

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

A. ADOPTION OF THE AGENDA

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

B. PLANNING REPORTS

1. **Planning Report - Application No. 7923-0374-00** **13018 - 80 Avenue**

Owner: West-Bend Construction Ltd.

Director Information: R. Bellini, L. Bellini

Officer Information as at March 2, 2022: R. Bellini (President),
L. Bellini (Secretary)

Agent: Russell Brewing Company (Steve Schafer)

Rezoning from CD (Bylaw No. 19295) to IL
Liquor License Amendment (patio addition)

to permit an exterior patio addition for the lounge endorsement of an existing brewery.

* **Planning Recommendation**

The Planning & Development Department recommends that:

1. a Bylaw be introduced to rezone the subject site from "Comprehensive Development Zone (CD Bylaw No. 19295)" to "Light Impact Industrial Zone (IL)", and a date be set for Public Hearing.
2. a Public Information Meeting in the form of a Public Hearing be set to solicit feedback from area residents and business owners' regarding the proposed liquor license amendment with the following limitations:
 - (a) the addition of a 45 square metre patio as an extension of the lounge endorsement with hours of operation from 12:00 p.m. to 10:00 p.m., seven days a week.

* **Council Actions**

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21199"

First Reading

Second Reading

That the Public Hearing for Bylaw No. 21199 and the Public Input for the Liquor License Amendment be held on Monday, May 6, 2024, at 7:00 p.m.

2. **Planning Report - Application No. 7923-0075-00
11358 - 128 Street**
Owner: Calvary Worship Centre
Director Information: P. Addea-Akyea, P. Akagu-Jones, J. Ferrey, M. Mariani,
J. Mcleod, B. Morris, R. Owusu, S. Owusu, P. Tran, J. Williamson
No Officer Information Filed.
Agent: Citiwest Consulting Ltd. (Roger Jawanda)
**Rezoning a portion from PA-2 to CD
Development Permit**
*to permit the development of a 3-storey building with childcare, office and community
service uses.*

* **Planning Recommendation**

The Planning & Development Department recommends 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 "Assembly Hall 2 Zone (PA-2)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7923-0075-00 generally in accordance with the attached drawings (Appendix II), and the finalized geotechnical report.
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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

- (h) submission of a finalized Geotechnical Report to the satisfaction of City staff;
- (i) registration of an access easement and shared parking agreement between the subject properties to ensure access to the proposed shared parking; and
- (j) registration of a Section 219 Restrictive Covenant to restrict habitable floor area below the Flood Construction Level (FCL) and to inform current and future owners that the subject property is located within a floodplain area and that any buildings or structures constructed upon the lot may be damaged by flooding or erosion.

* **Bylaw Readings**

"Surrey Comprehensive Development Zone 210 (CD 210), Bylaw, 2024, No. 21241"

First Reading

Second Reading

That the Public Hearing be held on Monday, May 6, 2024, at 7:00 p.m.

3. **Planning Report - Application No. 7923-0036-00**
14919 and 14939 Fraser Highway; 14974 - 92 Avenue (14976 - 92 Avenue)
Owner: 1212200 B.C. Ltd.
Director Information: V. Aujla, A. Ghuman
No Officer Information Filed as at June 11, 2023.
Agent: DF Architecture Inc (Jessie Arora)
OCP Amendment from "Urban" to "Multiple Residential"
Rezoning from RF to CD
Development Permit
to permit the development of two, 6-storey residential apartment buildings.

* **Planning Recommendation**

The Planning & Development Department recommends that:

1. Council file Bylaw Nos. 19543 and 19544 and close Land Development Project No. 7916-0673-00 and all applications associated with this project.
2. Council endorse the Public Notification to proceed for Bylaw No. 21242 to amend the Official Community Plan (OCP) Figure 3: General Land Use Designations for the subject site from "Urban" to "Multiple Residential".

3. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the OCP, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
4. Council endorse the Public Notification to proceed for Bylaw No. 21243 to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)".
5. Council authorize staff to draft Development Permit No. 7923-0036-00 generally in accordance with the attached drawings (Appendix I).
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) final approval from TransLink;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (h) submission of an acoustical report for the units adjacent to Fraser Highway and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (i) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-70 Zone, at the rate in effect at the time of Final Adoption;

- (j) 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 with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services; and
- (k) Stage 2 approval of the Fleetwood Plan.

* **Council Actions**

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19543"

That Council file Bylaw No. 19543.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19544"

That Council file Bylaw No. 19544.

Planning Report - Application No. 7916-0673-00

That Council close Application No. 7916-0673-00.

4. **Planning Report - Application No. 7922-0380-00
6631 - 152 Street**

Owners: P. Sidhu, R. Sidhu

Agent: Flat Architecture Inc. (Rajinder Warraich)

OCP Amendment from "Urban" to "Multiple Residential"

NCP Amendment from "Townhouses (max 15 u.p.a.)" to "Mixed -Use Commercial/Residential"

Rezoning from RH to CD (based on RM-70 and C-5)

Development Permit

to permit the development of a four-storey mixed-use building with 42 units and 756 square metres of commercial space.

* **Planning Recommendation**

The Planning & Development Department recommends that:

1. a Bylaw be introduced to amend the Official Community Plan (OCP) Figure 3: General Land Use Designations for the subject site from "Urban" to "Multiple Residential", and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the OCP, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.

3. a Bylaw be introduced to rezone the subject site from "Half-Acre Residential Zone (RH)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7922-0380-00, generally in accordance with the attached drawings (Appendix I).
5. 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 road dedication plan 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) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the CD Zone, at the rate in effect at the time of Final Adoption;
 - (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (j) submission of an acoustical report for the units adjacent to 152 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and

(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 with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services.

6. Council pass a resolution to amend the East Newton South Neighbourhood Concept Plan (NCP) to redesignate the land from "Townhouses (max 15 u.p.a.)" to "Mixed -Use Commercial/Residential" when the project is considered for final adoption.

* **Bylaw Readings**

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21244"

First Reading

Second Reading

That the Public Hearing be held on Monday, May 6, 2024, at 7:00 p.m.

"Surrey Comprehensive Development Zone 206 (CD 206), Bylaw, 2024, No. 21245"

First Reading

Second Reading

That the Public Hearing be held on Monday, May 6, 2024, at 7:00 p.m.

5. **Planning Report - Application No. 7923-0053-00**
14864, 14876, 14884 – 103A Avenue; 14865 and 14875 – 103 Avenue;
10325 – 149 Street (10327 – 149 Street); Portion of unopened lane
Owner: 1386170 B.C. Ltd.

Director Information: J. Sidhu

No Officer Information Filed.

Agent: Cre 8 Architecture Ltd. (Jaswinder Singh)

Rezoning from RF to CD (based on RM-70)

Development Permit

to permit the development of two 6-storey apartment buildings with approximately 182 dwelling units and underground parking on a consolidated site.

* **Planning Recommendation**

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for Bylaw No. 21246 to rezone the subject site, and a portion of unopened lane shown as Block I on the survey plan attached in Appendix II, from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)".

2. Council approve the applicant's request to vary the Sign By-law as described in Appendix I.
3. Council authorize staff to draft Development Permit No. 7923-0053-00, including a comprehensive sign design package generally in accordance with the attached drawings (Appendix II).
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) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-70 Zone;
 - (h) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Community-Specific Capital Projects Community Amenity Contributions (CACs) in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (j) completion of the closure and acquisition of the existing unopened east-west lane allowance (Appendix II); and
 - (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 with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services.

**6. Planning Report - Application No. 7920-0325-00
9269 - 163 Street**

Owner: Civitas Builders Inc. (Previously known as One Touch Restoration Ltd.)

