A. ADOPTIONS

1. Adoption of the Agenda

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

B. DELEGATIONS - PUBLIC HEARING

1. "Surrey Comprehensive Development Zone 78 (CD 78), Bylaw, 2022, No. 20723"
   Application No. 7921-0091-00

   CIVIC ADDRESS: Portion of 10261 - 166A Street

   APPLICANT: Owners: S. Kesavan, S. Kesavan
               Agent: Citiwest Consulting Ltd. (Roger Jawanda)

   PURPOSE: The applicant is seeking to rezone a portion of the subject site from Single Family Residential (12) Zone to Comprehensive Development Zone in order to accommodate subdivision (unhooking) of the property to create two separate single family residential small lots.

   "Surrey Comprehensive Development Zone 75 (CD 75), Bylaw, 2022, No. 20726"
   Application No. 7920-0155-00

   CIVIC ADDRESS: 15290 - 66 Avenue

   APPLICANT: Owner: 1218656 B.C. Ltd.
               (Director Information: Ravinder Bhangu. Amrik S. Dhillon, Tejvir Gill, Kulbir Johal)
               Agent: DF Architecture Inc. (Jessie Arora)
PURPOSE: The applicant is requesting an amendment to the Official Community Plan Table 7A: Land Use Designation Exceptions by adding a site specific permission for the subject site to allow for a density up to 1.3 FAR within the Mixed Employment land use designation. The proposal also includes rezoning of the subject site from One-Acre Residential Zone to Comprehensive Development Zone in order to permit the development of a 4,478 square metre business park building with accessory commercial uses.


CIVIC ADDRESS: 5886 and 5894 - 128 Street

APPLICANT: Owner: 1318801 B.C. Ltd. (Director Information: Pawandeep Gill)
Agent: David Eaton Architect Inc. (Manpreet Singh)

PURPOSE: The applicant is requesting to rezone the site from One-Acre Residential Zone to Multiple Residential 30 Zone in order to permit the development of 44 townhouse units on the subject site.

In addition, the proposal includes a Development Variance Permit to reduce the minimum side yard setback (south) from 6 metres to 4.7 metres.


CIVIC ADDRESS: 12674 – 88 Avenue

APPLICANT: Owner: 1243153 B.C. Ltd. (Director Information: Munish Katyal)
Agent: DF Architecture Inc. (Jessie Arora)

PURPOSE: The applicant is requesting to rezone the site from One-Acre Residential Zone to Light Impact Industrial Zone in order to develop a 3,500 square metre industrial building on the subject site.

In addition, the proposal includes a Development Variance Permit to reduce the minimum rear yard setback from 7.5 metres to 3.9 metres for a garbage enclosure and to reduce the minimum side (east) yard setback from 7.5 metres to 1.5 metres for a garbage enclosure.
5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20712"
Application No. 7921-0232-00

CIVIC ADDRESS: 14224 - 68 Avenue

APPLICANT: Owner: 1018737 B.C. Ltd.
(Director Information: Mukhtiar S. Randhawa, Gurpreet S. Sanghera)
Agent: Gursimer Design & Management Inc. (Nirvair Singh)

PURPOSE: The applicant is requesting to rezone a portion of 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 and one Single Family
Residential lot.

In addition, the proposal includes a Development Variance
Permit to reduce the minimum lot depth from 24 metres to
12.3 metres for proposed Lot 1; reduce the minimum lot
depth from 24 metres to 15.71 metres for proposed Lot 2;
reduce the minimum lot depth of the from 28 metres to
19.07 metres for proposed Lot 3; reduce the minimum front
yard setback from 6 metres to 2 metres to the principal
building face for proposed Lots 1 and 2; reduce the
minimum front yard setback from 6 metres to 2 metres to
the principal building face for proposed Lot 3; reduce the
minimum rear yard setback from 7.5 metres to 3 metres for
proposed Lot 1; reduce the minimum rear yard setback from
7.5 metres to 4.5 metres for proposed Lot 2; reduce the
minimum rear yard setback from 7.5 metres to 6 metres for
proposed Lot 3; and increase the maximum driveway width
from 6 metres to 8.93 metres for proposed Lot 1.

