

B. LAND USE APPLICATIONS

1. 7919-0035-00

19518 - 32 Avenue

Owners: J. Gill, A. Gill

Agent: Belshore Properties Ltd. (Simren Gill)

Rezoning from A-1 to IB-1

Development Permit / Development Variance Permit

to permit the development of a 9,650 square-metre multi-tenant industrial building.

That:

1. A Bylaw be introduced to rezone the subject site from "General Agriculture Zone (A-1)" to "Business Park 1 Zone (IB-1)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7919-0035-00 generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7919-0035-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard (north) setback of the IB-1 Zone from 7.5 metres to 4.0 metres to the principal building face on the ground floor and 2.95 metres on the second storey along the east portion of the building; and
 - (b) to reduce the minimum number of on-site parking spaces from 114 to 101.
4. 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 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) 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;
 - (h) registration of a Section 219 Restrictive Covenant to prohibit any use that require a Metro Vancouver air quality permit from locating on the site; and
 - (i) registration of a Section 219 Restrictive Covenant to restrict the use of the mezzanine space as storage space.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20787" pass its first reading.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20787" pass its second reading.

Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20787" be held on December 12, 2022

2. **7922-0275-00**

1275 - 160A Street

Owners: S. Kahlon, R. Braich

Agent: S. Kahlon

Development Variance Permit

to permit basement access to be located in the side yard to allow construction of a new single-family dwelling.

That Council approve Development Variance Permit No. 7922-0275-00, to vary Section J.2 of Part 16B "Single Family Residential (13) Zone (RF-13)" by permitting basement access between the principal building and the (north) side lot line, to proceed to Public Notification.

3. **7922-0333-00**

19351 - 71 Avenue

Owner: A. Shums

Agent: K. Singh

Development Variance Permit

to allow driveway access along the west side lot line of the subject property.

That:

1. Council approve Development Variance Permit No. 7922-0333-00, to allow driveway access along the west side lot line of the subject property (Lot 3), to proceed to Public Notification.
2. Council instruct staff to resolve the following issue prior to final approval:
 - (a) discharge of Section 219 Restrictive Covenant requiring a minimum double wide (side-by-side) garage dimension of 6.1 metres (20 ft.) wide by 6.4 metres (21 ft.) deep, as measured from the interior faces of the side walls of the garage and an additional outdoor parking spaces on proposed Lot 3.

4. **7921-0313-00**

10201, 10207 to 10219, 10221 to 10227, and 10229 to 10239 King George Boulevard

Owner: Aimforce Surrey Centre 1 Ltd.

Director Information: Davidson Guo

No Officer Information Filed as at May 7, 2021

Agent: Chris Dikeakos Architects Inc. (Nadia Said)

**OCP Text Amendment to allow for a FAR of 10.9 within the "Downtown" designation
City Centre Plan Amendment to allow for a FAR of 10.9 within the "Central Business
District- Area 2 (7.5 FAR)" designation**

Rezoning from C-8 to CD

Development Permit

to permit the development of a 67-storey mixed-use building consisting of a 7-storey commercial and office podium including 19,422 square metres of commercial and office floor space, an 8-storey residential podium and residential tower consisting of 746 residential dwelling units.

That:

1. An Official Community Plan (OCP) Bylaw be introduced to amend Table 7A: Land Use Designation Exceptions within the "Downtown" designation by adding site specific permission for the subject site to permit a density up to 10.9 FAR (gross density calculation), 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 "Community Commercial Zone (C-8)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7921-0313-00 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 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) submission of an acoustical report and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (h) registration of a volumetric statutory right-of-way for public rights-of-passage for the proposed linear plaza located along King George Boulevard and the northeast portion of the site.
 - (i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture and 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) final submission and approval of the Transportation Impact Assessment;
 - (k) provision of cash-in-lieu or other transportation demand management measures, including a dedicated bike elevator, to address the shortfall in residential parking spaces to the satisfaction of the General Manager, Engineering;
 - (l) the applicant address the density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department; and

- (m) the applicant adequately address the impact of the reduced on-site indoor amenity space requirement of the CD Bylaw (based on RM-135 Zone), at the rate in effect at the time of Final Adoption.
6. Council pass a resolution to amend the Surrey City Centre Plan to allow for an FAR of 10.9 within the "Central Business District - Area 2 (7.5 FAR)" designation, when a minimum of 3.1 FAR of office/commercial space is provided, when the project is considered for final adoption.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20799" pass its first reading.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20799" pass its second reading.

Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20799" be held on January 16, 2023

"Surrey Comprehensive Development Zone 95 (CD 95), Bylaw, 2022, No. 20800" pass its first reading.

"Surrey Comprehensive Development Zone 95 (CD 95), Bylaw, 2022, No. 20800" pass its second reading.

