348" pass its second reading.

Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20348" be held on May 31, 2021

7. **7918-0236-00**

6821 – 176 Street (6835 and 6845 – 176 Street)

Owner: Hillside Farms Ltd.

Agent: Hillside Farms Ltd. (Jim Crawford)

ALR Exclusion

to permit an ALR exclusion for a portion of the site under Section 30 of the ALC Act.

That Council authorize referral of the ALR exclusion application for a portion of the site to the Agricultural Land Commission with a recommendation of support.

8. **7921-0022-00**

15326 - 103A Avenue

Owner: 669506 B.C. Ltd.

Director Information: Samuel L Beckford

Officer Information as at May 13, 2020: Samuel Beckford (President, Secretary)

Agent: S. Beckford

Partial Discharge of Land Use Contract

to discharge Land Use Contract No. 342 to allow the underlying CHI Zone to come into effect.

That a Bylaw be introduced to partially discharge LUC 342 to allow the underlying CHI Zone to regulate the subject property, and a date be set for Public Hearing.

"Surrey Land Use Contract No. 342, Authorization Bylaw, 1977, No. 5117, Partial Discharge Bylaw, 2021, No. 20349" pass its first reading.

"Surrey Land Use Contract No. 342, Authorization Bylaw, 1977, No. 5117, Partial Discharge Bylaw, 2021, No. 20349" pass its second reading.

Public Hearing on "Surrey Land Use Contract No. 342, Authorization Bylaw, 1977, No. 5117, Partial Discharge Bylaw, 2021, No. 20349" be held on May 31, 2021

9. **7920-0167-00**

13552 - 32 Avenue

Owners: C. Doyle, A. Doyle

Agent: Hyer Homes & Renovations (Sherri Anderson)

Development Permit / Development Variance Permit

to permit the development of a single family dwelling.

That:

1. Council authorize staff to draft Development Permit No. 7920-0167-00 for Hazard Lands (Steep Slopes), and Sensitive Ecosystems (Streamside Areas and Green Infrastructure Areas), generally in accordance with the attached drawings (Appendix III) and the finalized Ecosystem Development Plan & Geotechnical Report.
2. Council approve Development Variance Permit No. 7920-0167-00, varying the RA Zone to permit basement access and a basement well between the

principal building and the side yard on flanking street (east) lot line, to proceed to Public Notification.

3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (c) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
 - (d) submission of a finalized Geotechnical Report to the satisfaction of City staff;
 - (e) registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the submitted geotechnical report; and
 - (f) registration of a combined Statutory Right-of-Way / Section 219 Restrictive Covenant over the designated Streamside Protection Area for both "No Build" and conveyance access.

10. 7920-0217-00

974 and 958 - 160 Street

Owners: Stayte Development Ltd., 1044120 B.C. Ltd.

Director Information: Pavan Dha

Officer Information as at July 28, 2020: Kamal Dha (Assistant Secretary)

Agent: Hub Engineering Inc. (Mike Kompter)

Rezoning from RF to RF-10 and RF-13

Development Variance Permit

to allow subdivision into fourteen lots.

That:

1. A Bylaw be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)" for Block A on the attached Survey Plan (Appendix I); and "Single Family Residential (10) Zone (RF-10)" for Block B on the attached Survey Plan, and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7920-0217-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot depth of the Type II Interior Lot of the RF-10 Zone from 22.0 metres to 21.2 metres for proposed Lot 14; and
 - (b) to reduce the minimum lot depth of the Type II Interior Lot of the RF-13 Zone from 24.0 metres to 21.2 metres for proposed Lots 1-13.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

- (e) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services; and
- (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20350" pass its first reading.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20350" pass its second reading.

Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20350" be held on May 31, 2021

11. 7918-0197-00

10451, 10463, 10469, and 10481 – 128 Street; 10489 - 128 Street (10491 – 128 Street)

Owner: 1078960 B.C. Ltd.

Director Information: Rahul Chopra, Surinderpal Mann, Jagjit Mann, Jagjiwan S Mann

No Officer Information Filed as at June 10, 2020.

Agent: 1078960 B.C. Ltd. (Rahul Chopra)

NCP Amendment from Low-Medium Density (10-15 UPA) and Medium Density Residential Lane Served (15-23 UPA) to Low Density Townhouse (15 – 20 UPA Gross)

Rezoning from RF to RM-30

Development Permit / Development Variance Permit

To permit the development of 48 townhouse units.

