

# *Regular Council – Public Hearing Agenda*

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## **A. ADOPTIONS**

### **1. Adoption of the Agenda**

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

### **2. Adoption of the Minutes**

#### **a. Regular Council Inaugural Meeting - November 7, 2022**

Minutes to be adopted.

#### **b. Special Council - November 14, 2022**

Minutes to be adopted.

#### **c. Regular Council - Land Use - November 14, 2022**

Minutes to be adopted.

#### **d. Regular Council - Public Hearing - November 14, 2022**

Minutes to be adopted.

## **B. DELEGATIONS - PRESENTATION**

### **1. Mike Roberts, CEO BC Municipal Safety Association**

In attendance to present Council with the 2022 Organizational Safety Excellence Award and City of Excellence – Gold Standard award.

2. **Canada's Safest Employer for Young Workers  
Presented by Canadian Occupational Safety**

Video presentation highlighting that Surrey has been recognized as Canada's Safest Employer for Young Workers for 2022.

3. **Assistant Commissioner Brian Edwards, Officer in Charge  
Surrey RCMP**

To provide a presentation regarding the framework for maintaining the RCMP as the police of jurisdiction in Surrey.

**Note:** See Corporate Report R209.

**B. DELEGATIONS - PUBLIC HEARING**

1. **"Surrey Comprehensive Development Zone 84 (CD 84), Bylaw, 2022, No. 20744"  
Application No. 7922-0040-00**

CIVIC ADDRESS: 10135 - 173 Street

APPLICANT: Owner: 10145 173rd Street Project Ltd.  
(Director Information: Yidan Chen, Ying Fan, Hai Ji)  
Agent: Sutton Select Property Management & Realty (Clairy Yang)

PURPOSE: The applicant is requesting to rezone the subject site from Half-Acre Residential Zone to Comprehensive Development Zone in order to allow subdivision into two single family lots.

2. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20762"  
Application No. 7917-0085-00**

CIVIC ADDRESS: 15864 - 112 Avenue

APPLICANT: Owner: Athwal Construction Inc.  
Agent: WSP Canada Inc. (Scott Pelletier)

PURPOSE: The applicant is requesting to rezone the site from One-Acre Residential Zone to Single Family Residential Zone in order to subdivide the subject site into six single family residential lots.

3. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20770"**  
**Application No. 7922-0091-00**

CIVIC ADDRESS: 10945 - 142 Street (10947 - 142 Street)

APPLICANT: Owners: S. Anderson, S. Anderson  
Agent: S. Anderson

PURPOSE: The applicant is requesting to rezone the site from Single Family Residential Zone to Duplex Residential Zone in order to bring an existing, non-conforming duplex into compliance under the appropriate zone in the Zoning Bylaw No. 12000 for future strata conversion.

In addition, the proposal includes a Development Variance Permit to reduce the minimum lot width from 24 metres to 23 metres.

4. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20764"**  
**Application No. 7918-0108-00**

CIVIC ADDRESS: 14124 - 113A Avenue

APPLICANT: Owners: S. Chumber, K. Karara  
Agent: Hub Engineering Inc. (Mike Kompter)

PURPOSE: The applicant is requesting to rezone the site from Single Family Residential Zone to Single Family Residential (13) Zone in order to subdivide the subject site into two single family small lots.

In addition, the proposal includes a Development Variance Permit to reduce the minimum lot depth for a Type II Lot from 24 metres to 21 metres for proposed Lots 1 and 2.

5. **"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20748"**  
**"Surrey Comprehensive Development Zone 90 (CD 90), Bylaw, 2022, No. 20749"**  
**Application No. 7921-0189-00**

CIVIC ADDRESS: 9537 Prince Charles Boulevard

APPLICANT: Owner: Kekinow Native Housing Society  
Agent: NSDA Architects (Molly Chan)

PURPOSE: The applicant is seeking to amend the Official Community Plan Table 7a: Land Use Designation Exceptions by adding site specific permission for the subject site to permit a density up to 1.70 FAR. The proposal also includes rezoning the subject site from Multiple Residential 15 Zone to Comprehensive Development Zone in order to permit the development of two residential buildings of 5- and 6-storeys and one 6 storey mixed-use building containing approximately 175 affordable rental dwelling units for people of Indigenous ancestry.

6. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20746"**  
**Application No. 7921-0276-00**

CIVIC ADDRESS: 6703 and 6725 - 192 Street Diversion; 6702 - 191A Street;  
19132 and 19156 - 67 Avenue

APPLICANT: Owners: Simranjeet Dhanoa, Kamaljit Dhanoa,  
0760815 B.C. Ltd. (Director Information: Simranjeet S. Dhanoa),  
1355255 B.C. Ltd. (Director Information: Kamaljit K. Dhanoa,  
Simranjeet S. Dhanoa), Benchmark Management Ltd.  
(Director Information: Robert Bontkes, Christina Bontkes)  
Agent: H.Y. Engineering Ltd. (Fahad Abrahani)

PURPOSE: The applicant is requesting to rezone a portion of the site from One-Acre Residential Zone to Special Single Family Residential (9) Zone and a portion of the subject site from Single Family Residential (9) Coach House Zone to Special Single Family Residential (9) Zone, and another portion from One-Acre Residential Zone to Single Family Residential Zone in order to allow the consolidation and re-subdivision of five remnant lots into two single family urban (RF) lots, eleven single family urban small lots and one remnant lot in East Clayton.