Application No. 7921-0342-00

CIVIC ADDRESS: 5930 - 147 Street; 14725 - 59 Avenue

APPLICANT: Owner: G. Grewal
Agent: Gursimer Design & Management Inc. (Nirvair Singh)

PURPOSE: The applicant is requesting to rezone a portion of the
subject site from One-Acre Residential Zone to Single
Family Residential (13) Zone in order to subdivide the site
into six single family small lots.
In addition, the proposal includes a Development Variance Permit to reduce the minimum lot depth of a Type II Interior Lot and Type II Corner Lot from 24 metres to 21.5 metres for proposed Lot 1 and 21.7 metres for proposed Lot 6; and to reduce the minimum lot width of a Type II Interior Lot from 13.4 metres to 13 metres for proposed Lot 5.

    Application No. 7920-0279-00

   CIVIC ADDRESS: 16765 - 25 Avenue

   APPLICANT: Owners: IK 168 Projects Inc.
               (Director Information: Harminder S. Basraon)
               Agent: David Eaton Architect Inc. (David Eaton)

   PURPOSE: The applicant is requesting to rezone the subject site from Half-Acre Residential Zone to Multiple Residential 30 Zone in order to develop 19 townhouse units.

   In addition, the proposal includes a Development Variance Permit to reduce the minimum street side yard (west) setback from 4.5 metres to 4 metres and the minimum rear yard (north) setback from 6 metres to 3 metres to the principal building face. The proposal also includes a reduction to the minimum side yard on a flanking lane (east) setback from 4.5 metres to 4 metres to the principal building face of building 1; and to allow stairs consisting of four risers or less to encroach into the building setback area.

8. "Surrey Comprehensive Development Zone 77 (CD 77), Bylaw, 2022, No. 20716"
    Application No. 7921-0256-00

   CIVIC ADDRESS: 12828 – 14A Avenue (12830 - 14A Avenue)

   APPLICANT: Owners: 1058140 B.C. Ltd.
               (Director Information: Avtar S. Sendher)
               Agent: Coastland Engineering & Surveying Ltd. (Michael Helle)

   PURPOSE: The applicant is seeking to rezone the subject site from Duplex Residential Zone to Comprehensive Development Zone in order to subdivide the site into two single family small lots.
"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20730"
Application No. 7920-0224-00

CIVIC ADDRESS: 1083, 1109 and 1177 - 168 Street; 1068 - No 99 Highway; 16620 - 12 Avenue

APPLICANT: Owner: Fergus Creek Homes Ltd.
(Director Information: Iqbal Grewal, Gurdev Sandhu)
Agent: DF Architecture Inc. (Jessie Arora)

PURPOSE: The applicant is seeking to amend the Official Community Plan (OCP) Figure 3: General Land Use Designations to redesignate the site from Mixed Employment to Multiple Residential and amend OCP Figure 42: Major Employment Areas by removing the Mixed Employment designation for the subject site. The proposal also includes rezoning the site from One-Acre Residential Zone to Multiple Residential 30 Zone in order to develop 482 townhouse units on the subject site.

In addition, the proposal includes a Development Variance Permit to reduce the minimum north front yard setback on proposed Lot 1 from 4.5 metres to 3 metres to the side of unit and Lot 2 from 6 metres to 4.5 metres to the principal building face; and reduce the minimum east rear yard setback on proposed Lot 2 from 6 metres to 4.5 metres to the principal building face, and to 3 metres to the side of unit; and reduce the minimum west side yard setback on proposed Lot 3 from 6 metres to 4.8 metres to the principal building face; and reduce the minimum south rear yard setback on proposed Lot 3 from 6 metres to 4.5 metres to the principal building face, and to 3.7 metres to the side of unit.

Application No. 7921-0151-00

CIVIC ADDRESS: 1879 King George Boulevard; 1868 Lilac Drive

APPLICANT: Owner: 1346704 B.C. Ltd. (Director Information: Paramjit Singh)
Agent: Alvair Development Ltd. (Kunwar Bir Singh)

PURPOSE: The applicant is requesting to rezone the site from Single Family Residential Zone to Multiple Residential 30 Zone in order to permit the development of 18 townhouse units on the subject site.
In addition, the proposal includes a Development Variance Permit to reduce the minimum side (northwest) yard setback from 6 metres to 3 metres to the principal building face; reduce the minimum side (southeast) yard setback from 6 metres to 5.6 metres to the principal building face; and to allow stairs consisting of four risers or less to encroach into the building setback area for building 1.


CIVIC ADDRESS: 11137 - 131A Street

APPLICANT: Owners: B. Killam, T. Killam
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.


