

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
Deputy City Clerk
General Manager, Community Services
Acting General Manager, Corporate Services
General Manager, Engineering
Manager, Parks
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 Stutt
That the agenda of the January 29, 2024,

Regular Council Land Use meeting be adopted.
RES.R24-89

Carried

B. LAND USE APPLICATIONS**1. 7923-0312-00****10928 - 132 Street**

Owner: Camellia Residence Inc.

Director Information: C. Cantos, H. Chang, M. Lee, X. Zhou

Officer Information as at December 12, 2022: C. Cantos (CEO, President)

Agent: DBD Construction (John Ramos)

Amend CD By-law No. 19317

to increase the commercial floor area and add small-scale drug store as a permitted use within the existing building.

It was

Moved by Councillor Kooner
Seconded by Councillor Bains
That:

1. A Bylaw be introduced to amend Comprehensive Development Zone By-law No. 19317 by increasing the allowable commercial floor area from 279 square metres to 302 square metres and adding small-scale drug store as a permitted use on the site, and a date be set for Public Hearing.

2. Council instruct staff to resolve the following issue prior to final adoption:

- (a) registration of a Section 219 Restrictive Covenant requiring that the small-scale drugstore on site must operate in conjunction with a medical office and have the same hours of operation as the medical office.

RES.R24-90

Carried

It was

Moved by Councillor Annis

Seconded by Councillor Kooner

That "Surrey Zoning By-law, 1993, No. 12000,

Amendment Bylaw, 2017, No. 19317, Amendment Bylaw, 2024, No. 21152" pass its first reading.

RES.R24-91

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Stutt

Seconded by Councillor Bains

That "Surrey Zoning By-law, 1993, No. 12000,

Amendment Bylaw, 2017, No. 19317, Amendment Bylaw, 2024, No. 21152" pass its second reading.

RES.R24-92

Carried

It was then

Moved by Councillor Kooner

Seconded by Councillor Stutt

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment Bylaw, 2017, No. 19317, Amendment Bylaw, 2024, No. 21152" be held at City Hall on February 12, 2024, at 7:00 p.m.

RES.R24-93

Carried

2. **7923-0179-00**

17469 - 100 Avenue

Owners: K. Sahota, I. Sahota

Agent: Common Ground Consulting Ltd. (Manveer Taggar)

OCP Amendment from "Suburban" to "Urban"

NCP Amendment from "Suburban Residential 2-4 UPA Gross" to "Single Family Residential 4-6 UPA"

Rezoning from RA to RF

Development Variance Permit

to allow subdivision into four single family residential lots.

It was

Moved by Councillor Bains

Seconded by Councillor Kooner

That:

1. A Bylaw be introduced to amend the Official Community Plan (OCP) Figure 3: General Land Use Designations for the subject site from "Suburban" to "Urban" and a date for Public Hearing be set (Appendix VII).

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 "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
4. Council approve Development Variance Permit No. 7923-0179-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback from 7.5 metres to 0.0 metres from a Trans Mountain Oil pipeline right-of-way to the basement access well for proposed Lot 4.
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) input from the Ministry of Transportation & Infrastructure;
 - (d) 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;
 - (e) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) final approval from Trans Mountain Corporation; and
 - (h) registration of a Section 219 Restrictive Covenant requiring increased side yard setbacks for Lots 3 and 4 to a minimum of 2.1 metres on both sides of the lot boundaries to facilitate access to the right-of-way for maintenance and operational purposes.

6. Council pass a resolution to amend the Abbey Ridge Local Area Plan (LAP) to redesignate the property from "Suburban Residential 2-4 UPA Gross" to "Single Family Residential 4-6 UPA" when the project is considered for final adoption. (Appendix VI).

RES.R24-94

Carried

It was Moved by Councillor Stutt
Seconded by Councillor Kooner
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2024, No. 21153" pass its first reading.

RES.R24-95

Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Hepner
Seconded by Councillor Annis
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2024, No. 21153" pass its second reading.