In addition, the proposal includes a Development Variance Permit to reduce the minimum lot width requirement for proposed Lot 12; reduce the minimum lot depth requirement for proposed Lot 13; reduce the minimum front (east) yard setback on proposed Lots 12-13; reduce the minimum front (west) yard setback on proposed Lots 12-13; reduce the minimum front (west) setback of an accessory building or structure and vary the requirements to permit a basement access and basement well between the principal building and the front (west) lot line on proposed Lots 12-13; and vary the requirements to permit a basement access and basement well between the principal building and the front lot line on proposed Lots 1-7.

7. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20753"  
Application No. 7921-0166-00**

CIVIC ADDRESS: 5811 - 175 Street (5813 - 175 Street); 17459 - 58 Avenue  
(17461 - 58 Avenue) and 17475 - 58 Avenue

APPLICANT: Owners: G. Dhillon, A. Sidhu, H. Dhillon, S. Dhillon  
Agent: Igel Architecture Ltd. (Andrew Igel)

PURPOSE: The applicant is requesting to rezone the subject site from Single Family Residential Zone to Multiple Residential 30 Zone in order to permit the development of 18 townhouse units in Cloverdale Town Centre.

In addition, the proposal includes a Development Variance Permit to reduce the minimum east front yard setback from 4.5 metres to 3 metres to the principal building face of Building 2 and 4; to reduce the minimum west rear yard setback from 6 metres to 3.1 metres to the principal building face of Building 1; and to reduce the minimum indoor amenity space required before cash in-lieu may be applied for an 18-unit townhouse development from 37 square metres to 0 square metres.

8. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2009, No. 17031, Amendment Bylaw, 2010, No. 17269, Amendment Bylaw, 2012, No. 17708, Amendment Bylaw, 2022, No. 20741"**  
**Application No. 7922-0202-00**

CIVIC ADDRESS: 7475 - 135 Street (Unit 107 and 108)

APPLICANT: Owner: 1353459 B.C. Ltd.  
(Director Information: Amritpal S. Jawanda, Kevin Johal, Shivraj S. Riar)  
Agent: S. Jawanda

PURPOSE: The applicant is requesting to amend Comprehensive Development Bylaw No. 17031 in order to permit a small-scale drug store in association with a new medical clinic on the lot. The amendment also includes housekeeping changes to remove obsolete imperial equivalency measurements.

In addition, the proposal includes a Development Variance Permit to reduce the minimum separation requirement between drug stores, small-scale drug stores or methadone dispensaries from 400 metres to 20 metres.

9. **"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20751"**  
**"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20752"**  
**Application No. 7920-0062-00**

CIVIC ADDRESS: 5872 - 152 Street

APPLICANT: Owners: K. Sharma, N. Sharma  
Agent: Westridge Engineering & Consulting Ltd. (Dave Kajal)

PURPOSE: The applicant is requesting amend the Official Community Plan (OCP) Figure 5: Suburban Density Exception Areas for the subject site by removing the site from the Suburban Density Exception Area. The proposal also includes rezoning the same site from Half-Acre Residential Zone to Quarter Acre Residential Zone in order to subdivide from one into two suburban single family lots, and to permit retention of the existing single family dwelling on Lot 1.

In addition, the proposal includes a Development Variance Permit to reduce the minimum (east) rear yard principal building setback from 7.5 metres to 3.85 metres to the principal building face on proposed Lot 1, and reduce the minimum (south) side yard principal building setback from 2.4 metres to 1.75 metres to the principal building face on proposed Lot 1, to retain the existing building on Lot 1.

10. **"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20776"**  
**"Surrey Comprehensive Development Zone 91 (CD 91), Bylaw, 2022, No. 20777"**  
**Application No. 7917-0427-00**

CIVIC ADDRESS: 8483 and 8495 - 164 Street

APPLICANT: Owner: Ravi Investments Ltd. (Director Information:  
Ravinder S. Sanghera, Paramjit S. Sanghera)  
Agent: CitiWest Consulting Ltd. (Roger Jawanda)

PURPOSE: The applicant is requesting to amend the Official Community Plan (OCP) Figure 3: General Land Use Designations, to redesignate the site from Urban to Multiple Residential and amend Table 7a: Land Use Designation Exceptions by adding site specific permission for the same site to permit a density up to 2.16 FAR. The proposal also includes rezoning the subject site from Single Family Residential Zone to Comprehensive Development Zone in order to develop a 5-storey apartment building with approximately 55 units.

11. **"Surrey Comprehensive Development Zone 89 (CD 89), Bylaw, 2022, No. 20745"**  
**Application No. 7921-0339-00**

CIVIC ADDRESS: 3017 McBride Avenue

APPLICANT: Owner: Hemingford Homes Inc.  
Agent: WSP Canada Inc. (Scott Pelletier)

PURPOSE: The applicant is requesting to rezone the subject site from Single Family Residential Zone to Comprehensive Development Zone in order to permit the construction of a new single family dwelling.

12. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20766"  
Application No. 7921-0368-00**

CIVIC ADDRESS: 12590 - 15A Avenue

APPLICANT: Owners: L. Parsons, G. Parsons  
Agent: Sarah Gallop Design Inc. (Sean Hemenway)

PURPOSE: The applicant is requesting to rezone the subject site from Single Family Residential Zone to Single Family Residential Oceanfront Zone in order to allow for an addition to an existing single family dwelling.

In addition, the proposal includes a Development Variance Permit to reduce the minimum front yard (north) setback from 10 metres to 3.6 metres and the minimum rear yard (south) setback from 10 metres to 1.8 metres to the principal building face. The proposal also includes a reduction in the minimum required lot depth from 45 metres to 30.3 metres, and an increase to the maximum second floor area requirements allowed from 80% of the ground floor area to 115%.

13. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20771"  
"Surrey Comprehensive Development Zone 92 (CD 92), Bylaw, 2022, No. 20772"  
Application No. 7921-0101-00**

CIVIC ADDRESS: 2513 - 140 Street

APPLICANT: Owners: U. Heer, H. Cumo  
Agent: Everttek Engineering (Gagan Oberoi)

PURPOSE: The applicant is requesting to rezone a portion of the site from One-Acre Residential Zone to Half-Acre Residential Zone and rezone a portion of the site from One-Acre Residential Zone to Comprehensive Development Zone in order to subdivide the subject site into two suburban single family lots.



14. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20765"  
Application No. 7921-0174-00**

CIVIC ADDRESS: 1788 - 168 Street

APPLICANT: Owner: DLJ Development Ltd.  
(Director Information: Bhupinder S. Johal)  
Agent: Ankenman Marchand Architects (Daniel Martins)

PURPOSE: The applicant is requesting to rezone a portion of the subject site from One-Acre Residential Zone to Multiple Residential 30 Zone in order to permit the development of a townhouse site with 123 units, and a detention pond.

In addition, the proposal includes a Development Variance Permit to reduce the minimum east rear yard and south side yard setbacks from 6 metres to 3 metres to the principal building face, for units No. 78, 91, 117, 118, 119, 120, 121, 122 and 123; to reduce the rear yard setback from 6 metres to 1 metre for parking space No. 10; and to increase the maximum height of the Indoor Amenity Space Building from 11 metres to 11.3 metres. The proposal also includes a reduction in the minimum streamside setback from the top of bank of a Class B Channelized Stream from 15 metres to 10 metres at the narrowest point.

15. **"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20778"  
"Surrey Comprehensive Development Zone 82 (CD 82), Bylaw, 2022, No 20779"  
Application No. 7918-0103-00; 7918-0103-01**

CIVIC ADDRESS: 2950, 2960, 3010, 3038 and 3050 Croydon Drive

APPLICANT: Owners: Forte Futures Inc., Rosemary Business Park Ltd.  
(Director Information: Jerry Luking, Charles Westgard),  
o834221 B.C. Ltd. (Director Information: Cory K. S. Saran),  
Amanim Holdings Ltd. (Director Information: Amani Morra)  
Agent: Aplin & Martin Consultants Ltd. (Maggie Koka)

PURPOSE: The applicant is requesting to amend the Official Community Plan (OCP), Table 7a: Land Use Designation Exceptions by adding site specific permission for a portion of the site to allow for a FAR of 1.9 within Site 1 and 2.7 within Site 2 within the Mixed Employment land use designation. The proposal also includes rezoning a portion of the site from One-Acre Residential Zone, Business Park Zone and Comprehensive Development Zone (CD By-law No. 19297) to Comprehensive Development Zone in order to develop six business park buildings.

**16. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20769"  
Application No. 7922-0149-00**

CIVIC ADDRESS: 16611, 16651 and 16681 - 20 Avenue

APPLICANT: Owner: Marathon Homes Sunnyside Ltd.  
(Director Information: Gurjot Gill, Jaspreet Gill)  
Agent: Aplin & Martin Consultants Ltd. (Maggie Koka)

PURPOSE: The applicant is requesting to rezone a portion of the site from One-Acre Residential Zone and Single Family Residential (12) Zone to Multiple Residential 30 Zone and a portion of the site from One-Acre Residential Zone to Single Family Residential (10) Zone in order to develop 171 townhouse units and two single family lots on the subject site.

In addition, the proposal includes a Development Variance Permit to reduce the minimum north front yard setback from 4.5 metres to 4 metres to the principal building face for Buildings 18, 19, 20, and 21; reduce the minimum north side yard setback from 6 metres to 4 metres to the principal building face for Building 17; reduce the minimum west front yard setback from 4.5 metres to 4 metres to the principal building face for Buildings 17 and 18; reduce the minimum west side yard setback from 6 metres to 5 metres to the principal building face for Building 15; reduce the minimum southwest side yard setback from 6 metres to 3 metres to the principal building face for Building 4 and from 6 metres to 3.5 metres for Building 5; reduce the minimum east side yard setback from 6 metres to 3.7 metres to the principal building face for Building 21; reduce the minimum southeast side yard setback from 6 metres to 3.6 metres to the principal building face for Building 23, and from 6 metres to 4 metres for Building 22; and reduce the minimum east front yard setback from 4.5 metres to 4 metres to the principal building face for Buildings 1 and 2.

17. **"Surrey Semiahmoo Trail Heritage Designation Bylaw, 2004, No. 15280, Amendment Bylaw, 2022, No. 20780"**  
**"Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2022, No. 20781"**  
**Application No. 7922-0305-00**

CIVIC ADDRESS: 15077 and 15153 – 20 Avenue

APPLICANT: Owners: Peninsula Estates Housing Society, City of Surrey  
Agent: Peninsula Estates Housing Society (Elizabeth Tichelman)

PURPOSE: The applicant is requesting an amendment to the Surrey Semiahmoo Trail Heritage Designation Bylaw, 2004, No. 15280, as amended and an amendment to Schedule H of the Surrey Zoning Bylaw, 1993, No. 12000 in order to facilitate the realignment of a portion of the Semiahmoo Trail, which currently runs down the centre of the subject site, and is located on 15153 – 20 Avenue. The realignment of the Trail to the west side of 151A Street will provide for a more coherent and visible trail alignment, and will facilitate the development of a six-storey building with 91 non-market rental residential units for affordable and supportive housing.

