

Present:

Chairperson - Mayor Locke
Councillor Annis
Councillor Bains
Councillor Bose
Councillor Elford
Councillor Hepner
Councillor Kooner
Councillor Nagra
Councillor Stutt

Absent:**Staff Present:**

City Manager
City Clerk
Acting General Manager, Corporate Services
General Manager, Engineering
General Manager, Parks, Recreation & Culture
General Manager, Planning & Development
City Solicitor
Manager, Area Planning & Development, North Division
Manager, Area Planning & Development, South Division
Land Development Engineer

A. ADOPTION OF THE AGENDA

It was

Moved by Councillor Bains
Seconded by Councillor Kooner
That the agenda of the January 15, 2024,

Regular Council Land Use meeting be adopted.

RES.R24-3

Carried

B. LAND USE APPLICATIONS**1. 7923-0144-00****15473, 15485 and 15495 - 16A Avenue**

Owner: Manorlane Properties (Peace Arch) Inc.

Director Information: B. Mann, R. Sangra

Officer Information as at March 25, 2023: B. Mann (President),
R. Sangra (Secretary)

Agent: DF Architecture Inc. (Jessie Arora)

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

Development Permit

to permit the development of a six-storey apartment building consisting of 66 units.

It was

Moved by Councillor Kooner
Seconded by Councillor Hepner
That:

1. Council endorse the Public Notification to proceed for Bylaw No. 21135 to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" (based on "Multiple Residential 70 Zone (RM-70)").

2. Council authorize staff to draft Development Permit No. 7923-0144-00, generally in accordance with the attached drawings (Appendix I).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant 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; and
 - (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 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.

RES.R24-4

Carried**2. 7923-0155-00****17835 - 97 Avenue**

Owner: 1147430 B.C. Ltd.

Director Information: S. RawNo Officer Information filed as at December 30, 2022.

Agent: OTG Developments Ltd. (Kristin Webb)

Temporary Use Permit*to permit the temporary use of the site for truck parking for a period not to exceed three years.*

It was
Moved by Councillor Bains
Seconded by Councillor Stutt
That:

1. Council approve Temporary Use Permit No. 7923-0155-00, to proceed to Public Notification.
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) input from the Ministry of Transportation & Infrastructure;
 - (c) input from TransLink;
 - (d) submission of a finalized landscaping and fencing plan and landscaping and fencing cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) installation and subsequent inspection and approval of all required landscape screening and fencing works along the south of the property, to the satisfaction of the General Manager, Planning & Development;
 - (f) submission of financial securities to ensure that landscaping and fencing is maintained over the course of the Temporary Use Permit, to the satisfaction of the General Manager, Planning & Development;
 - (g) the applicant to undertake the necessary work and obtain permits, as required, for the proposed use of the residential building on the site for office space and washroom facility purposes; and
 - (h) a Sensitive Ecosystem Development Permit application to be submitted and subsequently issued for the watercourse (ditch) along the southern property line.

RES.R24-5

Carried

3. **7922-0170-00**
12090 - 104 Avenue
Owner: 1046089 B.C. Ltd.
Director Information: S. Bains
Officer Information as at August 17, 2022: S. Bains (President)
Agent: Architecture Panel Inc. (Ruchir Dhall)
NCP Amendment from "Parks and Open Spaces" to "Highway Commercial" for a portion of the site
Development Permit / Development Variance Permit
to permit the construction of a 7,390.24 square metre industrial building.