That:

1. A Bylaw be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7918-0197-00 generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7918-0197-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum south side yard setback of the RM-30 Zone from 6.0 metres to 4.5 metres for Building No. 4 and to 3.3 metres for Building No. 5, as measured to the principal building face, for the proposed townhouse development; and
 - (b) to reduce the minimum south front yard (104A Avenue cul-de-sac) setback of the RM-30 Zone from 4.5 metres to 2.5 metres to the principal building face of the amenity building (Building No. 3), for the proposed townhouse development.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;

- (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (i) submission of an acoustical report for the units adjacent to 128 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (j) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
 - (k) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture; and
 - (l) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services.
5. Council pass a resolution to amend the South Westminster Heights Infill Area Plan to redesignate the subject site from "Low-Medium Density (10-15 UPA)" and "Medium Density Residential Lane Served (15-23 UPA)" to "Low Density Townhouse (15 – 20 UPA Gross)", which is a new designation in the South Westminster Heights Infill Area Plan, and eliminate the lane through the site, when the project is considered for final adoption.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20351" pass its first reading.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20351" pass its second reading.

Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20351" be held on May 31, 2021

12. 7918-0138-00

18175 - 74 Avenue

Owner: Infinity Properties (West Clayton) Ltd.

Agent: Infinity Properties (Josh Turner)

Rezoning from A-1 to CD (based on RM-15)

Development Permit

to permit the development of a 56-unit townhouse development.

This item was out of order.

13. 7920-0004-00

13863 – 114 Avenue; 13842, 13854 and 13868 – 115 Avenue

Owner: S. Bhatti, A. Viridi, S. Bhatti, B. Bhatti, V. Thind, R. Rani, T. Nguyen, 1164445 B.C. Ltd.

Director Information: Baltej Badhan, Santosh Bhatti, Vikas Mehta, Sarbjeet Sahota

Officer Information as at May 16, 2019: Sarbjeet Sahota (President)

Agent: Coastland Engineering and Surveying Ltd. (Mike Helle)

Rezoning a portion of the site from RF and CD Bylaw No. 14136 to RF-13 Development Variance Permit

to allow subdivision into 1 single family lot and 19 single family small lots.

That:

1. A Bylaw be introduced to rezone the portion of the subject site shown as Block A on the attached Survey Plan (Appendix I), from "Single Family Residential Zone (RF)" and "Comprehensive Development Zone (CD) Bylaw No. 14136" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7920-0004-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres to 1.8 metres to the principal building face on proposed Lot 20; and
 - (b) to reduce the minimum lot width required to accommodate a double garage or carport (to accommodate two vehicles parked side by side) of the RF-13 Zone from 13.4 metres to 12.3 metres for proposed Lots 12, 13, and 14, and from 13.4 metres to 12.5 metres for proposed Lots 17, 18, and 19.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (f) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services; and
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20353" pass its first reading.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20353" pass its second reading.

Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20353" be held on May 31, 2021

14. **7919-0149-00**
8135 and 8115 - 132 Street
Owner: Sri Guru Singh Sabha Gurdwara Association
Agent: B. Hehar
Rezoning from CHI and RA to CD
to permit the development of a private school and temple.

That:

1. A Bylaw be introduced to rezone the subject site from RA and CHI to CD (based on PA-2) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) registration of blanket access and shared parking easements to ensure access to the proposed shared parking and amenity facilities within the development; and
 - (c) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20354" pass its first reading.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20354" pass its second reading.

Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20354" be held on May 31, 2021

15. **7919-0220-00**
1547 - 161 Street
Owner: M. Sharma
Agent: Flat Architecture Inc. (Rajinder Warraich)
LAP Amendment from Single Family Residential (6 u.p.a.) to Single Family Small Lots
Rezoning from RF to RF-SD
to allow subdivision into four semi-detached single family lots.

That:

1. A Bylaw be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Semi-Detached Residential Zone (RF-SD)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

- (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant on proposed Lots 1-4 for Semi-Detached Housing Structural Independence, Access and Common Works;
 - (h) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department; and
 - (i) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services.
3. Council pass a resolution to amend King George Corridor South Local Area Plan (LAP) to redesignate the land from "Single Family Residential (6 u.p.a.)" to "Single Family Small Lots" when the project is considered for final adoption.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20355" pass its first reading.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20355" pass its second reading.

Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20355" be held on May 31, 2021

H. BYLAWS AND PERMITS

BYLAWS

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20315"
7921-0030-00
Owner: 1295402 B.C. Ltd. (Director Information: Sarah Chaney, Geoff Hutchinson)
Agent: M Squared Architecture Inc. (Michael McNaught)
I-P(2) to CD - 10436 - 173 Street - to permit a veterinary hospital to operate in the existing industrial building.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20315" be finally adopted

2. "Surrey Official Community Plan Bylaw, 2013, No. 18020 By-law, 2012, No. 17597"
7911-0190-00
Owner: 10145 173rd Street Project Ltd.
Agent: Sutton Select Property Management (Clairy Yang)
To redesignate a portion of 10145 - 173 Street from Suburban (SUB) to Urban (URB).

"Surrey Official Community Plan Bylaw, 2013, No. 18020 By law, 2012, No. 17597" be finally adopted

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17598"
RA to RF and RH - 10145 - 173 Street - to permit subdivision into 9 single family lots (Block A) and 1 half-acre lot (Block B).

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17598" be finally adopted

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19905"
7919-0139-00
Owner: 1131146 B.C. Ltd. (Director Information: Paramjit Singh and Harwinder Toor)
Agent: Hub Engineering Inc. (Mike Kompter)
RA to RF-10 and RF-SD - 2017 - 168 Street - to allow subdivision into 4 single family lots and 10 semi-detached duplex lots.

That Council amend the Sunnyside Neighbourhood Concept Plan from Low Density Residential 6-10 UPA to Medium Density Residential 10-15 UPA, and for modifications to the road network and drainage corridor.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19905" be finally adopted

4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19623"
7917-0469-00
Owner: J. and S. Kang
Agent: H.Y. Engineering Ltd. (Rhona Dulay)
RA to RF - 14435 - 76 Avenue - to subdivide into 4 single family lots.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19623" be finally adopted

BYLAWS WITH PERMITS

5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20119"
7919-0069-00
Owners: S. Sidhu, B. Bansal, R. Brad
Agent: Coastland Engineering and Surveying Ltd. (Mike Helle)
RF to RF-13 - 1252, 1260 and 1272 - 160 Street; 1259, 1267 and 1275 - 160A Street
To rezone the site shown in grey on the location map from Single Family Residential Zone to Single Family Residential (13) Zone in order to subdivide the property into 8 single family residential lots.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20119" be finally adopted

Development Variance Permit No. 7919-0069-00

1252, 1260 and 1272 - 160 Street; 1259, 1267 and 1275 - 160A Street
Owner: S. Sidhu, B. Bansal, R. Brad

Agent: Coastland Engineering and Surveying Ltd. (Mike Helle)
To vary the Off-Street Parking requirement to permit front access driveways on proposed Lots 5, 6, 7 and 8 of the 8 single family lot subdivision

That Council authorize the issuance of Development Variance Permit No. 7919-0069-00.

6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19774"
7918-0006-00
Owner: H. Gill and G. Branting
Agent: Hub Engineering Inc. (Mike Kompter)
RH to RF - 19044 - 60B Avenue - to subdivide into 3 single family lots along with a portion of the adjacent property to the west (19026 - 60B Avenue).

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19774" be finally adopted

Development Variance Permit No. 7918-0006-00

19044 - 60B Avenue

To reduce the east rear yard setback for a principal building on proposed Lot 1 and reduce the south rear yard setback for an existing house to be retained on proposed Lot 2.

That Council authorize the issuance of Development Variance Permit No. 7918-0006-00.

7. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2019, No. 19799"

7918-0109-00

Owner: N Gill and J. Gill

Agent: CitiWest Consulting Ltd. (Roger Jawanda)

To redesignate a portion of 9845 – 182A Street from Suburban to Urban.

That Council amend the Abbey Ridge Local Area Plan to redesignate a portion of the site (proposed Lots 3 and 4) from "Suburban Residential 2 to 4 UPA gross" to "Single Family Residential 4-6 UPA".

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2019, No. 19799" be finally adopted

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19800" RA to RF and RQ – 9845 – 182A Street - to subdivide into 4 single family lots (2 RF and 2 RQ).

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19800" be finally adopted

Development Variance Permit No. 7918-0109-00

9845 – 182A Street

To reduce the minimum lot width for proposed Lots 1 and 2.

That Council authorize the issuance of Development Variance Permit No. 7918-0109-00.

8. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19875" 7918-0319-00

Cheer Real Estate Development Corp.