In addition, the proposal includes a Development Variance Permit to vary the maximum building height allowed from 13 metres to 19.2 metres; reduce the minimum Side Yard on Flanking Street (151A Street) setback from 7.5 metres to 3.5 metres for the existing apartment building and to 2.1 metres for the existing townhouse building; reduce the minimum setback from the Semiahmoo Trail from 10 metres to 8 metres to the entry canopy along 151A Street; reduce the minimum number of on site parking spaces from 137 parking spaces to 83 parking spaces; and reduce the indoor amenity requirement from 279 square metres to 116 square metres.

**C. COMMITTEE REPORTS**

This section has no items to consider.

**D. BOARD/COMMISSION REPORTS**

1. **Surrey Heritage Advisory Commission - September 7, 2022**

Minutes to be received.

**E. MAYOR’S REPORT**

This section has no items to consider.

**F. GOVERNMENTAL REPORTS**

This section has no items to consider.

**G. CORPORATE REPORTS**

The following Corporate Reports to be considered:

- |                      |   |
|----------------------|---|
| <b>Item No. R200</b> | <b>Surrey Ethics Commissioner<br/>File: 2210-20-045</b>   |
| <b>Item No. R201</b> | <b>Award of Contract No. 6021-004-11<br/>Colebrook Pump Station Replacement (DMAF)<br/>File: 6021-004-11</b>  |
| <b>Item No. R202</b> | <b>Award of Contract No. 4722-003-11<br/>Local Area Service - Sanitary Sewer Extension on 54 Avenue<br/>from 12710 to 12807 - 54 Avenue<br/>File: 4722-003/11</b>           |
| <b>Item No. R203</b> | <b>Award of Contract No. 1220-040-2022-085 for Cisco Network<br/>Switch Replacement<br/>File: 1355-30</b>   |
| <b>Item No. R204</b> | <b>Closure of Road Adjacent to 9759/61 and 9775 – 137A Street and<br/>13748 Fraser Highway<br/>File: 7921-0311-00</b><br><br><b>Note: See Bylaw 20785 in the H Section.</b> |
| <b>Item No. R205</b> | <b>Quarterly Update on the Guaranteed Permitting Timelines<br/>and Process Improvements – Q3 2022<br/>File: 6630-01</b>   |

- Item No. R206      **Surrey School District Eligible School Sites Proposal 2023-2024  
Capital Plan  
File: 0510-20 (SD36)**
- Item No. R207      **Surrey City Development Corporation - 2022 Annual General Meeting  
File: 2480-01**
- Item No. R208      **Quarterly Financial Report – Third Quarter - 2023  
File: 1880-20**
- Item No. R209      **Framework for Maintaining the RCMP as Police of Jurisdiction in  
Surrey  
File: 7400-01**

**H. BYLAWS AND PERMITS**

**BUSINESS ARISING OUT OF THE PUBLIC HEARING**

1. "Surrey Comprehensive Development Zone 84 (CD 84), Bylaw, 2022, No. 20744"  
7922-0040-00  
Owner: 10145 173rd Street Project Ltd. (Director Information: Yidan Chen,  
Ying Fan, Hai Ji)  
Agent: Sutton Select Property Management & Realty (Clairy Yang)  
RH to CD – 10135 - 173 Street – to allow subdivision into two single family lots.

Council direction received October 3, 2022

**Third Reading**

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20762"  
7917-0085-00  
Owner: Athwal Construction Inc.  
Agent: WSP Canada Inc. (Scott Pelletier)  
RA to RF – 15864 - 112 Avenue – to subdivide into 6 single family residential lots.

Council direction received October 3, 2022

**Third Reading**

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20770"  
7922-0091-00  
Owners: S. Anderson, S. Anderson  
Agent: S. Anderson  
RF to RM-D – 10945 - 142 Street – to bring an existing, non-conforming duplex into compliance under the appropriate zone in the Zoning Bylaw No. 12000 for future strata conversion.

Council direction received October 3, 2022

**Third Reading**

Development Variance Permit No. 7922-0091-00  
10945 - 142 Street (10947 - 142 Street)  
To reduce the minimum lot width from 24 metres to 23 metres.

**That Council support Development Variance Permit No. 7922-0091-00 and consider issuance of the Permit upon final adoption of the associated rezoning Bylaw.**

4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20764"  
7918-0108-00  
Owners: S. Chumber, K. Karara  
Agent: Hub Engineering Inc. (Mike Kompter)  
RF to RF-13 – 14124 - 113A Avenue – to subdivide into 2 single family small lots.

Council direction received October 3, 2022

**Third Reading**

Development Variance Permit No. 7918-0108-00  
14124 - 113A Avenue  
To reduce the minimum lot depth for a Type II Lot from 24 metres to 21 metres for proposed Lots 1 and 2.

**That Council support Development Variance Permit No. 7918-0108-00 and consider issuance of the Permit upon final adoption of the associated rezoning Bylaw.**

5. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20748"  
7921-0189-00  
Owner: Kekinow Native Housing Society  
Agent: NSDA Architects (Molly Chan)  
To amend the OCP Table 7a: Land Use Designation Exceptions by adding site specific permission for the subject site 9537 Prince Charles Boulevard to permit a density up to 1.70 FAR.

Council direction received October 3, 2022

**Third Reading**

"Surrey Comprehensive Development Zone 90 (CD 90), Bylaw, 2022, No. 20749"  
RM-15 to CD – 9537 Prince Charles Boulevard – to permit the development of two residential buildings of 5- and 6-storeys and one 6-storey mixed-use building containing approximately 175 affordable rental dwelling units for people of Indigenous ancestry.