It was

Moved by Councillor Hepner
Seconded by Councillor Bose
That:

1. Council authorize staff to draft Development Permit No. 7922-0170-00 generally in accordance with the attached drawings (Appendix I), and the finalized Ecosystem Development Plan and Geotechnical Report.
2. Council approve Development Variance Permit No. 7922-0170-00, to reduce the minimum setback distance from top of bank of a Class A (red-coded) channelized stream from 25 metres to 15 metres, on the north side of the stream (Manson Canal), to proceed to Public Notification.
3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) input from the Ministry of Transportation & Infrastructure;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
 - (h) the applicant satisfy the requirements for a P-15 agreement;
 - (i) submission of a finalized Geotechnical Report to the satisfaction of City staff;
 - (j) demolition of existing buildings and structures, and removal of any unauthorized retaining walls remaining within City of Surrey's drainage statutory right-of-way (BB752745) to the satisfaction of the Planning and Development Department;
 - (k) the applicant to verify that the existing statutory right-of-way BB752745, registered on title in favour of the City of Surrey, meets current City standards including for drainage access; and

- (l) registration of a Section 219 Restrictive Covenant to restrict the maximum amount of mezzanine space permitted on-site given the parking allocation.

4. Council pass a resolution to amend the South Westminster Neighbourhood Concept Plan (NCP) to partially redesignate the land from "Parks and Open Spaces" to "Highway Commercial" when the project is considered for final adoption (Appendix IV).

RES.R24-6

Carried**4. 7918-0138-00****18175 - 74 Avenue**

Owner: 1335178 B.C. Ltd.

Director Information: C. JohlNo Officer Information Filed as at November 26, 2023.

Agent: A. Johl

NCP Amendment from "Low Density Cluster" to "Medium Density Cluster"**Rezoning from A-1 to CD (based on RM-30)****Development Permit***to permit the development of 74 townhouses.*

It was

Moved by Councillor Bains

Seconded by Councillor Kooner

That:

1. Council endorse the Public Notification to proceed for Bylaw No. 21136 rezone the subject site from "General Agriculture Zone (A-1)" to "Comprehensive Development Zone (CD)".
2. Council authorize staff to draft Development Permit No. 7918-0138-00 generally in accordance with the attached drawings (Appendix I), and the Ecosystem Development Plan and Geotechnical Report.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a 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) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff;
 - (h) conveyance of Biodiversity Conservation Strategy areas to the City;
 - (i) submission of a finalized Geotechnical Report to the satisfaction of City staff;
 - (j) 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;
 - (k) 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;
 - (l) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (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;
 - (n) registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the geotechnical report; and
 - (o) registration of a Section 219 Restrictive Covenant advising future homeowners of the potential farm operations of the adjacent agricultural lands.
4. Council pass a resolution to amend the West Clayton Neighbourhood Concept Plan (NCP) to redesignate the land from "Low Density Cluster" to "Medium Density Cluster" when the project is considered for final adoption.

RES.R24-7

Carried

5. 7922-0342-00

18872 - 52 Avenue

Owner: 1027756 B.C. Ltd.

Director Information: G. Deo, J. Khera, G. KheraNo Officer Information Filed as at February 17, 2023.

Agent: Ionic Architecture Inc. (Samuel Chan)

Development Permit / Development Variance Permit*to permit the development of a multi-unit industrial building.*

It was

Moved by Councillor Bains

Seconded by Councillor Kooner

That:

1. Council authorize staff to draft Development Permit No. 7922-0342-00 generally in accordance with the attached drawings (Appendix I), and the finalized Ecosystem Development Plan and Geotechnical Report.
2. Council approve Development Variance Permit No. 7922-0342-00, varying the following, to proceed to Public Notification:
 - (a) to vary the minimum west side yard setback of the IL Zone from 7.5 metres or 0.0 metre to 1.5 metres.
3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
 - (f) registration of a combined Statutory Right-of-Way and Section 219 Restrictive Covenant as per the "minimum safeguarding" requirements of the Sensitive Ecosystems Development Permit Area guidelines; and
 - (g) submission of a finalized Geotechnical Report to the satisfaction of City staff.

RES.R24-8

Carried

6. 7923-0163-00

**13417, 13453 and 13487 - 111A Avenue; 13428 and 13488 - 112 Avenue;
Portion of unopened lane**

Owner: 1349957 B.C. Ltd.