Public Hearing on "Surrey Comprehensive Development Zone 95 (CD 95), Bylaw, 2022, No. 20800" be held on January 16, 2023

5. **7922-0050-00**

1821 and 1841 - 165A Street

Owner: 1121279 B.C. Ltd.

Director Information: Bradley E. Hughes

No Officer Information Files as at July 1, 2022

Agent: Park Ridge Construction Management Inc. (Kevin Smith)

**NCP Amendment from "Multiple Residential 10-15 UPA" to "Multiple Residential 15-25 UPA" and to remove the subject site from the land consolidation area
Rezoning from RA to RM-30**

Development Permit / Development Variance Permit

to permit the development of a 43-unit townhouse development.

That:

1. a Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7922-0050-00 generally in accordance with the attached drawings (Appendix I), and the finalized Ecosystem Development Plan.
3. Council approve Development Variance Permit No. 7922-0050-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum indoor amenity space required for a 43-unit townhouse development from 74 square metres to 0 square metres;
 - (b) to reduce the minimum side (north) yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the principal building face for Building 7; and
 - (c) to vary Section H.4(a) of the RM-30 Zone to allow two visitor parking spaces within the side (north) yard setback.
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) 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 Ecosystem Development Plan to the satisfaction of City staff;
 - (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) 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;
 - (k) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (l) 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;
 - (m) 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
 - (n) Registration of a reciprocal and shared access agreement on both the property to the north at 1871 165A Street, abutting to the north of the subject site, and on the subject site, to allow for the shared use and maintenance of the indoor and outdoor amenity spaces.
5. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan (NCP) to redesignate the land from "Multiple Residential 10-15 UPA" to "Multiple Residential 15-25 UPA" and to remove the subject site from the land consolidation area when the project is considered for final adoption (Appendix V).

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20801" pass its first reading.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20801" pass its second reading.

Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20801" be held on January 16, 2023

6. **7918-0051-00**

2974 and 3048 - 192 Street

Owners Advantex Industries Ltd.

Director Information: Ronald J. Castle

Officer Information as at February 13, 2022:

Ronald J. Castle (President, Secretary)

1205789 B.C. Ltd.

Director Information: Sarbjot Purewal, Harjinder Purewal

No Officer Information filed as at April 18, 2022

Agent: Orion Construction (Braden Smith)

Rezoning a portion of the site from A-2 to IB-2

Development Permit / Development Variance Permit

to permit the development of a 9,820-square-metre multi-tenant industrial building.

That:

1. a Bylaw be introduced to rezone a portion of the subject site as shown as Block A on the attached Survey Plan (Appendix I), from "Intensive Agriculture Zone (A-2)" to "Business Park 2 Zone (IB-2)", and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7918-0051-00 including a comprehensive sign design package generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7918-0051-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback (east) of the IB-2 Zone from 7.5 metres to 0.0 metres to the principal building face; and
 - (b) to reduce the minimum number of on-site parking spaces from 116 to 102.
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) completion of Development Application No. 7922-0279-00, including for the registration of the subdivision plans associated with this application;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) Registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture; and
 - (i) registration of a Section 219 Restrictive Covenant to prohibit any use that require a Metro Vancouver air quality permit from locating on the site.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20802" pass its first reading.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20802" pass its second reading.

Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20802" be held on December 12, 2022

7. **7922-0274-00**

13974 - 60A Avenue

Owner: R. Taggar

Agent: S. Taggar

Development Variance Permit

to permit construction of a house with building access between the principal building and the side lot line.

That Council approve Development Variance Permit No. 7922-0274-00, to vary Part 17C "Single Family Residential (10) Zone (RF-10)" J. Special Regulations of the Zoning Bylaw by permitting basement access and basement wells between the principal building and the side lot line, to proceed to Public Notification.

8. **7922-0332-00**

10626 City Parkway

Owner: Lark LVV Developments Ltd.

Director Information: Larry Fisher, Kirk Edward Fisher

No Officer Information Filed as at December 8, 2021

Agent: Royal Canadian Legion Whalley BR 229 (Jill Bilesky)

New Liquor Primary License

to permit a liquor license at the Royal Canadian Legion (Whalley).

That:

1. A Public Information Meeting in the form of a Public Hearing be scheduled to solicit opinions from area residents regarding the proposed liquor primary license (Whalley Legion), with the following limitations:
 - (a) A proposed maximum occupant load of 410 persons; and
 - (b) The proposed hours of operation for the liquor primary establishment are as follows:
 - 11:00 a.m. to no later than 1:00 a.m. Sunday through Thursday; and
 - 11:00 a.m. to no later than 2:00 a.m. Friday and Saturday.
2. Council instruct staff to resolve the following issue prior to final approval:
 - (a) The applicant to enter into a Good Neighbour Agreement with the City (Appendix III).