CIVIC ADDRESS: 10025 - 120 Street (10027 - 120 Street)

APPLICANT: Owners: S. Eastwood, Z. Jin
Agent: Kumlin Sullivan Architecture (Chris Kiska)

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

In addition, the proposal includes a Development Variance Permit to allow a basement access well and staircase to be located between the principal building and the front (west) lot line and to permit an accessory building or structure in the front (west) yard setback with a minimum setback of 1 metre from the west lot line on proposed Lots 1 and 2. The proposal also includes a reduction to the minimum lot width required to facilitate double side-by-side garages from 13.4 metres to 12 metres for proposed Lots 1 and 2.
Application No. 7922-0178-00

CIVIC ADDRESS: 10627, 10651 and 10665 - 128 Street

APPLICANT: Owner: 1292900 B.C. Ltd. (Director Information: Paramjit Sanghera), 1305038 B.C. Ltd. (Director Information: Paramjit Sanghera)
Agent: DF Architecture Inc. (Jessie Arora)

PURPOSE: The applicant is requesting to rezone the site from Single Family Residential Zone to Multiple Residential 30 Zone in order to develop 49 townhouse units.

In addition, the proposal includes a Development Variance Permit to reduce the minimum south side yard setback from 6 metres to 3 metres for Building No. 5 and 3 metres for Building No. 7, and to reduce the minimum north side yard setback from 6 metres to 4.5 metres for Building No. 3, as measured to the principal building face, for the proposed townhouse development.

"Surrey Comprehensive Development Zone 76 (CD 76), Bylaw, 2022, No. 20720"
Application No. 7920-0304-00

CIVIC ADDRESS: 13301 to 13355 – 104 Avenue; 13280 to 13362 – 105 Avenue

APPLICANT: Owners: Bristol Estates 13301 Holdings Ltd. (Director Information: Yue Fan, Helen Chan Sun, Zhen Yu Zhong)
Agent: ZGF Architects Inc. (Patrick Cotter)

PURPOSE: The applicant is seeking to amend the Official Community Plan Figure 16: Central Business District Densities to increase the density for the subject site from 3.5 FAR to 5.5 FAR. The proposal also includes rezoning the subject site from Multiple Residential 45 Zone to Comprehensive Development Zone in order to permit the development of five, high-rise residential buildings and one, mid-rise rental apartment building as part of a multi-phased development consisting of approximately 2,200 dwelling units in City Centre.
"Surrey Comprehensive Development Zone 79 (CD 79), Bylaw, 2022, No. 20728"
Application No. 7921-0209-00

CIVIC ADDRESS: Portion of 12244 - 102 Avenue

APPLICANT: Owner: 1260119 B.C. Ltd.
(Director Information: Baldev Hans, Amarinderjit Nandha, Gurpreet Toor)
Agent: Flat Architecture Ltd. (Jaswinder Gabri)

PURPOSE: The applicant is seeking to amend the Official Community Plan
Figure 3: General Land Use Designations for a portion of the
subject site from Urban to Multiple Residential. The proposal
also includes rezoning a portion of the site from Single Family
Residential Zone to Comprehensive Development Zone in order
to develop eighteen townhouse units and one single-family lot,
plus one lot for riparian protection.

In addition, the proposal includes a Development Variance
Permit to reduce the minimum setback distance for a Class B
(yellow-coded) Stream from 15 metres to 10 metres as
measured from the top-of-bank.

C. LAND USE APPLICATIONS

1. 7922-0214-00
8820 - 120 Street

Owner: Mann Investment (88 Ave) Ltd.
Director Information: Inderdeep Mann
No Officer Information Filed as at July 23, 2021.
Agent: Mann Group (Steven Petersson)

Development Variance Permit

to permit installation of an above ground fascia premises identification sign for a
three-storey commercial building.

* Planning Recommendation

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7922-0214-00 (Appendix II),
varying the Surrey Sign By-law as follows, to proceed to Public Notification:

(a) A fascia sign above the first storey may be located on the second
storey of the east side of the building.
2. 7921-0307-00  
12068 and 12076 - 90 Avenue  

Owner: 1322699 B.C. Ltd.  
**Director Information:** Charanjit S. Minhas  
**No Officer Information Filed.**  
Agent: DF Architecture Inc. (Jessie Arora)  

**Rezoning from RA to IL**  
**Development Permit / Development Variance Permit**

to permit the development of a 1,867 square metre multi-tenant industrial building.

* **Planning Recommendation**

The Planning & Development Department recommends that:

1. A Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Light Impact Industrial Zone (IL)" and a date be set for Public Hearing.