Director Information: P. Dhaliwal

Officer Information as at October 1, 2023: P. Dhaliwal (President)

Agent: One Touch Restoration (Pawan Dhaliwal)

OCP Amendment from "Suburban" to "Urban"

Rezoning from RH to CD (Based on RF Zone)

to allow subdivision into two single family residential lots.

*** Planning Recommendation**

The Planning & Development Department recommends that:

1. a Bylaw be introduced to amend the Official Community Plan (OCP) Figure 3: General Land Use Designations for the subject site from "Suburban" to "Urban" and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the OCP, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. a Bylaw be introduced to rezone the subject site from "Half-Acre Residential Zone (RH)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.
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) 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (g) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Community-Specific Capital Projects Community Amenity Contributions (CACs) in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department.

* **Bylaw Readings**

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21247"

First Reading

Second Reading

That the Public Hearing be held on Monday, May 6, 2024, at 7:00 p.m.

"Surrey Comprehensive Development Zone 203 (CD 203), Bylaw, 2024, No. 21248"

First Reading

Second Reading

That the Public Hearing be held on Monday, May 6, 2024, at 7:00 p.m.

- 7. **Planning Report - Application No. 7920-0268-00**
15390 - 28 Avenue
Owners: K. Basraon, S. Basraon
Agent: Terra Nobis Consulting (Jimmy Lee)
LAP Amendment from "Single Family Residential (6 u.p.a.)" to "Single Family Small Lots"
Rezoning from RF to RF-10
to allow subdivision into 2 single family residential lots.

* **Planning Recommendation**

The Planning & Development Department recommends that:

- 1. Council endorse the Public Notification to proceed for Bylaw No. 21249 to rezone the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential 10 Zone (RF-10)".

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) demolition of existing buildings and structures to the 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; and
 - (g) 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 the King George Highway Corridor Neighbourhood Concept Plan 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.

- 8. Planning Report - Application No. 7923-0209-00
14784 and 14794 - 106 Avenue; 10563 and 10573 - 148 Street**
 Owners: S. Kumar, S. Jubbal, T. Sohal,
 Ds 106 Developments Ltd.
Director Information: T. Dawson, S. Hooge
No Officer Information as at March 29, 2023.
 Agent: Dawson and Sawyer Properties Ltd. (Phil Magistrale)
NCP Amendment from "Low Rise Transition Residential" to "Low to Mid Rise Residential"
Rezoning from RF to CD (based on RM-70)
Development Permit
to permit the development of a 6-storey residential building, containing 93 dwelling units over 2 levels of underground parking, on a consolidated site in Guildford.

*** Planning Recommendation**

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for Bylaw No. 21250 to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)".

2. Council authorize staff to draft Development Permit No. 7923-0209-00 generally in accordance with the attached drawings (Appendix I).
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) 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 provide a density bonus amenity contribution consistent with the Tier 2 Community-Specific Capital Projects Community Amenity Contributions (CACs) in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (g) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-70 Zone, at the rate in effect at the time of Final Adoption;
 - (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 148 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (j) registration of a volumetric statutory right-of-way, for public rights of passage, over the proposed semi-public corner plaza at the north-west portion of the subject site; and
 - (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 with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services.

4. Council pass a resolution to amend the Guildford Plan to redesignate the subject site from "Low Rise Transition Residential" to "Low to Mid Rise Residential", when the project is considered for Final Adoption.
9. **Planning Report - Application No. 7922-0085-00
13760, 13770, 13780, 13790 and 13806 - 101A Avenue**
 Owner: Deer Lake Homes Ltd.
Director Information: R. Grewal, A. Ubhi
Officer Information as at January 29, 2024: R. Grewal (Secretary),
 A. Ubhi (President)
 Agent: Flat Architecture Inc. (Rajinder Warraich)
OCP Amendment to Figures 3 and 16 from "Multiple Residential" to "Downtown 3.5 FAR".
City Centre Plan Amendment from "Low to Mid Rise Residential" to "Mid to High Rise Residential".
Rezoning from RF to CD
Development Permit
Housing Agreement
to permit the phased development of two residential buildings including a 22-storey tower and a 6-storey low-rise building with a total of 318 residential dwelling units including 58 rental units secured with a Housing Agreement.