Director Information: A. Johl

No Officer Information Filed as at February 24, 2023.

Agent: CSS Management Ltd. (Avtar Johl)

Rezoning from RMS-2 and RF to RM-30

Development Permit / Development Variance Permit

*to permit the development of 74 townhouse units on a consolidated site in City Centre
(Bolivar Heights District).*

It was

Moved by Councillor Hepner

Seconded by Councillor Stutt

That:

1. Council close Land Development Project No. 7913-0140-00 and all applications associated with this project.
2. Council endorse the Public Notification to proceed for Bylaw No. 21137 to rezone the subject site from "Single Family Residential Zone (RF)" and "Special Care Housing 2 Zone (RMS-2)" to "Multiple Residential 30 Zone (RM-30)" as well as both a portion of unopened lane shown as Block C on the attached Survey Plan from "Special Care Housing 2 Zone (RMS-2)" to "Multiple Residential 30 Zone (RM-30)" and a portion of unopened lane shown as Block D on the attached Survey Plan from "Single Family Residential Zone (RF)" to "Multiple Residential 30 Zone (RM-30)".
3. Council authorize staff to draft Development Permit No. 7923-0163-00 generally in accordance with the attached drawings (Appendix I).
4. Council approve Development Variance Permit No. 7923-0163-00, varying the following, to proceed to Public Notification:
 - (a) to increase the maximum allowable lot coverage under the RM-30 Zone from 45% to 52%;
 - (b) to reduce the minimum front (north) yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the second and third floor building extensions and 3.5 metres to roof overhang;
 - (c) to reduce the minimum side (east) yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the principal building face;
 - (d) to reduce the minimum front (south) yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the second and third floor building extensions and 3.5 metres to roof overhang; and

- (e) to reduce the minimum side (west) yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the principal building face.
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) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Department;
 - (h) completion of the partial lane closure and acquisition of the 6.0-metre wide, 18-metre long portion of existing, unconstructed east-west lane allowance directly south of 13428 – 112 Avenue; and
 - (i) submission of an acoustical report for the units adjacent to 112 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures.

RES.R24-9

Carried

7. 7922-0376-00**15550 – 32 Avenue**

Owner: 1057359 B.C. Ltd.

Directory Information: R. GillNo Officer Information Filed as at December 03, 2022

Agent: JM Architecture Inc (Joe Minten)

Development Permit / Development Variance Permit*to permit the development of a 3-storey commercial building, including a medical office and small-scale drugstore.*

It was

Moved by Councillor Hepner

Seconded by Councillor Bains

That:

1. Council file Development Permit No. 7915-0316-00.
2. Council authorize staff to draft Development Permit No. 7922-0376-00 generally in accordance with the attached drawings (Appendix I), the finalized Ecosystem Development Plan and Geotechnical report.
3. Council approve Development Variance Permit No. 7922-0376-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum south lot line setback from 1.5 metres to 0.3 metres;
 - (b) to reduce the minimum drive aisle width for on-site parking spaces 1-24 from 7.0 metres to 6.9 metres and to 0.0 metres for parking spaces 25-28;
 - (c) to permit a free-standing sign within a yard that abuts a highway where the business to which the sign pertains is located in a building whose setback is adjacent to that highway is less than 5.0 metres; and
 - (d) to reduce the minimum setback for a Class A (red-coded) stream from 30.0 metres to a minimum streamside setback of 12.94 metres.
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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;

- (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (f) submission and acceptance of the Riparian Areas Protection Regulation assessment from the Ministry of Environment and Climate Change;
- (g) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
- (h) entering into a P-15 agreement with the City's Parks Department for maintenance of replanting in the conveyed riparian areas; and
- (i) submission of a finalized, peer reviewed, Geotechnical Report to the satisfaction of City staff and registration of a Section 219 Restrictive Covenant to adequately address requirements identified in the Geotechnical Report.