Council direction received October 3, 2022

**Third Reading**

6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20746"  
7921-0276-00  
Owners: Simranjeet Dhanoa, Kamaljit Dhanoa,  
0760815 B.C. Ltd. (Director Information: Simranjeet S. Dhanoa),  
1355255 B.C. Ltd. (Director Information: Kamaljit K. Dhanoa, Simranjeet S. Dhanoa),  
Benchmark Management Ltd. (Director Information: Robert Bontkes, Christina Bontkes)  
Agent: H.Y. Engineering Ltd. (Fahad Abrahani)  
RA to RF-9S, RF-9C to RF-9S and RA to RF – Portions of 6703 and 6725 - 192 Street Diversion; Portion of 19132 - 67 Avenue – to allow the consolidation and re-subdivision of five remnant lots into two single family urban lots (RF), eleven single family urban small lots and one remnant lot in East Clayton.

Council direction received October 3, 2022

**Third Reading**

Development Variance Permit No. 7921-0276-00  
6703 and 6725 - 192 Street Diversion; 6702 - 191A Street; 19132 and 19156 - 67 Avenue  
To reduce the minimum lot width requirement for proposed Lot 12; reduce the minimum lot depth requirement for proposed Lot 13; reduce the minimum front (east) yard setback on proposed Lots 12-13; reduce the minimum front (west) yard setback on proposed Lots 12-13; reduce the minimum front (west) setback of an accessory building or structure and vary the requirements to permit a basement access and basement well between the principal building and the front (west) lot line on proposed Lots 12-13; and vary the requirements to permit a basement access and basement well between the principal building and the front lot line on proposed Lots 1-7.

**That Council support Development Variance Permit No. 7921-0276-00 and consider issuance of the Permit upon final adoption of the associated rezoning Bylaw.**

7. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20753"  
7921-0166-00  
Owners: G. Dhillon, A. Sidhu, H. Dhillon, S. Dhillon  
Agent: Igel Architecture Ltd. (Andrew Igel)  
RF to RM-30 – 5811 - 175 Street; 17459 - 58 Avenue and 17475 - 58 Avenue  
To permit the development of 18 townhouse units in Cloverdale Town Centre.

Council direction received October 3, 2022

### **Third Reading**

Development Variance Permit No. 7921-0166-00  
5811 - 175 Street (5813 - 175 Street); 17459 - 58 Avenue (17461 - 58 Avenue) and 17475 - 58 Avenue  
To reduce the minimum east front yard setback from 4.5 metres to 3 metres to the principal building face of Building 2 and 4; to reduce the minimum west rear yard setback from 6 metres to 3.1 metres to the principal building face of Building 1; and to reduce the minimum indoor amenity space required before cash in-lieu may be applied for an 18-unit townhouse development from 37 square metres to 0 square metres.

**That Council support Development Variance Permit No. 7921-0166-00 and consider issuance of the Permit upon final adoption of the associated rezoning Bylaw.**



8. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2009, No. 17031, Amendment Bylaw, 2010, No. 17269, Amendment Bylaw, 2012, No. 17708, Amendment Bylaw, 2022, No. 20741"  
7922-0202-00  
Owner: 1353459 B.C. Ltd. (Director Information: Amritpal S. Jawanda, Kevin Johal, Shivraj S. Riar)  
Agent: S. Jawanda  
To amend Comprehensive Development Bylaw No. 17031 in order to permit a small-scale drug store in association with a new medical clinic located at 7475 - 135 Street. The amendment also includes housekeeping changes to remove obsolete imperial equivalency measurements.

Council direction received October 3, 2022

- \* Planning and Development advise (see memorandum in back-up) that all requirements have been met and Bylaw No. 20741 and Development Variance Permit No. 7922-0202-00 are in order for final adoption.

**Third Reading**

**Final Adoption**

Development Variance Permit No. 7922-0202-00  
Unit 107 and 108, 7475 - 135 Street  
To reduce the minimum separation requirement between drug stores, small-scale drug stores or methadone dispensaries from 400 metres to 20 metres.

**That Council authorize the issuance of Development Variance Permit No. 7922-0202-00.**

9. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20751"  
7920-0062-00  
Owners: K. Sharma, N. Sharma  
Agent: Westridge Engineering & Consulting Ltd. (Dave Kajal)  
To amend OCP Figure 5: Suburban Density Exception Areas by removing the site 5872 - 152 Street from the "Suburban Density Exception Area".

Council direction received October 3, 2022

**Third Reading**

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20752"  
RH to RQ – 5872 - 152 Street – in order to subdivide from one into two suburban single family lots, and to permit retention of the existing single family dwelling on Lot 1.

Council direction received October 3, 2022

**Third Reading**

Development Variance Permit No. 7920-0062-00

5872 - 152 Street

To reduce the minimum (east) rear yard principal building setback from 7.5 metres to 3.85 metres to the principal building face on proposed Lot 1, and reduce the minimum (south) side yard principal building setback from 2.4 metres to 1.75 metres to the principal building face on proposed Lot 1, to retain the existing building on Lot 1.

**That Council support Development Variance Permit No. 7920-0062-00 and consider issuance of the Permit upon final adoption of the associated rezoning Bylaw.**

10. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20776"

7917-0427-00

Owner: Ravi Investments Ltd. (Director Information: Ravinder S. Sanghera, Paramjit S. Sanghera)

Agent: CitiWest Consulting Ltd. (Roger Jawanda)

To amend OCP Figure 3: General Land Use Designations, to redesignate the site 8483 and 8495 - 164 Street from "Urban" to "Multiple Residential and amend Table 7a: Land Use Designation Exceptions by adding site specific permission for the subject site to permit a density up to 2.16 FAR.