* **Planning Recommendation**

The Planning & Development Department recommends that:

1. a Bylaw be introduced to amend the Official Community Plan (OCP) Figure 3: General Land Use Designations for the subject site from "Multiple Residential" to "Downtown 3.5 FAR" and to Figure 16: Downtown Densities to include the site, and a date be set for Public Hearing.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the OCP, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. a Bylaw be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.
4. a Bylaw be introduced to enter into a Housing Agreement and be given First, Second and Third Reading (Appendix VI).
5. Council authorize staff to draft Development Permit No. 7922-0085-00 generally in accordance with the attached drawings (Appendix I).

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 plan 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 enter into a Housing Agreement with the City to restrict a total of 58 dwelling units on the subject site to rental housing for a period of forty (40) years;
 - (g) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement at the rate in effect at the time of Final Adoption;
 - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (i) registration of a Section 219 Restrictive Covenant for the residential tower to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services;
 - (j) registration of a Section 219 Restrictive Covenant to reflect the 58 rental units and ensure the proposal will adequately address the City's needs with respect to Public Art, Affordable Housing and Capital Project CACs (Tier 1 and Tier 2) if the market rental tenure of the proposed development changes, at any point in the future;
 - (k) registration of a volumetric statutory right-of-way for public rights-of-passage for the proposed plaza spaces;
 - (l) registration of easement agreements for shared amenity spaces, vehicular access and underground space;

- (m) review of the project by the Advisory Design Panel and resolution of design comments to the satisfaction of the General Manager, Planning & Development Department; and
 - (n) 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.
7. Council pass a resolution to amend the Surrey City Centre Plan to redesignate the land from "Low to Mid-Rise Residential" to "Mid to High Rise Residential", when the project is considered for final adoption.

* **Bylaw Readings**

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21251"

First Reading

Second Reading

That the Public Hearing be held on Monday, May 6, 2024, at 7:00 p.m.

"Surrey Comprehensive Development Zone 207 (CD 207), Bylaw, 2024, No. 21252"

First Reading

Second Reading

That the Public Hearing be held on Monday, May 6, 2024, at 7:00 p.m.

"The Deer Lake Homes Ltd. Housing Agreement, Authorization Bylaw, 2024, No. 21253"

First Reading

Second Reading

Third Reading

10. **Planning Report - Application No. 7924-0032-00
16611, 16651, and 16681 - 20 Avenue**
Owner: Marathon Homes Sunnyside Ltd.
Director Information: G. Gill, J. Gill
No Officer Information Filed as at October 1, 2023.
Agent: Marathon Homes Sunnyside Ltd.
NCP Amendment from "Cluster Residential 6-10 upa" and "Low Density Residential 6-10 upa" to "Multiple Residential 15-25 upa".
NCP Amendment to eliminate flex road and drainage corridor.
Rezoning from RA and RF-12 to RM-30 and RF-10
Development Permit / Development Variance Permit
to permit the development of 194 townhouse units and two single family lots.

*** Planning Recommendation**

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for Bylaw No. 21202 to rezone the portion of the site shown as Block A on the Survey Plan attached as Appendix V, from "One-Acre Residential Zone (RA)" and "Single Family Residential (12) Zone (RF-12)" to "Multiple Residential 30 Zone (RM-30)," and to rezone the portion of the site shown as Block B on the Survey Plan attached from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)".
2. Council authorize staff to draft Development Permit No. 7924-0032-00 generally in accordance with the attached drawings (Appendix I).
3. should Council grant First and Second Reading to the subject application, Council file Bylaw No. 20769 and close Land Development Project No. 7922-0149-00 and all applications associated with this project.
4. Council approve Development Variance Permit No. 7924-0032-00 (Appendix VI), varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north front yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face for Buildings 19, 20, 21, and 22;
 - (b) to reduce the minimum north side yard setback of the RM-30 Zone from 6.0 metres to 4.0 metres to the principal building face for Building 18;
 - (c) to reduce the minimum west front yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face for Buildings 17 and 18, 30 and 31;