Agent: Cheer Real Estate Development Corp. (Will Wang)

RF to CD – 10826 – 132A Street and 13265 – 108 Avenue - to develop a 6-storey apartment building containing 80 dwelling units.

That Council rescind third reading of Bylaw No. 19875 granted by resolution No. R19-1300 at the July 8, 2019 Regular Council – Public Hearing meeting.

That Council amend Section F.3 of Bylaw No. 19875 by deleting "building columns and posts may encroach up to 1.0 metres (3 ft.) into the required setbacks" and replacing it with "balconies, roof overhangs, canopies, building columns and posts may encroach up to 1.8 metres (6 ft.) into the required setbacks".

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19875" pass its third reading, as amended.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19875" be finally adopted

Development Permit No. 7918-0319-00

10826 – 132A Street and 13265 – 108 Avenue

To issue a Development Permit for Form and Character.

That Council authorize the issuance of Development Permit No. 7919-0319-00.

9. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19590"

7916-0376-00

Owner: 1080515 B.C. Ltd. (Director Information: Rajinder Bhandall and Kuldip Rawan)

Agent: Aplin & Martin Consultants Ltd. (Maggie Koka)

To redesignate the site 16737 and 16759 – 15 Avenue and 16692, 16712, 16766 and 16790 – 16 Avenue from Suburban to Urban.

That Council rescind third reading of Bylaw No. 19590 granted by resolution No. R18-1118 at the May 28, 2018 Regular Council - Public Hearing meeting.

That Council update legal descriptions and amend the designation map to reflect the current status of the subject properties.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19590" pass its third reading, as amended.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19590" be finally adopted

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19591"
RA to RF-SD, RF-13 and RF-10 – 16737 and 16759 – 15 Avenue and 16692, 16712, 16766 and 16790 16 Avenue - to subdivide into 20 semi-detached residential lots, 38 single family small lots (8 RF-13 and 30 RF-10), and 1 park lot.

That Council rescind third reading of Bylaw No. 19591 granted by resolution No. R18-1119 at the May 28, 2018 Regular Council - Public Hearing meeting.

That Council update legal descriptions to reflect the current status of the subject properties.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19591" pass its third reading, as amended.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19591" be finally adopted

Development Variance Permit No. 7916-0376-00

16737 and 16759 – 15 Avenue and 16692, 16712, 16766 and 16790 – 16 Avenue
To reduce the lot depth for proposed Lots 21 to 26 from 30 metres (98 ft.) to 29 metres (95 ft.) in order to facilitate a 15 metre wide Green Infrastructure Network Corridor/Agricultural Land Reserve (ALR) buffer along 168 Street.

That Council authorize the issuance of Development Variance Permit No. 7916-0376-00.

Development Permit No. 7916-0376-00

16737 and 16759 – 15 Avenue and 16692, 16712, 16766 and 16790 – 16 Avenue
To issue a Development Permit for Sensitive Ecosystems (Streamside Areas) and Form and Character, generally in accordance within the guidelines of the Official Community Plan.

That Council authorize the issuance of Development Permit No. 7916-0376-00.

10. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2019, No. 19844"
7917-0530-00
Owner: 1136183 B.C. Ltd. (Director Information: Harjinder Dhaliwal Ravinder Singh Munday)
Agent: Crescent Homes Inc. (Berinder Dhaliwal)
To redesignate the site 9642 and 9654 – 162A Street; 16261, 16279 and 16293 – 96 Avenue from Urban to Multiple Residential.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2019, No. 19844" be finally adopted

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19845"
RA, RF and RM-D to RM-30 – 9642 and 9654 – 162A Street; 16261, 16279 and 16293 – 96 Avenue - to develop 60 townhouse units.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19845" be finally adopted

Development Variance Permit No. 7917-0530-00

9642 and 9654 – 162A Street; 16261, 16279 and 16293 – 96 Avenue
To reduce the minimum setbacks along all property lines and increase the maximum number of risers permitted within the setback area from 3 to 6 for buildings 9, 10 and 11.

That Council authorize the issuance of Development Variance Permit No. 7917-0530-00.

Development Permit No. 7917-0530-00

9642 and 9654 – 162A Street; 16261, 16279 and 16293 – 96 Avenue
To issue a Development Permit for Form and Character and Sensitive Ecosystems

That Council authorize the issuance of Development Permit No. 7917-0530-00.

11. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20241"
7920-0182-00
Owner: Sullivan 148 Properties Ltd.
Agent: Hub Engineering Inc. (Mike Kompter)
RA to RF-9, RF-10, RF-12, RF-13 - 6237 - 148 Street - to subdivide the site into
41 single family small lots.

That Council amend the South Newton Neighbourhood Concept Plan (NCP) for
changes to the road network.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20241" be
finally adopted

Development Permit No. 7920-0182-00

6237 - 148 Street

To issue a Development Permit for Hazard Lands (Steep Slopes)

That Council authorize the issuance of Development Permit No. 7920-0182-00.

PERMIT APPROVALS

12. **Development Permit No. 7920-0094-00**

15127 No. 10 Highway (56 Avenue)

Owner: Investors Group Trust Co. Ltd.

Agent: R. Reyes

To permit renovations to an existing drive-through restaurant.

That Council authorize the issuance of Development Permit No. 7920-0094-00.

BYLAW INTRODUCTIONS

13. "Surrey Comprehensive Development Zone 09 (CD.09), Bylaw, 2021, No. 20332"

3900-20-20332 – Council Initiative

13406, 13418, 13426 & 13438 - 63 Avenue; 6288 - 134 Street

This Bylaw amends and replaces Bylaw No. 12065 in order to support the inclusion
of one secondary suite in existing Comprehensive Development Zones that regulate
single family dwellings and that have adequate lot size, width and depth to provide
at least three off-street parking spaces, as outlined in Corporate Report 2020-R162.

"Surrey Comprehensive Development Zone 09 (CD.09), Bylaw, 2021, No. 20332"
pass its first reading.

"Surrey Comprehensive Development Zone 09 (CD.09), Bylaw, 2021, No. 20332"
pass its second reading.

That pursuant to Section 464(2) of the *Local Government Act*, the public hearing
on Bylaw No. 20332 is waived.

14. "Surrey Comprehensive Development Zone 10 (CD.10), Bylaw, 2021, No. 20333"

3900-20-20333 – Council Initiative

13338 and 13348 - 58B Avenue

This Bylaw amends and replaces Bylaw No. 12657 in order to support the inclusion
of one secondary suite in existing Comprehensive Development Zones that regulate
single family dwellings and that have adequate lot size, width and depth to provide
at least three off-street parking spaces, as outlined in Corporate Report 2020-R162.

"Surrey Comprehensive Development Zone 10 (CD.10), Bylaw, 2021, No. 20333" pass its first reading.

"Surrey Comprehensive Development Zone 10 (CD.10), Bylaw, 2021, No. 20333" pass its second reading.

That pursuant to Section 464(2) of the *Local Government Act*, the public hearing on Bylaw No. 20333 is waived.

15. "Surrey Comprehensive Development Zone 11 (CD.11), Bylaw, 2021, No. 20334"
3900-20-20334 – Council Initiative
12678 – 12699 – 67A Avenue; 12680 – 12697 – 67B Avenue; 12703 – 12763 67B Avenue (odd numbers) 12768 – 67B Avenue; 12682 – 12772 – 68 Avenue (even numbers); and 6749 – 6793 – 128 Street (odd numbers)
This Bylaw amends and replaces Bylaw No. 13242 in order to support the inclusion of one secondary suite in existing Comprehensive Development Zones that regulate single family dwellings and that have adequate lot size, width and depth to provide at least three off-street parking spaces, as outlined in Corporate Report 2020-R162.

"Surrey Comprehensive Development Zone 11 (CD.11), Bylaw, 2021, No. 20334" pass its first reading.

"Surrey Comprehensive Development Zone 11 (CD.11), Bylaw, 2021, No. 20334" pass its second reading.

That pursuant to Section 464(2) of the *Local Government Act*, the public hearing on Bylaw No. 20334 is waived.

16. "Surrey Comprehensive Development Zone 12 (CD.12), Bylaw, 2021, No. 20335"
3900-20-20335 – Council Initiative
6733, 6737, 6741, and 6745 – 128 Street; 12705 to 12787 – 67A Avenue
This Bylaw amends and replaces Bylaw No. 13388 and a portion of Bylaw 13030 in order to support the inclusion of one secondary suite in existing Comprehensive Development Zones that regulate single family dwellings and that have adequate lot size, width and depth to provide at least three off-street parking spaces, as outlined in Corporate Report 2020-R162.

"Surrey Comprehensive Development Zone 12 (CD.12), Bylaw, 2021, No. 20335" pass its first reading.