2. Council authorize staff to draft Development Permit No. 7921-0307-00 including a comprehensive sign design package generally in accordance with the attached drawings (Appendix I).

3. Council approve Development Variance Permit No. 7921-0307-00 (Appendix IV), varying the following, to proceed to Public Notification:

   (a) to reduce the minimum rear yard setback of the IL Zone from 7.5 metres to 0.0 metres to the principal building face; and  
   (b) to reduce the minimum west side yard setback of the IL Zone from 7.5 metres to 0.0 metres to the principal building face.

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;
submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;

submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

registration of a right-of-way for public rights-of-passage for the area between the building face and the street edges;

registration of a Section 219 Restrictive Covenant to adequately address the City’s need with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture; and

registration of a Section 219 Restrictive Covenant to restrict the maximum amount of mezzanine space.

* Bylaw Readings

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20731"

First Reading

Second Reading

That the Public Hearing be held on Monday, September 19, 2022, at 7:00 p.m.

ADDITIONAL PLANNING COMMENTS

3. 7920-0115-01
   14061 and 14097 - 60 Avenue

   Owner: Apcon Sullivan Project Ltd.
   Director Information: Parminder S. Atwal
   Officer Information as at September 10, 2021: Parminder S. Atwal (President)
   Agent: Apcon Group (Tejvir Atwal)

Development Variance Permit

to allow stair risers to encroach into the building setbacks for Building 1, 2, 3, 4, 9, 10, and 11 and for reduced building setbacks.
* Planning Recommendation

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7920-0115-01 (Appendix I) varying the following, to proceed to Public Notification:

   (a) to vary the Zoning Bylaw to increase the maximum number of risers permitted within the setback area from 3 to 8 for Building 1, to 8 for Building 2, to 7 for Building 3, to 8 for Building 4, to 5 for Building 9, to 4 for Building 10, and to 4 for Building 11; and

   (b) to reduce the minimum east side yard on a flanking street setback for a balcony and canopy encroachment from 4.5 metres to 3.4 metres for Building 3, to 3.1 metres for Building 4, to 3.1 metres for Building 8, and to 3.5 metres for Building 9.

D. CORPORATE REPORTS

The following Corporate Report to be considered:

Item No. R161 Southern Railway 148 Street and 64 Avenue Road Surface Improvements File: 1722-009/01

E. BYLAWS AND PERMITS

BUSINESS ARISING OUT OF THE PUBLIC HEARING

1. "Surrey Comprehensive Development Zone 78 (CD 78), Bylaw, 2022, No. 20723"
   7921-0091-00
   Owners: S. Kesavan, S. Kesavan
   Agent: Citiwest Consulting Ltd. (Roger Jawanda)
   RF-12 to CD – Portion of 10261 - 166A Street – to accommodate subdivision (unhooking) of the property to create two separate single family residential small lots.

   Council direction received July 25, 2022

Third Reading
7920-0155-00
Owner: 1218656 B.C. Ltd. (Director Information: Ravinder Bhangu, Amrik S. Dhillon, Tejvir Gill, Kulbir Johal)
Agent: DF Architecture Inc. (Jessie Arora)
To amend Table 7a: Land Use Designation Exceptions for subject site 15290 - 66 Avenue by adding a site specific permission to allow for a density up to 1.3 FAR within the Mixed Employment land use designation.

Council direction received July 25, 2022

Third Reading

"Surrey Comprehensive Development Zone 75 (CD 75), Bylaw, 2022, No. 20726"
RA to CD – 15290 - 66 Avenue – to permit the development of a 4,478 square metre business park building with accessory commercial uses.

Council direction received July 25, 2022

Third Reading

7921-0327-00
Owner: 1318801 B.C. Ltd. (Director Information: Pawandeep Gill)
Agent: David Eaton Architect Inc. (Manpreet Singh)
RA to RM-30 - 5886 and 5894 - 128 Street – to permit the development of 44 townhouse units.

Council direction received July 25, 2022

Third Reading

Development Variance Permit No. 7921-0327-00
5886 and 5894 - 128 Street
To reduce the minimum side yard setback (south) from 6 metres to 4.7 metres.

That Council support Development Variance Permit No. 7921-0327-00 and consider issuance of the Permit upon final adoption of the associated rezoning Bylaw.
7921-0292-00
Owner: 1243153 B.C. Ltd. (Director Information: Munish Katyal)
Agent: DF Architecture Inc. (Jessie Arora)
RA to IL – 12674 – 88 Avenue – to develop a 3,500 square metre industrial building.