RES.R24-10

Carried

C. ADDITIONAL PLANNING COMMENTS

1. 7906-0301-00

**13111 King George Boulevard; Portion of 13140 - 113B Avenue;
Portions of 131 Street and 113A Avenue (road allowance)**

Owner: Riverview Investments Inc.

Director Information: H. Dhaliwal, R. Munday

No Officer Information Filed as at July 14, 2022.

Agent: Vesterra (Gary Dhaliwal)

Development Variance Permit

to increase the percentage of back-to-back units permitted in a 73-unit townhouse development, of which 26 units are back-to-back units.

It was

Moved by Councillor Bains

Seconded by Councillor Stutt

That Council approve Development Variance

Permit No. 7906-0301-00, to increase the maximum percentage of back-to-back units from 20% to 36% in the "Multiple Residential (30) Zone (RM-30)", to proceed to Public Notification.

RES.R24-11

Carried

2. **7917-0116-00, 7917-0116-01**
18638 - 74 Avenue
Owner: 1126162 B.C. Ltd.
Director Information: P. Sikham
Officer Information as at July 10, 2023: P. Sikham (President)
Agent: Kasian Architects (Douglas Johnson)
NCP Amendment to amend the road network and Biodiversity Conservation Strategy Corridor location in the West Clayton NCP
Rezoning from RA to RM-30
Development Permit / Development Variance Permit
to permit the development of 79 townhouse units.

It was Moved by Councillor Bose
Seconded by Councillor Hepner
That:

1. Council file Rezoning Bylaw No. 19649 that received Third Reading at the September 17, 2018, Regular Council – Public Hearing meeting.
2. Council file Development Variance Permit No. 7917-0116-00.
3. Council endorse the Public Notification to proceed for Bylaw No. 21138 to rezone the subject site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)".
4. Council authorize staff to draft an amended Development Permit No. 7917-0116-00 generally in accordance with the attached updated drawings (Appendix I), and the Ecosystem Development Plan.
5. Council approve Development Variance Permit No. 7917-0116-01, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the upper storey projections for buildings 1 and 2;
 - (b) to reduce the minimum north yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres for buildings 10, 13 and 14;
 - (c) to reduce the minimum east yard setback of the RM-30 Zone from 6.0 metres to 5.5 metres to the principal building face and 5.0 metres to the upper storey projections for buildings 2 and 10;
 - (d) to reduce the minimum east yard setback of the RM-30 Zone from 6.0 metres to 4.5 metres to the principal building face and 4.0 metres to the upper storey projections for buildings 3, 4 and 11;
 - (e) to reduce the minimum south yard setback of the RM-30 Zone from 6.0 metres to 4.3 metres for building 4;

- (f) to reduce the minimum south yard setback of the RM-30 Zone from 6.0 metres to 4.5 metres to the principal building face and 4.2 metres to the upper storey projections for buildings 11 and 12;
 - (g) to reduce the minimum west yard setback of the RM-30 Zone from 6.0 metres to 4.1 metres for building 6;
 - (h) to reduce the minimum west yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the principal building face and 2.5 metres to the upper storey projections for building 12;
 - (i) to reduce the minimum west yard setback of the RM-30 Zone from 6.0 metres to 5.0 metres to the principal building face and 4.4 metres to the upper storey projections for building 13;
 - (j) to vary the Zoning By-law to increase the number of risers permitted within the setback area from 3 to 5 for Units 1-9 and 51-56;
 - (k) to permit visitor parking stalls 8 and 9 to be located within the west yard setback;
 - (l) to increase the maximum percentage of back-to-back townhouse units from 20% to 30%; and
 - (m) to reduce the outdoor amenity space requirement for back-to-back ground-oriented dwelling units from 6.0 square metres to 3.0 square metres per dwelling unit.
6. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (g) final acceptance from FortisBC;
- (h) registration of an easement for public access over the strata drive aisle in the FortisBC right-of-way for a future green way;
- (i) registration of a Section 219 Restrictive Covenant required increased rear yard setbacks for Buildings 5 and 6;
- (j) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services;
- (k) finalization of an Ecosystem Development Plan to the satisfaction of City staff;
- (l) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
- (m) the applicant convey riparian areas and Biodiversity Conservation Strategy areas to the City as a lot. The City is to acquire the remaining undeveloped areas of the site for parkland in accordance with the West Clayton NCP.