RES.R24-96

Carried

It was then Moved by Councillor Annis
Seconded by Councillor Bose
That the Public Hearing on "Surrey Official
Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21153" be
held at City Hall on February 12, 2024, at 7:00 p.m.

RES.R24-97

Carried

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21154" pass its first reading.

RES.R24-98

Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21154" pass its second reading.

RES.R24-99

Carried

It was then Moved by Councillor Hepner
Seconded by Councillor Bose
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21154" be held at City Hall
on February 12, 2024, at 7:00 p.m.

RES.R24-100

Carried

Councillor Kooner declared a conflict of interest and left the meeting at 5:34 p.m.

**3. 7923-0334-00
6933 - 124 Street**

Owner: Satnam Education Society of British Columbia
Director Information: J. Bhullar, G. Brar, H. Gill, J. Jatti, K. Kochar,
H. Malik, R. Malik, S. Sandhu
No Officer Information Listed.

Agent: Jassal Signs Ltd. (Harjinder Jassal)

Development Variance Permit

*to allow a free-standing, one-sided electronic message board sign for the
Khalsa Elementary School.*

It was

Moved by Councillor Bose

Seconded by Councillor Annis

That:

1. Council approve Development Variance Permit No. 7923-0334-00, varying the following, to proceed to Public Notification:

- (a) to allow a free-standing, one-sided electronic message board sign;
- (b) to increase the maximum height of a free-standing sign in an Institutional Zone from 4.5 metres to 4.86 metres; and
- (c) to increase the maximum area of a free-standing sign in an Institutional Zone from 4.5 square metres to 6.9 square metres.

RES.R24-101

Carried by members remaining

Councillor Kooner re-entered the meeting at 5:35 p.m.

**4. 7923-0198-00
3548 and 3558 - 155A St**

Owner: R. Lidder

Agent: CitiWest Consulting Ltd. (Roger Jawanda)

**NCP Amendment for a portion of a site from "Suburban 1/2 Acre Residential"
to "Suburban 1/4 Acre Residential"**

Development Variance Permit

to allow subdivision into 3 lots.

It was

Moved by Councillor Kooner

Seconded by Councillor Bains

That:

1. Council approve Development Variance Permit No. 7923-0198-00, varying the following, to proceed to Public Notification:

- (a) to reduce the minimum lot width of the "Quarter Acre Residential Zone (RQ)" from 24 metres to 23.5 metres for proposed Lot 2 and to 21.3 metres for proposed lot 3.

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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) 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; and
 - (e) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services.
3. Council pass a resolution to amend the Rosemary Heights Central Neighbourhood Concept Plan (NCP) to redesignate a portion of the site from "Suburban 1/2 Acre Residential" to "Suburban 1/4 Acre Residential" when the project is considered for final adoption.

RES.R24-102

Carried

5. **7923-0137-00**
13688 and 13698 Grosvenor Road; 13726 Larner Road
Owner: 1390723 B.C. Ltd.
Director Information: H. Dhillon, D. Dhillon, A. Villing
No Officer Information Filed.
Agent: Flat Architecture Inc. (Rajinder Warraich)
Rezoning from RF to CD
Development Permit
to permit the development of a 6-storey residential apartment building.

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

1. Council endorse the Public Notification to proceed for Bylaw No. 21155 to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)".
2. Council authorize staff to draft Development Permit No. 7923-0137-00 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) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-70 Zone, at the rate in effect at the time of Final Adoption;
 - (g) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (i) registration of a right-of-way for public rights-of-passage for proposed sidewalk along the southwest property line; and
 - (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.

RES.R24-103

Carried

6. 7920-0042-00**17893 - 64 Avenue**

Owner: Animus Business Corp.

Director Information: D. KratzenbergNo Officer Information Filed as at October 6, 2023.