Council direction received July 25, 2022

Third Reading

Development Variance Permit No. 7921-0292-00
12674 – 88 Avenue
To reduce the minimum rear yard setback from 7.5 metres to 3.9 metres for a garbage enclosure and to reduce the minimum side (east) yard setback from 7.5 metres to 1.5 metres for a garbage enclosure.

That Council support Development Variance Permit No. 7921-0292-00 and consider issuance of the Permit upon final adoption of the associated rezoning Bylaw.

5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20712"
7921-0232-00
Owner: 1018737 B.C. Ltd. (Director Information: Mukhtiar S. Randhawa, Gurpreet S. Sanghera)
Agent: Gursimer Design & Management Inc. (Nirvair Singh)
RF to RF-13 – Portion of 14224 - 68 Avenue - to subdivide into two Single Family Small Lots and one Single Family Residential lot.

Council direction received July 25, 2022

Third Reading

Development Variance Permit No. 7921-0232-00
14224 - 68 Avenue
To reduce the minimum lot depth from 24 metres to 12.3 metres for proposed Lot 1; reduce the minimum lot depth from 24 metres to 15.71 metres for proposed Lot 2; reduce the minimum lot depth of the from 28 metres to 19.07 metres for proposed Lot 3; reduce the minimum front yard setback from 6 metres to 2 metres to the principal building face for proposed Lots 1 and 2; reduce the minimum front yard setback from 6 metres to 2 metres to the principal building face for proposed Lot 3; reduce the minimum rear yard setback from 7.5 metres to 3 metres for proposed Lot 1; reduce the minimum rear yard setback from 7.5 metres to 4.5 metres for proposed Lot 2; reduce the minimum rear yard setback from 7.5 metres to 6 metres for proposed Lot 3; and increase the maximum driveway width from 6 metres to 8.93 metres for proposed Lot 1.

That Council support Development Variance Permit No. 7921-0232-00 and consider issuance of the Permit upon final adoption of the associated rezoning Bylaw.
7921-0342-00
Owner: G. Grewal
Agent: Gursimer Design & Management Inc. (Nirvair Singh)
RA to RF-13 – 5930 - 147 Street – to subdivide the site into six single family small lots.

Council direction received July 25, 2022

Third Reading

Development Variance Permit No. 7921-0342-00
5930 - 147 Street; 14725 - 59 Avenue
To reduce the minimum lot depth of a Type II Interior Lot and Type II Corner Lot from 24 metres to 21.5 metres for proposed Lot 1 and 21.7 metres for proposed Lot 6; and to reduce the minimum lot width of a Type II Interior Lot from 13.4 metres to 13 metres for proposed Lot 5.

That Council support Development Variance Permit No. 7921-0342-00 and consider issuance of the Permit upon final adoption of the associated rezoning Bylaw.

7920-0279-00
Owners: IK 168 Projects Inc. (Director Information: Harminder S. Basraon)
Agent: David Eaton Architect Inc. (David Eaton)
RH to RM-30 – 16765 - 25 Avenue – to develop 19 townhouse units.

Council direction received July 25, 2022

Third Reading

Development Variance Permit No. 7920-0279-00
16765 - 25 Avenue
To reduce the minimum street side yard (west) setback from 4.5 metres to 4 metres and the minimum rear yard (north) setback from 6 metres to 3 metres to the principal building face. The proposal also includes a reduction to the minimum side yard on a flanking lane (east) setback from 4.5 metres to 4 metres to the principal building face of building 1; and to allow stairs consisting of four risers or less to encroach into the building setback area.

That Council support Development Variance Permit No. 7920-0279-00 and consider issuance of the Permit upon final adoption of the associated rezoning Bylaw.
8. "Surrey Comprehensive Development Zone 77 (CD 77), Bylaw, 2022, No. 20716"
7921-0256-00
Owners: 1058140 B.C. Ltd. (Director Information: Avtar S. Sendher)
Agent: Coastland Engineering & Surveying Ltd. (Michael Helle)
RM-D to CD – 12828 and 12830 - 14A Avenue – to subdivide the site into two single family small lots.