That Public Input in the form of a Public Hearing be held on Monday, January 16, 2023, at 7:00 p.m.

9. **7922-0041-00**

13630 and 13644 - 60 Avenue

Owners: 1062224 B.C. Ltd.

Director Information: Jasvir Rawan

No Officer Information Filed as at January 21, 2022

Agent: Hub Engineering Inc (Mike Kompter)

Rezoning of a portion of the site from RF to RF-13

to allow subdivision into five single family lots.

That:

1. a Bylaw be introduced to rezone the portion of the site shown as Block B on the Survey Plan attached as Appendix II, from Single Family Residential Zone (RF Zone) to Single Family Residential 13 Zone (RF-13) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) Approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20803" pass its first reading.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20803" pass its second reading.

Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20803" be held on January 16, 2023

C. ADDITIONAL PLANNING COMMENTS

1. **7919-0060-00, 7919-0060-01**
13740 to 13760 - 104 Avenue; 13772 to 13790 - 104 Avenue; 13777 Central Avenue
Owners: 1091940 B.C. Ltd.
Director Information: Helen Zhou
Officer Information as at October 4, 2021: Helen Zhou (President, Secretary)
1070293 B.C. Ltd.
Director Information: Helen Zhou
Officer Information as at March 31, 2022: Helen Zhou (President, Secretary)
1095623 B.C. Ltd.
Director Information: Helen Zhou
Officer Information as at November 4, 2021: Helen Zhou (President, Secretary)
Agent: Andrew Cheung Architects Inc. (Kassra Tavakoli)
CD Bylaw and OCP Bylaw Amendments
General and Detailed Development Permit Amendments
to allow for an increase in density and changes in Form and Character to a previously supported phased development of three high-rise buildings in City Centre, to accommodate a proposed re-alignment of a road through the site and an increase in floor area.

That:

1. Council rescind Resolution No. R20-542 giving Third Reading to Official Community Plan (OCP) Amendment Bylaw No. 20063 at the April 20, 2020 Regular Council – Public Hearing meeting, and set a date for a new Public Hearing.

2. Council rescind Resolution No. R20-543 giving Third Reading to Rezoning Bylaw No. 20059 at the April 20, 2020 Regular Council – Public Hearing meeting.
3. Council rescind Resolution No. R20-410 giving Second Reading to Rezoning Bylaw No. 20059 at the April 6, 2020 Regular Council – Land Use meeting.
4. Council consider Second Reading of Rezoning Bylaw No. 20059, as amended, and if granted, set a date for Public Hearing.
5. Approval to amend the General Development Permit 7919-0060-00 and Detailed Development Permit 7919-0060-01 for Form and Character.
6. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) all issues outlined in the original Planning & Development Report for 7919-0060-00 & 7919-0060-01; and
 - (b) the applicant adequately address the impact of the reduced on-site indoor amenity space requirement of the CD Bylaw (based on RM-135 Zone).

That Council rescind third reading of Bylaw No. 20063, granted by Resolution RES.R20-542, at the April 20, 2020, Regular Council – Public Hearing meeting.

That Council rescind third reading of Bylaw No. 20059, granted by Resolution RES.R20-543, at the April 20, 2020, Regular Council – Public Hearing meeting.

That Council rescind second reading of Bylaw No. 20059, granted by Resolution RES.R20-410, at the April 6, 2020, Regular Council – Land Use meeting.

That Council amend Bylaw No. 20059 in Section A. Intent, Section D. Density, Section E. Lot Coverage, Section F. Yards and Setbacks, and Section K. Subdivision, as detailed in Appendix II of this Planning Report dated November 28, 2022.

Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2020, No. 20063" be held on January 16, 2023

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20059" pass its second reading, as amended.

Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20059" be held on January 16, 2023

H. BYLAWS AND PERMITS

BYLAWS

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20167, Amendment Bylaw 2022, No. 20773"
7922-0289-00
Owners: 1014669 B.C. Ltd. (Director Information: Baljit S. Johal),
0993006 B.C. Ltd. (Director Information: Baljit S. Johal)
Agent: 1014669 B.C. Ltd. and 0993006 B.C. Ltd. (Baljit Johal)
To amend CD Bylaw No. 20167 in order to allow accessory office uses within a portion of the stand-alone amenity building within the proposed multiple residential development located at 8140 - 166 Street (8148 and 8158 - 166 Street).

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20167, Amendment Bylaw 2022, No. 20773" be finally adopted

APPLICATIONS/BYLAWS/PERMITS TO BE CLOSED

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19186"
7915-0312-00 – M. M. Kashif and Quang M. Ngo
c/o McElhanney Consulting Services Ltd. (James Pernu)
RA to CD – 16621 and 16651 Northview Crescent - to subdivide into 4 suburban
single family lots.

That Council close Application No. 7915-0312-00 and file Bylaw No. 19186.