Council direction received October 3, 2022

**Third Reading**

"Surrey Comprehensive Development Zone 91 (CD 91), Bylaw, 2022, No. 20777"

RF to CD – 8483 and 8495 - 164 Street – the development of a 5-storey apartment building with approximately 55 units.

Council direction received October 3, 2022

**Third Reading**

11. "Surrey Comprehensive Development Zone 89 (CD 89), Bylaw, 2022, No. 20745"  
7921-0339-00  
Owner: Hemingford Homes Inc.  
Agent: WSP Canada Inc. (Scott Pelletier)  
RF to CD – 3017 McBride Avenue – to permit the construction of a new single family dwelling.

Council direction received October 3, 2022

**Third Reading**

12. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20766"  
7921-0368-00  
Owners: L. Parsons, G. Parsons  
Agent: Sarah Gallop Design Inc. (Sean Hemenway)  
RF to RF-O – 12590 - 15A Avenue – to allow for an addition to an existing single family dwelling.

Council direction received October 3, 2022

**Third Reading**

Development Variance Permit No. 7921-0368-00  
12590 - 15A Avenue

To reduce the minimum front yard (north) setback from 10 metres to 3.6 metres and the minimum rear yard (south) setback from 10 metres to 1.8 metres to the principal building face. The proposal also includes a reduction in the minimum required lot depth from 45 metres to 30.3 metres, and an increase to the maximum second floor area requirements allowed from 80% of the ground floor area to 115%.

**That Council support Development Variance Permit No. 7921-0368-00 and consider issuance of the Permit upon final adoption of the associated rezoning Bylaw.**

13. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20771"  
7921-0101-00  
Owners: U. Heer, H. Cumo  
Agent: Everttek Engineering (Gagan Oberoi)  
RA to RH – Portion of 2513 - 140 Street – to allow a Half-Acre Residential Zone on proposed Lot 1.

Council direction received October 3, 2022

**Third Reading**

"Surrey Comprehensive Development Zone 92 (CD 92), Bylaw, 2022, No. 20772"  
RA to CD – Portion of 2513 - 140 Street – to allow Comprehensive Development on proposed Lot 2.

Council direction received October 3, 2022

**Third Reading**

14. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20765"  
7921-0174-00  
Owner: DLJ Development Ltd. (Director Information: Bhupinder S. Johal)  
Agent: Ankenman Marchand Architects (Daniel Martins)  
RA to RM-30 – Portion of 1788 - 168 Street – to permit the development of a townhouse site with 123 units, and a detention pond.

Council direction received October 3, 2022

**Third Reading**

Development Variance Permit No. 7921-0174-00  
1788 - 168 Street

To reduce the minimum east rear yard and south side yard setbacks from 6 metres to 3 metres to the principal building face, for units No. 78, 91, 117, 118, 119, 120, 121, 122 and 123; to reduce the rear yard setback from 6 metres to 1 metre for parking space No. 10; and to increase the maximum height of the Indoor Amenity Space Building from 11 metres to 11.3 metres. The proposal also includes a reduction in the minimum streamside setback from the top of bank of a Class B Channelized Stream from 15 metres to 10 metres at the narrowest point.

**That Council support Development Variance Permit No. 7921-0174-00 and consider issuance of the Permit upon final adoption of the associated rezoning Bylaw.**

15. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20778"  
7918-0103-00; 7918-0103-01  
Owners: Forte Futures Inc., Rosemary Business Park Ltd. (Director Information: Jerry Luking, Charles Westgard), 0834221 B.C. Ltd. (Director Information: Cory K. S. Saran), Amanim Holdings Ltd. (Director Information: Amani Morra)  
Agent: Aplin & Martin Consultants Ltd. (Maggie Koka)  
To amend the OCP Table 7a: Land Use Designation Exceptions by adding site specific permission for a portion of the subject sites 2950, 2960, 3010, 3038 and 3050 Croydon Drive to allow for a FAR of 1.9 within Site 1 and 2.7 within Site 2 within the Mixed Employment land use designation.

Council direction received October 3, 2022

**Third Reading**

"Surrey Comprehensive Development Zone 82 (CD 82), Bylaw, 2022, No 20779"  
RA & IB & CD By-law No. 19297 to CD – Portion of 2950, 2960, 3010, 3038 and 3050 Croydon Drive – To develop six business park buildings.

Council direction received October 3, 2022

**Third Reading**

16. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20769"  
7922-0149-00  
Owner: Marathon Homes Sunnyside Ltd. (Director Information: Gurjot Gill, Jaspreet Gill)  
Agent: Aplin & Martin Consultants Ltd. (Maggie Koka)  
RA and RF-12 to RM-30 and RF-10 – Portion of 16611 - 20 Avenue, 16651 - 20 Avenue and Portion of 16681 - 20 Avenue – to develop 171 townhouse units and two single family lots.

Council direction received October 3, 2022

**Third Reading**

Development Variance Permit No. 7922-0149-00  
16611, 16651 and 16681 - 20 Avenue

To reduce the minimum north front yard setback from 4.5 metres to 4 metres to the principal building face for Buildings 18, 19, 20, and 21; reduce the minimum north side yard setback from 6 metres to 4 metres to the principal building face for Building 17; reduce the minimum west front yard setback from 4.5 metres to 4 metres to the principal building face for Buildings 17 and 18; reduce the minimum west side yard setback from 6 metres to 5 metres to the principal building face for Building 15; reduce the minimum southwest side yard setback from 6 metres to 3 metres to the principal building face for Building 4 and from 6 metres to 3.5 metres for Building 5; reduce the minimum east side yard setback from 6 metres to 3.7 metres to the principal building face for Building 21; reduce the minimum southeast side yard setback from 6 metres to 3.6 metres to the principal building face for Building 23, and from 6 metres to 4 metres for Building 22; and reduce the minimum east front yard setback from 4.5 metres to 4 metres to the principal building face for Buildings 1 and 2.