7. Council pass a resolution to amend the West Clayton Neighbourhood Concept Plan (NCP) to re-align the Biodiversity Conservation Strategy Green Infrastructure Network and the road network, in accordance with Appendix VI, when the project is considered for final adoption.

RES.R24-12

Carried

It was

Moved by Councillor Kooner

Seconded by Councillor Stutt

That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2018, No. 19649" be filed.

RES.R24-13

Carried

3. 7921-0090-00**10055 and 10077 - 133 Street; 13277 - 100A Avenue**

Owner: Zenterra City Centre Ltd.

Director Information: M. Gill, R. JohalNo Officer Information Filed as at January 27 2023.

Agent: Integra Architecture Inc. (Steve Watt)

Development Variance Permit*to vary the definition of "bond" in the Surrey Subdivision and Development Bylaw to include the use of a Surety Bond for the servicing agreement associated with the proposed multi-family development on the site.*

It was

Moved by Councillor Bains

Seconded by Councillor Kooner

That Council approve Development Variance

Permit No. 7921-0090-00, to vary the definition of "Bond" in the Surrey Subdivision and Development Bylaw, 1986, No. 8830, as amended, to include the use of Surety Bond for Servicing Agreement No. 7821-0090-00, to proceed to Public Notification.

RES.R24-14

Carried**4. 7920-0162-02, 7920-0162-03****16606, 16620, 16648, and 16674 - 20 Avenue; 1949 - 167 Street; 16621, 16651, and 16663 - 19 Avenue**

Owners: 1242842 B.C. Ltd.

Director Information: P. SinghNo Officer Information as at March 2, 2023.

1031665 B.C. Ltd.

Director Information: P. SinghNo Officer Information as at March 26, 2023.

1071773 B.C. Ltd.

Director Information: P. SinghNo Officer Information as at April 12, 2023.

1215031 B.C. Ltd.

Director Information: P. SinghNo Officer Information as at July 3 2023.

1071767 B.C. Ltd.

Director Information: P. SinghNo Officer Information as at April 12, 2023.

1193082 B.C. Ltd.

Director Information: P. SinghNo Officer Information as at January 8, 2023.

Agent: Alvair Development Ltd. (Kunwar Bir Singh)

Development Variance Permit*to vary the percentage of back-to-back units permitted in a 104-unit townhouse development and the outdoor amenity space requirements.*

It was
Moved by Councillor Kooner
Seconded by Councillor Stutt
That:

1. Council approve Development Variance Permit No. 7920-0162-02, varying the following, to proceed to Public Notification:
 - (a) to vary the Zoning Bylaw to increase the maximum percentage of back-to-back townhouse units permitted within the "Multiple Residential 30 Zone (RM-30)" from 20% to 27%; and
 - (b) to vary the minimum required outdoor amenity space for the back-to-back townhouse units from 6.0 square metres to 3.0 square metres, per unit.
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) all conditions of approval outlined in the Additional Planning Comments Report No. 7920-0162-02 dated October 30, 2023, the Additional Planning Comments Report No. 7920-0162-01 dated May 15, 2023, and the Initial Planning Report No. 7920-0162-00 dated April 17, 2023 (Appendix II).

RES.R24-15

Carried

5. **7920-0159-01, 7920-0159-02
16620, 16648, and 16674 - 20 Avenue**
Owner: 1242842 B.C. Ltd.
Director Information: P. Singh
No Officer Information Filed as at March 2, 2023.
Agent: Alvair Development Ltd. (Kunwar Bir Singh)
Development Variance Permit
to vary the percentage of back-to-back units permitted in a 62-unit townhouse development.