- (d) to reduce the minimum west side yard setback of the RM-30 Zone from 6.0 metres to 4.0 metres to the principal building face for Building 15;
 - (e) to reduce the minimum south setback of the RM-30 Zone from 6.0 metres to 4.5 metres to the principal building face for Building 3, 4 and 5 and from 6.0 metres to 5.1 metres for side yard of Building 2;
 - (f) to reduce the minimum east side yard setback of the RM-30 Zone from 6.0 metres to 4.0 metres to the principal building face for Building 22;
 - (g) to reduce the minimum southeast side yard setback of the RM-30 Zone from 6.0 metres to 3.7 metres to the principal building face for Building 22; and
 - (h) to reduce the minimum east front yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face for Buildings 1 and 2.
5. 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) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-30 Zone, at the rate in effect at the time of Final Adoption;
 - (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (j) registration of a right-of-way for public rights-of-passage for the multi-use pathway;
 - (k) 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; and
 - (l) 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 with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Department.
6. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan (NCP) to redesignate a portion of the land from "Cluster Residential 6-10 upa" and "Low-Density Residential 6-10 upa" to "Multiple Residential 15-25 upa," and to eliminate the flex road and drainage corridor alignments, when the project is considered for final adoption.

C. ADDITIONAL PLANNING COMMENTS

1. Planning Report - Application No. 7921-0174-01 1788 - 168 Street

Owner: Dlj Development Ltd.

Director Information: B. Johal,

No Officer Information Filed as at March 19, 2023.

Agent: Architecture Panel (Ruchir Dhall)

NCP Amendment from Medium Density Townhouse and Riparian Area to High Density Townhouse, Riparian Area, and Detention Pond and for changes to the local road network.

Development Variance Permit

to permit the development of 123 townhouse units, and a detention pond.

* Planning Recommendation

The Planning & Development Department recommends that:

- 1. Council approve Development Variance Permit No. 7921-0174-01 (Appendix VI), varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard (east) setback of the RM-30 Zone from 6.0 metres to 4.5 metres to the principal building face; and

- (b) to allow parking within the required setback area of the RM-30 Zone, along the southern portion of the site.
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) 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) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
 - (h) conveyance of riparian areas and Biodiversity Conservation Strategy areas to the City;
 - (i) 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;
 - (j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (k) submission of an acoustical report for the units adjacent to 168 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (l) 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 with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services; and

(m) registration of a Section 219 Restrictive Covenant to ensure the buildings are constructed to meet Zero Carbon Incentive requirements as identified in the Darts Hill Neighborhood Concept Plan (NCP), and that a bond will be collected for 1% of construction hard costs.

3. Council pass a resolution to amend the Darts Hill Neighbourhood Concept Plan (NCP) to redesignate the land from Medium Density Townhouse and Riparian Area to High Density Townhouse, Riparian Area, and Detention Pond, and for changes to the road network and riparian area when the project is considered for final adoption. The amendment also involves the removal of the detention pond on the lands to the south, and the redesignation of those lands from Detention Pond and Detention Pond Grading to Park and Natural Areas.

D. ITEMS REFERRED BACK

This section has no items to consider.

E. CORPORATE REPORTS

This section has no items to consider.

F. CORRESPONDENCE

This section has no items to consider.

G. NOTICE OF MOTION

This section has no items to consider.

H. BYLAWS AND PERMITS

BYLAWS

1. Planning Report - Application No. 7921-0131-00
7140 - 141A Street (7138 - 141A Street)

Owners: S. Uppal, A. S. Uppal, A. K. Uppal
Agent: Arcotech Development Inc. (Daoud Nouri)

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20533"
RM-D to RF - to permit the construction of one single family dwelling.