**That Council support Development Variance Permit No. 7922-0149-00 and consider issuance of the Permit upon final adoption of the associated rezoning Bylaw.**

17. "Surrey Semiahmoo Trail Heritage Designation Bylaw, 2004, No. 15280, Amendment Bylaw, 2022, No. 20780"

7922-0305-00

15077 and 15153 - 20 Avenue

Owners: Peninsula Estates Housing Society, City of Surrey

Agent: Peninsula Estates Housing Society (Elizabeth Tichelman)

To amend the Surrey Semiahmoo Trail Heritage Designation Bylaw, 2004, No. 15280 in order to facilitate the realignment of a portion of the Semiahmoo Trail, which currently runs down the centre of the subject site and is located at 15153 - 20 Avenue.

Council direction received October 3, 2022

### **Third Reading**

"Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2022, No. 20781"

To amend Schedule H of the Surrey Zoning Bylaw, 1993. No. 12000 to provide a more coherent and visible trail alignment, and will facilitate the development of a six-storey building with 91 non-market rental residential units for affordable and supportive housing located at 15077 and 15153 - 20 Avenue.

Council direction received October 3, 2022

### **Third Reading**

Development Variance Permit No. 7922-0305-00  
15077 and 15153 - 20 Avenue

To vary the maximum building height allowed from 13 metres to 19.2 metres; reduce the minimum Side Yard on Flanking Street (151A Street) setback from 7.5 metres to 3.5 metres for the existing apartment building and to 2.1 metres for the existing townhouse building; reduce the minimum setback from the Semiahmoo Trail from 10 metres to 8 metres to the entry canopy along 151A Street; reduce the minimum number of on site parking spaces from 137 parking spaces to 83 parking spaces; and reduce the indoor amenity requirement from 279 square metres to 116 square metres.

**That Council support Development Variance Permit No. 7922-0305-00 and consider issuance of the Permit upon final adoption of the associated rezoning Bylaw.**

## PERMITS

18. Development Variance Permit No. 7909-0253-00  
13377 - 56 Avenue  
Owner: A. Kang  
Agent: Citiwest Consulting Ltd.

The applicant is requesting a variance to reduce the minimum lot size requirements for septic tank servicing from 0.81 hectares to 0.18 hectares in order to allow on-site sewage disposal systems and subdivision of the site.

Three pieces of correspondence expressing opposition to the proposal were received prior to the printing of this agenda.

**That Council authorize the issuance of Development Variance Permit No. 7909-0253-00.**

19. Development Variance Permit No. 7922-0137-00  
3225 - 138A Street  
Owners: K. Little, B. Little  
Agent: 4th Dimension Design & Drafting (Karighan Dumont)

The applicant is requesting a variance to increase the maximum lot coverage from 20% to 27% in order to replace an existing shed with a proposed personal workshop without requiring modification of the existing one-storey home.

Two pieces of correspondence expressing support for the proposal were received prior to the printing of this agenda.

**That Council authorize the issuance of Development Variance Permit No. 7922-0137-00.**

20. Development Variance Permit No. 7922-0210-00  
13068 Marine Drive  
Owner: K. Lit  
Agent: CitiWest Consulting Ltd. (Roger Jawanda)  
The applicant is requesting a variance to increase the maximum principal building height from 7.3 metres to 8.7 metres for a roof pitch less than 1:4 in order to permit the construction of a new single-family dwelling.

Two pieces of correspondence expressing opposition to the proposal were received prior to the printing of this agenda.

**That Council authorize the issuance of Development Variance Permit No. 7922-0210-00.**

21. Development Variance Permit No. 7922-0264-00  
12967 - 56A Avenue  
Owner: A. Loodu  
Agent: Citiwest Consulting Ltd. (Roger Jawanda)  
The applicant is requesting a variance to increase the maximum area of a basement well (including stairs) from 28 square metres to 99 square metres in the zone in order to permit the construction of a new single-family dwelling.

No concerns had been expressed by abutting property owners prior to the printing of this agenda.

**That Council authorize the issuance of Development Variance Permit No. 7922-0264-00.**

22. Development Variance Permit No. 7922-0303-00  
16090 - 24 Avenue (2332 - 160 Street)  
Owner: CP Reit BC Properties Ltd. (Director Information: Mario Barrafato, Doris L. Baughan, Rael Diamond)  
Agent: Imperial Sign Corporation (Stuart Wilson)  
The applicant is requesting a variance to increase the maximum fascia signs for a single tenant from two to three and to increase the maximum combined sign area for a single building from 1 square metre per 1 metre of linear premises frontage (24.26 sq. m) to 1.16 square metres per 1 metre of linear premises frontage (28.22 sq. m) in order to allow an additional fascia sign.

No concerns had been expressed by abutting property owners prior to the printing of this agenda.

**That Council authorize the issuance of Development Variance Permit No. 7922-0303-00.**



23. Development Variance Permit No. 7922-0314-00  
18337 - 55A Avenue  
Owners: P. Kooner, P. Kooner, R. Kooner  
Agent: K. Gill  
The applicant is requesting a variance to allow a basement well and basement access staircase to be located between the principal building and the front (north) lot line and within the side (east) yard in order to construct a new single-family dwelling.

No concerns had been expressed by abutting property owners prior to the printing of this agenda.