It was
Moved by Councillor Bains
Seconded by Councillor Kooner
That:

1. Council approve Development Variance Permit No. 7920-0159-01, varying the following, to proceed to Public Notification:
 - (a) to vary the Zoning Bylaw to increase the maximum percentage of back-to-back townhouse units permitted within the "Multiple Residential 30 Zone (RM-30)" from 20% to 35.5%.
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) all conditions of approval outlined in the Additional Planning Comments Report No. 7920-0159-01, dated October 30, 2023.

RES.R24-16

Carried

6. 7921-0151-01**1879 King George Boulevard; 1868 Lilac Drive**

Owner: 1346704 B.C. Ltd.

Director Information: P SinghNo Officer Information Filed as at February 7, 2023.

Agent: Alvair Development Ltd. (Kunwar Bir Singh)

Development Variance Permit*to increase the maximum percentage of back-to-back townhouse units and reduce the associated outdoor amenity space.*

It was

Moved by Councillor Bose

Seconded by Councillor Hepner

That:

1. Council approve Development Variance Permit No. 7921-0151-01, varying the following, to proceed to Public Notification:
 - (a) to increase the maximum percentage of back-to-back units from 20% to 34% in the "Multiple Residential Zone (30) Zone (RM-30)"; and
 - (b) to reduce the outdoor amenity space requirement for back-to-back ground-oriented dwelling units from 6.0 square metres to 3.0 square metres per dwelling unit in the "Multiple Residential Zone (30) Zone (RM-30)".
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) all conditions of approval outlined in the original Planning Report No. 7921-0151-00 dated July 25, 2022 (Appendix III).

RES.R24-17

Carried**D. ITEMS REFERRED BACK****1. 7916-0225-00****16172 - 24 Avenue**

Owners: LMJB Holdings Ltd.

Director Information: N. Mann, L. Randhawa, Y. Yuan, R. ZhengNo Officer Information Filed as at December 14, 2022.

LMJC Holdings Ltd.

Director Information: N. Mann, L. Randhawa, Y. Yuan, R. ZhengNo Officer Information Filed as at December 14, 2022.

LMJA Holdings Ltd.

Director Information: N. Mann, L. Randhawa, Y. Yuan, R. ZhengNo Officer Information Filed as at December 14, 2022.

Agent: Isle of Mann Property Group (Jimmy Hansra)

OCP Amendment to allow a FAR of 1.97 on the north parcel and 1.86 on the central parcel within the "Multiple Residential" land use designation.
NCP Amendment to introduce two new land use designations: "Mixed Use Residential 4-6 Storeys" and "Multiple Residential 4-6 Storeys".
NCP Amendment for the north portion of the site from "Multiple Residential 30-45 UPA" to "Mixed Use Residential 4-6 Storeys", and for the central portion of the site from "Multiple Residential 30-45 UPA" to "Multiple Residential 4-6 Storeys", and to modify the local road network.
Rezoning from RA to CD
Development Permit
to permit the development of a mixed-use building, two apartment buildings and 74 townhouse units.

It was

Moved by Councillor Bains
Seconded by Councillor Stutt
That:

1. A Bylaw be introduced to amend Official Community Plan (OCP), Table 7A: Land Use Designation Exceptions within the "Multiple Residential" designation by adding site specific permission for the subject site to permit a density up to 1.97 FAR (net calculated) for the North Lot and up to 1.86 FAR (net calculated) for the Central Lot, and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the OCP, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A Bylaw be introduced to rezone a portion of the subject site as shown as Block A on the attached Survey Plan (Appendix I), from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. A Bylaw be introduced to rezone a portion of the subject site as shown as Block B on the attached Survey Plan (Appendix I), from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
5. A Bylaw be introduced to rezone a portion of the subject site as shown as Blocks C and D on the attached Survey Plan (Appendix I), from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
6. Council authorize staff to draft Development Permit No. 7916-0225-00, including a comprehensive sign design package, generally in accordance with the attached drawings (Appendix I), and the finalized Ecosystem Development Plan.