Note: Change of Owner

Council direction received December 6, 2021

Final Adoption

BYLAWS WITH PERMITS

2. Planning Report - Application No. 7916-0258-00
13941 - 64 Avenue

Owner: 1069455 B.C. Ltd. (Director Information: I. Dhaliwal, P. Dhaliwal, T. Paul, K. Rai)

Agent: Hub Engineering Inc. (Mike Kompter)

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19763"
RA to RF-13, RF-SD and RM-23 - in order to subdivide into 4 single family small lots, 10 semi-detached residential units and 3 row housing units.

Council direction received January 14, 2019

Note: Change in Director

- * See memorandum dated April 16, 2024

That Council amend the South Newton Neighbourhood Concept Plan to redesignate portions of the site from Townhouses (15 upa max) to Single Family Small Lots, and from Townhouses (15 upa max) to Row Housing, and for a portion to be designated as Creeks and Riparian Setbacks.

Final Adoption

Development Variance Permit No. 7916-0258-00

To reduce the minimum lot depth for proposed Lots 6 and 7; reduce the minimum separation distance between the principal dwelling and an accessory building for proposed Lot 7; allow front facing double garages on proposed Lots 15, 16 and 17; and reduce the minimum rear yard setback for proposed Lot 14.

Supported by Council April 1, 2019

That Council authorize the issuance of Development Variance Permit No. 7916-0258-00.

Development Permit No. 7916-0258-00

To issue Development Permit for Form and Character and for Sensitive Ecosystems (Streamside Areas).

Council authorized to draft January 14, 2019

That Council authorize the issuance of Development Permit No. 7916-0258-00.

3. Planning Report - Application No. 7918-0132-00
14188 - 62 Avenue

Owner: Sabremark Developments Inc. (Director Information: R. Shoker)
Agent: Sabremark Developments Inc. (Rikki Shoker)

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20162"
RH to CD - to permit the development of a three-storey mixed use building
consisting of 18 rental apartment units and 477 square metres of ground-floor
commercial space.

Council direction received September 14, 2020

- * See memorandum dated April 16, 2024

**That Council amend South Newton Neighbourhood Concept Plan (NCP) to
redesignate the land from "Mixed Commercial - Residential (Townhouses)"
to "Mixed Commercial-Residential (Apartments)".**

Final Adoption

"The Sabremark Developments Inc. Housing Agreement Authorization Bylaw, 2020,
No. 20163"

To enter into a Housing Agreement to secure the rental apartment units for a
period of 20 years for the site located at 14188 - 62 Avenue.

Council direction received September 14, 2020

Final Adoption

Development Permit No. 7918-0132-00

To issue Development Permit for Form and Character.

Council authorized to draft September 14, 2020

That Council authorize the issuance of Development Permit No. 7918-0132-00.

4. Planning Report - Application No. 7919-0177-00
11037, 11049, 11057 and 11069 Ravine Road; 11054, 11066 and 11080 - 132 Street

Owner: Quadra Holdings (King George) Ltd. (Director Information: M. Redekop, P. Warkentin)

Agent: Barnett Dembek Architects Inc. (Maciej Dembek)

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 20958"

To amend OCP Table 7A: Land Use Designation Exemptions within the "Multiple Residential" designation by adding site specific permission for the subject site to permit a density up to 2.7 FAR.

Council direction received May 15, 2023

Final Adoption

"Surrey Comprehensive Development Zone 119 (CD 119), Bylaw, 2023, No. 20959" RF and RM to CD - to develop three, 6-storey apartment buildings, containing 319 dwelling units, over a shared two-level underground parkade, in City Centre.

Council direction received May 15, 2023

Final Adoption

Development Variance Permit No. 7919-0177-00

To vary the requirement in Section 2.3 of the District Energy System Bylaw, 2012, No. 17667, as amended, so that the owner of a new building within Service Area B, with a gross floor area ratio of up to 2.7, will not be required to utilize hydronic systems for space heating within individual units in order to permit the development of three, 6-storey apartment buildings, containing 319 dwelling units, over a shared two-level underground parkade, in City Centre

Supported by Council December 18, 2023

That Council authorize the issuance of Development Variance Permit No. 7919-0177-00.