**That Council authorize the issuance of Development Variance Permit No. 7922-0314-00.**

24. Temporary Use Permit No. 7922-0089-00  
2999 - 194 Street  
Owner: Prime Building Maintenance Ltd. (Director Information: Parmjit Boparai, Amarjit K. Boparai)  
Agent: Aplin & Martin Consultants Ltd. (Maggie Koka)  
The applicant is seeking support to permit a temporary outdoor storage facility for cargo equipment and truck parking for a period not to exceed 3 years.

No concerns had been expressed by abutting property owners prior to the printing of this agenda.

**That Council support Temporary Use Permit No. 7922-0089-00 and consider issuance of the Permit once all outstanding conditions have been met.**

## FINAL ADOPTIONS

25. "Surrey Close and Remove the Dedication of Highway of Portion of Road Adjacent to 6362 and 6370 – 131A Street and 6365 – 132 Street and 13174 and 13190 – 64 Avenue, Bylaw, 2022, No. 20784"  
3900-20-20784 - Council Initiative  
A bylaw to remove the dedication of a 668.7 square metre portion of unopened road allowance to facilitate consolidation with the adjacent lands under Development Application No. 7918-0149-00. In accordance with the *Community Charter*, SBC 2003, c.26, as amended, approval of the disposition of the road will be considered by City Council at a later date.

Council direction received October 3, 2022  
Corporate Report Item No. 2022-R186

**Final Adoption**

## INTRODUCTIONS

26. "Surrey Close and Remove the Dedication of Highway of a Portion of Road Adjacent to 13748 Fraser Highway and 9759 (9761), 9775 137A Street, Bylaw, 2022, No. 20785"  
3900-20-20784 - Council Initiative  
A bylaw to remove the dedication of a 531.7 square metre portion of unopened road allowance to facilitate consolidation with the adjacent lands under Development Application No. 7921-0311-00. In accordance with the Community Charter, SBC 2003, c.26, as amended, approval of the disposition of the road will be considered by City Council at a later date.

**Note:** This Bylaw will be in order for consideration should Council approve the recommendations of Corporate Report No. R204.

**First reading**

**Second reading**

**Third reading**

## I. CLERK'S REPORT

### 1. Conferences/Conventions/Meetings

- (a) **Lower Mainland Local Government Association (LMLGA) – 2023 Conference**  
File: 0390-20

Council is requested to pass a resolution that all members of Council be authorized to attend the 2023 Lower Mainland Local Government Association Conference, and that expenses be paid in accordance with Council Policy.

- (b) **Federation of Canadian Municipalities (FCM) – 2023 Conference**  
File: 0250-03

Council is requested to pass a resolution that all members of Council be authorized to attend the 2023 Federation of Canadian Municipalities (FCM) Annual Conference, and that expenses be paid in accordance with Council policy.

- (c) **Union of British Columbia Municipalities (UBCM) – 2023 Conference**  
File: 0250-07

Council is requested to pass a resolution that all members of Council be authorized to attend the 2023 Union of British Columbia Municipalities (UBCM) Annual Conference, and that expenses be paid in accordance with Council policy.

**J. NOTICE OF MOTION**

This section has no items to consider.

**K. OTHER BUSINESS**

**1. Application No. 7920-0224-00**

At the November 14, 2022 meeting, Mayor Locke put forward the following Notice of Motion:

"That Council rescind 3rd reading of the bylaws related to development application number 7920-0224-00 and that the bylaws be filed and the application be closed."

Should Council pass the motion, the following motions would be in order:

**That Council rescind third reading of Bylaw No. 20729, granted by Resolution RES.R22-1622, at the August 8, 2022, Special Council meeting.**

**That Bylaw No. 20729 be filed.**

**That Council rescind third reading of Bylaw No. 20730, granted by Resolution RES.R22-1623, at the August 8, 2022, Special Council meeting.**

**That Bylaw No. 20730 be filed.**

**That Application 7920-0224-00 be closed.**

**2. Application No. 7921-0209-00**

At the November 14, 2022 meeting, Mayor Locke put forward the following Notice of Motion:

"That Council rescind 3rd reading of the bylaws related to development application number 7921-0209-00 and that the bylaws be filed and the application be closed."

Should Council pass the motion, the following motions would be in order:

**That Council rescind third reading of Bylaw No. 20727, granted by Resolution RES.R22-1634, at the August 8, 2022, Special Council meeting.**

**That Bylaw No. 20727 be filed.**

**That Council rescind third reading of Bylaw No. 20728, granted by Resolution RES.R22-1635, at the August 8, 2022, Special Council meeting.**

**That Bylaw No. 20728 be filed.**

**That Application 7921-0209-00 be closed.**

**3. Application No. 7920-0144-00**

At the November 14, 2022 meeting, Mayor Locke put forward the following Notice of Motion:

"That Council rescind 3rd reading of the bylaw related to development application number 7920-0144-00 and that the bylaw be filed and the application be closed."

Should Council pass the motion, the following motions would be in order:

**That Council rescind third reading of Bylaw No. 20697, granted by Resolution RES. R22-1552, at the July 25, 2022, Regular Council – Public Hearing meeting.**

**That Bylaw No. 20697 be filed.**

**That Application 7920-0144-00 be closed.**

**4. Application No. 7918-0013-00**

At the November 14, 2022 meeting, Mayor Locke put forward the following Notice of Motion:

"That Council rescind 3rd reading of the bylaws related to development application number 7918-0013-00 and that the bylaws be filed and the application be closed."

Staff advise that there is no active Development Application related to the file number 7918-0013-00.

**L. ADJOURNMENT**

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