Agent: Asetra Development (Wes Harder)

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

It was

Moved by Councillor Kooner

Seconded by Councillor Stutt

That:

1. Council approve Development Variance Permit No. 7920-0042-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front (south) yard setback of the IB Zone from 7.5 metres to 4.5 metres to the principal building face.
2. Council authorize staff to draft Development Permit No. 7920-0042-00 generally in accordance with the attached drawings (Appendix I).
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; and
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

RES.R24-104

Carried

7. 7923-0156-00

14465 - 82A Avenue

Owners: 1416407 B.C. Ltd.

Director Information: G. VillingNo Officer Information Filed.

1361398 B.C. Ltd.

Director Information: H. Dhillon, D. Dhillon, A. VillingNo Officer Information Filed.

Agent: Flat Architecture Inc. (Rajinder Warraich)

Rezoning from RA to CD (based on RM-15)**Development Permit / Development Variance Permit***to permit the development of 10 townhouse units with a portion of the site to be conveyed to the City for riparian area conservation purposes.*

It was

Moved by Councillor Hepner

Seconded by Councillor Bains

That:

1. Council endorse the Public Notification to proceed for Bylaw No. 21156 to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)".
2. Council authorize staff to draft Development Permit No. 7923-0156-00 generally in accordance with the attached drawings (Appendix I), and the finalized Ecosystem Development Plan and geotechnical report.
3. Council approve Development Variance Permit No. 7923-0156-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum setback distance for a Class A (red-coded) stream from top of bank from 30 metres to 16.1 metres.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;

- (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (g) 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) conveyance of riparian areas and Biodiversity Conservation Strategy areas to the City;
- (j) submission of a finalized Geotechnical Report to the satisfaction of City staff;
- (k) 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;
- (l) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-15 Zone, at the rate in effect at the time of Final Adoption;
- (m) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (n) 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.R24-105

Carried

8. **7923-0185-00**
10068, 10078, 10088 and 10098 - 133 Street; Portion of 133 Street road allowance
Owners: J. Cheng,
Zenterra City Centre Ltd.
Director Information: M. Gill, R. Johal
No Officer Information as at January 7, 2023.
Agent: Zenterra Developments (Kevin Anderson)
Rezoning from RF to CD (based on RM-70) and RF-10
Development Permit / Development Variance Permit
to permit the development of a 6-storey residential building, containing 98 market strata dwelling units, over 2 levels of underground parking in City Centre as well as a remnant RF-10 lot.

It was

Moved by Councillor Bains
Seconded by Councillor Stutt
That:

1. Council endorse the Public Notification to proceed for Bylaw No. 21157 to rezone 10078, 10088 and 10098 – 133 Street, and the portion of 10068 – 133 Street shown as Block B on the attached Survey Plan (Appendix I), as well as a portion of the 133 Street cul-de-sac shown as Block A on the attached Survey Plan (Appendix I), from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)".
2. Council endorse the Public Notification to proceed for Bylaw No. 21158 to rezone the portion of 10068 – 133 Street shown as Block C on the attached Survey Plan (Appendix I) from "Single Family Residential Zone (RF)" to "Single Family Residential (10) Zone (RF-10)".
3. Council authorize staff to draft Development Permit No. 7923-0185-00 generally in accordance with the attached drawings (Appendix I).
4. Council approve Development Variance Permit No. 7923-0185-00, to reduce the minimum lot width for a "Type I – Interior" lot under the RF-10 Zone from 9.7 metres to 9.5 metres on proposed Lot 2, to proceed to Public Notification.
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 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) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-70 Zone, at the rate in effect at the time of Final Adoption;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (h) completion of the road closure and acquisition of a portion of 133 Street cul-de-sac;
- (i) registration of a Section 219 Restrictive Covenant for No-Build over proposed Lot 2 for future consolidation with adjacent lots (10056/10058 – 100A Avenue and 13327 – 100A Avenue) and redevelopment under a future land development application;
- (j) registration of a right-of-way for public rights-of-passage for the proposed public plaza area on proposed Lot 1; 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 on proposed Lot 1.