7. 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) conveyance of riparian areas and Green Infrastructure Network areas to the City;
 - (h) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (i) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the CD Zone for the proposed south lot, at the rate in effect at the time of Final Adoption;
 - (j) submission of an acoustical report for the units adjacent to 24 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and
 - (k) Registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services.
8. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan (NCP) to introduce two new land use designations: "Mixed Use Residential 4-6 Storeys" and "Multiple Residential 4-6 Storeys", and to amend the north portion of the site from "Multiple Residential 30-45 UPA" to "Mixed Use Residential 4-6 Storeys", and for the central portion of the site from "Multiple

Residential 30-45 UPA" to "Multiple Residential 4-6 Storeys", and to modify the local road network, when the project is considered for final adoption.

RES.R24-18

Carried

It was

Moved by Councillor Kooner

Seconded by Councillor Bains

That "Surrey Official Community Plan Bylaw,

2013, No. 18020, Text Amendment Bylaw, 2024, No. 21069" pass its first reading.

RES.R24-19

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Hepner

Seconded by Councillor Kooner

That "Surrey Official Community Plan Bylaw,

2013, No. 18020, Text Amendment Bylaw, 2024, No. 21069" pass its second reading.

RES.R24-20

Carried

It was then

Moved by Councillor Bose

Seconded by Councillor Annis

That the Public Hearing on "Surrey Official

Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2024, No. 21069" be held at City Hall on January 29, 2024, at 7:00 p.m.

RES.R24-21

Carried

It was

Moved by Councillor Stutt

Seconded by Councillor Kooner

That "Surrey Comprehensive Development

Zone 151 (CD 151), Bylaw, 2024, No. 21070" pass its first reading.

RES.R24-22

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Hepner

Seconded by Councillor Annis

That "Surrey Comprehensive Development

Zone 151 (CD 151), Bylaw, 2024, No. 21070" pass its second reading.

RES.R24-23

Carried

It was then

Moved by Councillor Kooner

Seconded by Councillor Hepner

That the Public Hearing on "Surrey

Comprehensive Development Zone 151 (CD 151), Bylaw, 2024, No. 21070" be held at City Hall on January 29, 2024, at 7:00 p.m.

RES.R24-24

Carried

It was Moved by Councillor Bains
Seconded by Councillor Stutt
That "Surrey Comprehensive Development
Zone 152 (CD 152), Bylaw, 2024, No. 21071" pass its first reading.
Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Bose
Seconded by Councillor Hepner
That "Surrey Comprehensive Development
Zone 152 (CD 152), Bylaw, 2024, No. 21071" pass its second reading.
Carried

It was then Moved by Councillor Kooner
Seconded by Councillor Bains
That the Public Hearing on "Surrey
Comprehensive Development Zone 152 (CD 152), Bylaw, 2024, No. 21071" be held at
City Hall on January 29, 2024, at 7:00 p.m.
Carried

It was Moved by Councillor Hepner
Seconded by Councillor Bose
That "Surrey Comprehensive Development
Zone 153 (CD 153), Bylaw, 2024, No. 21072" pass its first reading.
Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Comprehensive Development
Zone 153 (CD 153), Bylaw, 2024, No. 21072" pass its second reading.
Carried

It was then Moved by Councillor Hepner
Seconded by Councillor Bose
That the Public Hearing on "Surrey
Comprehensive Development Zone 153 (CD 153), Bylaw, 2024, No. 21072" be held at
City Hall on January 29, 2024, at 7:00 p.m.
Carried

E. CORPORATE REPORTS

This section had no items to consider.