Council direction received July 25, 2022

Third Reading

7920-0224-00
Owner: Fergus Creek Homes Ltd. (Director Information: Iqbal Grewal, Gurdev Sandhu)
Agent: DF Architecture Inc. (Jessie Arora)
To amend OCP Figure 3: General Land Use Designations to redesignate the subject site 1083, 1109 and 1177 - 168 Street; 1068 - No 99 Highway; 16620 - 12 Avenue from Mixed Employment to Multiple Residential and amend OCP Figure 42: Major Employment Areas by removing the Mixed Employment designation for the subject site.

Council direction received July 25, 2022

Third Reading

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20730"
RA to RM-30 – 1083, 1109 and 1177 - 168 Street; 1068 - No 99 Highway; 16620 - 12 Avenue – to develop 482 townhouse units on the subject site.

Council direction received July 25, 2022

Third Reading

Development Variance Permit No. 7920-0224-00
1083, 1109 and 1177 - 168 Street; 1068 - No 99 Highway; 16620 - 12 Avenue
To reduce the minimum north front yard setback on proposed Lot 1 from 4.5 metres to 3 metres to the side of unit and Lot 2 from 6 metres to 4.5 metres to the principal building face; and reduce the minimum east rear yard setback on proposed Lot 2 from 6 metres to 4.5 metres to the principal building face, and to 3 metres to the side of unit; and reduce the minimum west side yard setback on proposed Lot 3 from 6 metres to 4.8 metres to the principal building face; and reduce the minimum south rear yard setback on proposed Lot 3 from 6 metres to 4.5 metres to the principal building face, and to 3.7 metres to the side of unit.

That Council support Development Variance Permit No. 7920-0224-00 and consider issuance of the Permit upon final adoption of the associated rezoning Bylaw.
7921-0151-00
Owner: 1346704 B.C. Ltd. (Director Information: Paramjit Singh)
Agent: Alvar Development Ltd. (Kunwar Bir Singh)
RF to RM - 1879 King George Boulevard; 1868 Lilac Drive – to permit the
development of 18 townhouse units.

Council direction received July 25, 2022

Third Reading

Development Variance Permit No. 7921-0151-00
1879 King George Boulevard; 1868 Lilac Drive
To reduce the minimum side (northwest) yard setback from 6 metres to 3 metres
to the principal building face; reduce the minimum side (southeast) yard setback
from 6 metres to 5.6 metres to the principal building face; and to allow stairs
consisting of four risers or less to encroach into the building setback area for
building 1.

That Council support Development Variance Permit No. 7921-0151-00 and
consider issuance of the Permit upon final adoption of the associated
rezoning Bylaw.

7922-0043-00
Owners: B. Killam, T. Killam
Agent: Hub Engineering Inc. (Mike Kompter)
RF to RF-13 - 11137 - 131A Street – to subdivide into two single family small lots.

Council direction received July 25, 2022

Third Reading

7921-0138-00
Owners: S. Eastwood, Z. Jin
Agent: Kumlin Sullivan Architecture (Chris Kiska)
RF to RF-13 – 10025 and 10027 - 120 Street – to subdivide the site into two single
family small lots.

Council direction received July 25, 2022

Third Reading
Development Variance Permit No. 7921-0138-00
10025 and 10027 - 120 Street
To allow a basement access well and staircase to be located between the principal building and the front (west) lot line and to permit an accessory building or structure in the front (west) yard setback with a minimum setback of 1 metre from the west lot line on proposed Lots 1 and 2. The proposal also includes a reduction to the minimum lot width required to facilitate double side-by-side garages from 13.4 metres to 12 metres for proposed Lots 1 and 2.

That Council support Development Variance Permit No. 7921-0138-00 and consider issuance of the Permit upon final adoption of the associated rezoning Bylaw.

7922-0178-00
Owner: 1292900 B.C. Ltd. (Director Information: Paramjit Sanghera), 1305038 B.C. Ltd. (Director Information: Paramjit Sanghera)
Agent: DF Architecture Inc. (Jessie Arora)
RF to RM-30 – 10627, 10651 and 10665 - 128 Street – to develop 49 townhouse units.

Council direction received July 25, 2022

Third Reading

Development Variance Permit No. 7922-0178-00
10627, 10651 and 10665 - 128 Street
To reduce the minimum south side yard setback from 6 metres to 3 metres for Building No. 5 and 3 metres for Building No. 7, and to reduce the minimum north side yard setback from 6 metres to 4.5 metres for Building No. 3, as measured to the principal building face, for the proposed townhouse development.

That Council support Development Variance Permit No. 7922-0178-00 and consider issuance of the Permit upon final adoption of the associated rezoning Bylaw.