"Surrey Comprehensive Development Zone 12 (CD.12), Bylaw, 2021, No. 20335" pass its second reading.

That pursuant to Section 464(2) of the *Local Government Act*, the public hearing on Bylaw No. 20335 is waived.

17. "Surrey Comprehensive Development Zone 13 (CD.13), Bylaw, 2021, No. 20336"
3900-20-20336 – Council Initiative
5854 to 5946 – 138 Street; 5852 – 5892 – 137B Street (odd numbers); 13775 to 13791 – 58A Avenue (odd numbers)
This Bylaw amends and replaces Bylaw No. 13438 in order to support the inclusion of one secondary suite in existing Comprehensive Development Zones that regulate single family dwellings and that have adequate lot size, width and depth to provide at least three off-street parking spaces, as outlined in Corporate Report 2020-R162.

"Surrey Comprehensive Development Zone 13 (CD.13), Bylaw, 2021, No. 20336" pass its first reading.

"Surrey Comprehensive Development Zone 13 (CD.13), Bylaw, 2021, No. 20336" pass its second reading.

That pursuant to Section 464(2) of the *Local Government Act*, the public hearing on Bylaw No. 20336 is waived.

18. "Surrey Comprehensive Development Zone 14 (CD.14), Bylaw, 2021, No. 20337"
3900-20-20337 – Council Initiative
12704, 12714, 12720, 12726, 12732, 12738, 12746, 12752, and 12760 67B Avenue
This Bylaw amends and replaces Bylaw No. 13686 in order to support the inclusion of one secondary suite in existing Comprehensive Development Zones that regulate single family dwellings and that have adequate lot size, width and depth to provide at least three off-street parking spaces, as outlined in Corporate Report 2020-R162.

"Surrey Comprehensive Development Zone 14 (CD.14), Bylaw, 2021, No. 20337" pass its first reading.

"Surrey Comprehensive Development Zone 14 (CD.14), Bylaw, 2021, No. 20337" pass its second reading.

That pursuant to Section 464(2) of the *Local Government Act*, the public hearing on Bylaw No. 20337 is waived.

19. "Surrey Comprehensive Development Zone 15 (CD.15), Bylaw, 2021, No. 20338"
3900-20-20338 – Council Initiative
13406, 13418, 13426 and 13438 - 63 Avenue; 6288 - 134 Street
This Bylaw amends and replaces Bylaw No. 13935 in order to support the inclusion of one secondary suite in existing Comprehensive Development Zones that regulate single family dwellings and that have adequate lot size, width and depth to provide at least three off-street parking spaces, as outlined in Corporate Report 2020-R162.

"Surrey Comprehensive Development Zone 15 (CD.15), Bylaw, 2021, No. 20338" pass its first reading.

"Surrey Comprehensive Development Zone 15 (CD.15), Bylaw, 2021, No. 20338" pass its second reading.

That pursuant to Section 464(2) of the *Local Government Act*, the public hearing on Bylaw No. 20338 is waived.

20. "Surrey Comprehensive Development Zone 16 (CD.16), Bylaw, 2021, No. 20339"
3900-20-20339 – Council Initiative
8162 and 8156 – 156 Street
This Bylaw amends and replaces Bylaw No. 14798 in order to support the inclusion of one secondary suite in existing Comprehensive Development Zones that regulate single family dwellings and that have adequate lot size, width and depth to provide at least three off-street parking spaces, as outlined in Corporate Report 2020-R162.

"Surrey Comprehensive Development Zone 16 (CD.16), Bylaw, 2021, No. 20339" pass its first reading.

"Surrey Comprehensive Development Zone 16 (CD.16), Bylaw, 2021, No. 20339" pass its second reading.

That pursuant to Section 464(2) of the *Local Government Act*, the public hearing on Bylaw No. 20339 is waived.

APPLICATIONS/BYLAWS/PERMITS TO BE CLOSED

21. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19839"
7918-0320-00
Owner: Pacific Link East (Lots 4 To 6) Industrial Park Ltd. and Pacific Link East (Lot 7) Industrial Park Ltd.
Agent: Wesgroup Properties Ltd. (Sunny Sandher)
IL, IL-1 and IB-2 to CD – 10274, 10284, 10304 and 10324 – 120 Street - to permit the development of a future multi-unit industrial warehouse building and a standalone drive-through restaurant.

That Application No. 7918-0320-00 be closed and "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19839" be filed.