F. CORRESPONDENCE

This section had no items to consider.

G. NOTICE OF MOTION

This section had no items to consider.

H. BYLAWS AND PERMITS**BYLAWS**

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20477"
7921-0156-00
Owners: S. Levy, D. Levy
Agent: Mainland Engineering Design Corporation (Rajeev Mangla)
1710 - 140 Street
RA to RF-10 – to allow subdivision of the subject property into two single-family small lots.

Council direction received November 22, 2021

It was

Moved by Councillor Bains

Seconded by Councillor Kooner

That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2021, No. 20477" be finally adopted.

RES.R24-31

Carried

BYLAWS WITH PERMITS

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20535"
7920-0241-00
Owner: A. Brar, J. Brar, K. Brar
Agent: Mainland Engineering Design Corp. (Avnash Banwait)
6445 - 138 Street
RA to RF-13 – to allow subdivision into two single family small lots.

Council direction received December 6, 2021

It was

Moved by Councillor Bose

Seconded by Councillor Bains

That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2021, No. 20535" be finally adopted.

RES.R24-32

Carried

Development Variance Permit No. 7920-0241-00

6445 - 138 Street

To reduce the minimum setback distance for a Class A natural stream from 30 metres as measured from the top of bank to a minimum of 10 metres as measured from top of bank.

Supported by Council January 17, 2022

It was

Moved by Councillor Bains

Seconded by Councillor Sutt

That Council authorize the issuance of

Development Variance Permit No. 7920-0241-00.

RES.R24-33

Carried

PERMITS - APPROVALS

3. Development Variance Permit No. 7923-0202-00

Owner: Tien Sher Investment (Flamingo) Group Inc. (Director Information: C. Sethi)

Agent: Cre 8 Architecture Ltd. (Jaswinder Singh Gabri)

10760 - 136A Street

To reduce the minimum separation requirement between drug stores, small-scale drug stores or methadone dispensaries from 400 metres to 160 metres in order to permit a small-scale drug store at 10760 - 136A Street.

Supported by Council September 25, 2023

It was

Moved by Councillor Kooner

Seconded by Councillor Stutt

That Council authorize the issuance of

Development Variance Permit No. 7923-0202-00.

RES.R24-34

Carried

4. Temporary Use Permit No. 7923-0264-00

10230 - 133A Street; 13380 and 13386 - 102A Avenue

Owner: Bidwell Projects Ltd. (Director Information: J. Barretto)

Agent: Marcon City Parkway (GP) Ltd. (Andrew Joblin)

To permit the development of a temporary real estate sales centre and coffee shop in the City Centre for a period not to exceed 3 years.

Supported by Council December 4, 2023

It was

Moved by Councillor Hepner

Seconded by Councillor Stutt

That Council authorize the issuance of

Temporary Use Permit No. 7923-0264-00.

RES.R24-35

Carried

APPLICATIONS/BYLAWS/PERMITS TO BE CLOSED

5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20274"
7918-0163-00
Owner: Newton Fellowship Baptist Church
Agent: Newton Fellowship Church (Darren Leite)
7328 and 7342 – 144 Street
RA and PA-1 to CD (based on PA-1) – to permit the development of a child care centre
on a lot with an existing church.

Council direction received January 25, 2021

It was

Moved by Councillor Stutt
Seconded by Councillor Hepner
That Council close Application

No. 7918-0163-00 and file Bylaw No. 20274.

RES.R24-36

Carried

I. CLERKS REPORT

This section had no items to consider.

J. OTHER BUSINESS

This section had no items to consider.

K. ADJOURNMENT

It was

Moved by Councillor Hepner
Seconded by Councillor Stutt
That the January 15, 2024 Regular Council –

Land Use meeting be adjourned.

RES.R24-37

Carried

The Regular Council - Land Use meeting adjourned at 5:41 p.m.

Certified correct:

Jennifer Ficocelli, City Clerk

Mayor Brenda Locke