Owners: Bristol Estates 13301 Holdings Ltd.
(Director Information: Yue Fan, Helen Chan Sun, Zhen Yu Zhong)
Agent: ZGF Architects Inc. (Patrick Cotter)
To amend OCP Figure 16: Central Business District Densities to increase the density for the subject site 13301 - 104 Avenue from 3.5 FAR to 5.5 FAR.

Council direction received July 25, 2022

Third Reading

"Surrey Comprehensive Development Zone 76 (CD 76), Bylaw, 2022, No. 20720" RM-45 to CD – 13301 - 104 Avenue – to permit the development of five, high-rise residential buildings and one, mid-rise rental apartment building as part of a multi-phased development consisting of approximately 2,200 dwelling units in City Centre.

Council direction received July 25, 2022

Third Reading


Owner: 1260119 B.C. Ltd. (Director Information: Baldev Hans, Amarinderjit Nandha, Gurpreet Toor)
Agent: Flat Architecture Ltd. (Jaswinder Gabri)
To amend OCP Figure 3: General Land Use Designations for a portion of the subject site 12244 - 102 Avenue from Urban to Multiple Residential.

Council direction received July 25, 2022

Third Reading

"Surrey Comprehensive Development Zone 79 (CD 79), Bylaw, 2022, No. 20728" RF to CD – Portion of 12244 - 102 Avenue – to develop eighteen townhouse units and one single-family lot, plus one lot for riparian protection.

Council direction received July 25, 2022

Third Reading
Development Variance Permit No. 7921-0209-00
12244 - 102 Avenue
To reduce the minimum setback distance for a Class B (yellow-coded) Stream from 15 metres to 10 metres as measured from the top-of-bank.

That Council support Development Variance Permit No. 7921-0209-00 and consider issuance of the Permit upon final adoption of the associated rezoning Bylaw.

PERMITS

16. Development Variance Permit No. 7922-0144-00
5790 - 191A Street
Owner: J. Grandoni, L. Walker
Agent: L. Walker
The applicant is requesting a variance to reduce the minimum east front yard setback from 18 metres to 1.8 metres for an accessory building greater than 10 square metres in size in order to allow the construction of a detached accessory building on the lot.

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. 7922-0144-00.

17. Development Variance Permit No. 7922-0158-00
13511 Marine Drive
Owner: 1292546 B.C. Ltd. (Director Information: Aman S. Bains, Davinder S. Gill)
Agent: 1292546 B.C. Ltd. (Aman Singh Bains)
The applicant is requesting a variance to reduce the minimum rear yard setback from 7.5 metres to 6 metres to the principal building face; and to increase the maximum second floor area requirements from 80% of the ground floor area to 85% in order to permit construction of a 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. 7922-0158-00.
18. Development Variance Permit No. 7922-0213-00
13058 - 100 Avenue
Owner: R. Ahmad
Agent: Viram Custom Builders Ltd. (Manesh Bhartie)
The applicant is requesting a variance to reduce the minimum (north) side yard on flanking street setback from 3.6 metres to 1.5 metres to the principal building face; and to reduce the minimum (south) side yard setback from 1.8 metres to 1.2 metres to the principal building face in order to reduce setbacks for a proposed single-family dwelling on a lot located along a collector road (100 Avenue).

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. 7922-0213-00.

19. Development Variance Permit No. 7921-0354-00
18745 - 24 Avenue
Owner: 1366906 B.C. Ltd. (Director Information: Michael Grubner)
Agent: CTA Architecture + Design Ltd. (Craig Mitchell)
The applicant is requesting a variance to reduce the minimum north (rear) yard setback from 7.5 metres to 3.6 metres to the principal building face; to vary the maximum building height allowed from 14 metres to 20.2 metres; and to reduce the rate at which parking is calculated for industrial floor area associated with the cold storage facility from 1 parking space per 100 square metres to 0.26 parking spaces per 100 square metres in order to permit the development of a 7,045 square metre purpose-built single-tenant cold storage facility.

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

That Council support Development Variance Permit No. 7921-0354-00 and consider issuance of the Permit upon final approval of the associated Development Permit.
20. Development Variance Permit No. 7922-0023-00
17027 - 40 Avenue
Owner: Rehal Farms Ltd (Director Information: Nirmal Rehal, Harminder Rehal)
Agent: G. Square Design Ltd. (Gurinder Grewal)
The applicant is requesting a variance to increase the maximum setback of a single family dwelling from the front lot line from 50 metres to 230 metres; and to increase the maximum depth of the farm residential footprint from the front lot line from 60 metres to 240 metres in order to permit the development of a new single-family home and to increase the maximum depth of the farm residential home plate.