Development Permit No. 7919-0177-00

To issue Development Permit for Form and Character.

Council authorized to Draft May 15, 2023

That Council authorize the issuance of Development Permit No. 7919-0177-00.

5. Planning Report - Application No. 7921-0063-00
14683 - 104 Avenue

Owner: RDG Guilden Development Ltd. (Director Information: R. Elliott, M. Rempel)
Agent: Focus Architecture (Colin A. Hogan)

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20759"

To amend OCP Table 7A: Land Use Designation Exceptions by adding site specific permission for the subject site 14683 - 104 Avenue to allow density up to 2.29 FAR.

Council direction received October 3, 2022

- * See memorandum dated April 16, 2024

That Council file Bylaw No. 20759.

"Surrey Comprehensive Development Zone 86 (CD 86), Bylaw, 2022, No. 20760"
C-35 to CD - to allow the development of two, 6-storey apartment buildings with approximately 187 dwelling units and underground parking in Guildford.

Council direction received October 3, 2022

Final Adoption

Development Permit No. 7921-0063-00
To issue Development Permit for Form and Character.

Council authorized to draft October 3, 2022

That Council authorize the issuance of Development Permit No. 7921-0063-00.

6. Planning Report - Application No. 7923-0273-00
12747 - 102 Avenue; 12758 - 103 Avenue; 10238, 10252, 10272 - 127A Street;
10235, 10285 - 128 Street

Owner: Surrey Gardens Holding Ltd. (Director Information: W. Rennison, E. Rennison)
Agent: Primex Investments Ltd. (Greg Mitchell)

"The Surrey Gardens Holdings Ltd. Housing Agreement, Authorization Bylaw, 2023, No. 21084"

To enter into a Housing Agreement to extend the secured rental term from 20 to 40 years.

Council direction received October 30, 2023

Final Adoption

Development Variance Permit No. 7923-0273-00

To reduce the required off-street parking from 0.9 to 0.65 parking spaces per dwelling unit in Block B; to increase the required off-street parking from 0.05 to 0.1 parking spaces per dwelling unit for visitor parking (Block B); and to increase the required off-street parking from 0.05 to 0.1 parking spaces per dwelling unit for visitor parking (Blocks A and D) in order to reduce the residential off-street parking requirements for three proposed market rental apartment buildings.

Supported by Council November 20, 2023

That Council authorize the issuance of Development Variance Permit No. 7923-0273-00.

PERMITS

7. Planning Report - Application No. 7915-0238-00, 7915-0238-01
6292 - 148 Street

Owner: 0875510 B.C. Ltd. (Director Information: J. Dhaliwal, A. Sahota)
Agent: WSP Group Canada/Hunter Laird (Dexter Hirabe)

Development Variance Permit No. 7915-0238-01

To reduce the minimum lot depth on proposed Lot 1 from 22.0 metres to 11.4 metres; to reduce the minimum rear yard setback on proposed Lot 1 from 7.5 metres to 2.0 metres; and to reduce the minimum streamside setback distance from the top-of-bank for a "Natural Class B Stream" from 15 metres to 8.8 metres in order to subdivide into one single family lot and one open space lot for conveyance to the City.

Supported by Council October 30, 2023

That Council authorize the issuance of Development Variance Permit No. 7915-0238-01.

Development Permit No. 7915-0238-00

To issue Development Permit for Sensitive Ecosystems.

Council authorized to draft October 16, 2023

That Council authorize the issuance of Development Permit No. 7915-0238-00.

I. CLERKS REPORT

This section has no items to consider.

J. OTHER BUSINESS

This section has no items to consider.

K. ADJOURNMENT

Council is requested to pass a motion to adjourn the meeting.