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

That Council support Development Variance Permit No. 7922-0023-00 and consider issuance of the Permit upon final approval of the associated Development Permit.

21. Development Variance Permit No. 7922-0076-00
2689 McKenzie Avenue
Owner: J. Carter
Agent: Peninsula Construction & Project Management (Lance Ponych)
The applicant is requesting a variance to reduce the required off street parking spaces from three spaces to two spaces in order to facilitate the development of an in-ground swimming pool.

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

That Council support Development Variance Permit No. 7922-0076-00 and consider issuance of the Permit once all outstanding conditions have been met.

22. Development Variance Permit No. 7922-0115-00
6862 - 153 Street
Owner: Conwest (Bear Creek) GP Ltd. (Director Information: Giovanni Marinelli, Antonio Marinelli)
Agent: Conwest (Bear Creek) GP Ltd. (Peter Woerler)
The applicant is requesting a variance to reduce the minimum front yard setback from 7.5 metres to 5 metres in order to permit the development of a 6,010 square metre multi-tenant industrial building.

* Planning and Development advise (see memorandum in back-up) that all requirements have been met and Development Variance Permit No. 7922-0115-00 and Development Permit No. 7922-0115-00 are now in order for issuance.
* Planning and Development advise that it is now in order for Council to amend the East Newton Business Park Neighbourhood Concept Plan.

That Council amend the East Newton Business Park Neighbourhood Concept Plan (NCP) to eliminate a "Buffer/Natural Area" on the site and redesignate the area to "Business Park".

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. 7922-0115-00.

Development Permit No. 7922-0115-00
6862 - 153 Street
To permit the development of a 6,010 square metre multi-tenant industrial building.

Council authorized to draft July 25, 2022

That Council authorize the issuance of Development Permit No. 7922-0115-00.

23. Temporary Use Permit No. 7918-0372-00
10954 - 124 Street
Owner: 1173098 B.C. Ltd. (Director Information: Iqbal S. Kang)
Agent: 1173098 B.C. Ltd. (Iqbal Kang)
The applicant is seeking support to permit the operation of a truck parking facility on the lot for a period not to exceed three years.

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

That Council support Temporary Use Permit No. 7918-0372-00 and consider issuance of the Permit once all outstanding conditions have been met.

24. Temporary Use Permit No. 7922-0147-00
9744 - 176 Street
Owner: 1316407 B.C. Ltd. (Director Information: Sarbjot Purewal, Harjinder Purewal)
Agent: Aplin & Martin Consultants Ltd. (Maggie Koka)
The applicant is seeking support to permit the temporary use of the site for outdoor storage and truck parking for a period not to exceed three years.

Three pieces of correspondence expressing opposition had been received prior to the printing of this agenda.

That Council support Temporary Use Permit No. 7922-0147-00 and consider issuance of the Permit once all outstanding conditions have been met.
FINAL ADOPTIONS


3900-20-20711 – Council Initiative
The proposed amendments are intended to remove ambiguity in the Sign By-law, as identified by the Court, in relation to the periods when political signs may be erected and removed in relation to various types of elections.

Council direction received July 25, 2022
Corporate Report Item No. 2022-R158

Final Adoption

26. "Surrey Close and Remove the Dedication of Highway of Adjacent to 10223 and 10285 University Drive, Bylaw, 2022, No. 20685"

3900-20-20685 – Council Initiative
A bylaw to remove the dedication of a 0.110 hectares portion of constructed road allowance for consolidation with the adjacent property at 10223 University Drive in order to facilitate a future realignment of 102A Avenue. 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 18, 2021
Corporate Report Item No. 2021-R200

Final Adoption

F. OTHER BUSINESS

1. Formal Apology from Council
File: 0530-01

At the July 25, 2022, Regular Council – Public Hearing meeting, Councillor Locke put forward the following Notice of Motion:

"That Council offer a formal apology to the seven individuals named in the September 13, 2021 resolution for any hurt they may have experienced as a result of Council’s actions."
G. MAYOR'S REPORT

1. Proclamation
   File: 0630-02
   (a) Azadi Ka Amrit Mahotsav Day – August 15, 2022

H. ADJOURNMENT

Council to pass a motion to adjourn the Special Meeting.