RES.R24-106

Carried**9. 7923-0234-00****13340 - 112 Avenue; 11151 Bolivar Road; 13307 King George Boulevard**

Owner: 1333828 B.C. Ltd.

Director Information: N. Bains, K. Dhamrait, A. MannNo Officer Information Filed as at November 18, 2023.

Agent: Chris Dikeakos Architects Inc. (Richard Bernstein)

OCP Amendment to Figures 3 and 16 from "Multiple Residential" to "Downtown 3.5" FAR**City Centre Plan Amendment of a portion from "Low to Mid Rise Residential" to "Mid to High Residential" and "Mid to High Rise Mixed Use" Rezoning from CHI to CD****Development Permits for Form and Character, Sensitive Ecosystems, and Hazard Lands****Development Variance Permit for reduced streamside setbacks***to allow for a phased development consisting of one 21-storey mixed-use tower and two residential towers of 24 and 37-storeys, with a total of 967 residential units and 240 sq. m of ground floor commercial space in City Centre.*

It was

Moved by Councillor Annis

Seconded by Councillor Hepner

That:

1. A Bylaw be introduced to amend the Official Community Plan (OCP) Figure 3: General Land Use Designations for the subject site from "Multiple Residential" to "Downtown 3.5" FAR and to Figure 16: Downtown Densities to include the site and a date for Public Hearing be set.

2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the OCP, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A Bylaw be introduced to rezone the subject site from "Highway Commercial Industrial Zone (CHI)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No.7923-0234-00 generally in accordance with the attached drawings (Appendix I), and the finalized Ecosystem Development Plan and Geotechnical Report.
5. Council approve Development Variance Permit No. 7923-0234-00, varying the following, to proceed to Public Notification:
 - (a) In Section B.1 in Part 7A, Stream Protection, the minimum streamside setback distance for a Class A (red-coded) Natural Stream is reduced from 30 metres to a minimum of 19.2 metres, measured from top of bank.
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) approval from the Ministry of Forests, Lands and Natural Resource Operations under the Water Sustainability Act for Class C ditch watercourse classification confirmation;
 - (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) 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, including the construction of the public pathway;

- (i) conveyance of riparian protection area, proposed Lot 3, at no cost to the City;
 - (j) submission of a finalized Geotechnical Report, including a peer review, to the satisfaction of City staff;
 - (k) 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;
 - (l) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (m) submission of a landscape design and financial securities to accommodate design improvements and public accessibility for the City-owned King George Boulevard area adjacent to the site;
 - (n) registration of access easements to ensure access to the proposed shared parking and amenity facilities within the development and between phases;
 - (o) submission of an acoustical report for the units adjacent to King George Boulevard registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (p) 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
 - (q) registration of a statutory right-of-way for public rights of passage through site to the future public pathway.
7. Council pass a resolution to amend the Surrey City Centre Plan to redesignate the land from "Low to Mid-Rise Residential" to "Mid to High Rise Residential" and "Mid to High Rise Mixed-Use" for a portion of the site when the project is considered for final adoption.

RES.R24-107

Carried

It was Moved by Councillor Hepner
Seconded by Councillor Bose
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Text Amendment Bylaw, 2024, No. 21159" pass its first reading.
Carried

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Text Amendment Bylaw, 2024, No. 21159" pass its second reading.
Carried

It was then
Moved by Councillor Kooner
Seconded by Councillor Stutt
That the Public Hearing on "Surrey Official
Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2024, No. 21159"
be held at City Hall on February 12, 2024, at 7:00 p.m.
Carried

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "Surrey Comprehensive Development
Zone 180 (CD 180), Bylaw, 2024, No. 21160" pass its first reading.
Carried

It was Moved by Councillor Annis
Seconded by Councillor Bose
That "Surrey Comprehensive Development
Zone 180 (CD 180), Bylaw, 2024, No. 21160" pass its second reading.
Carried

It was then Moved by Councillor Bose
Seconded by Councillor Hepner
That the Public Hearing on "Surrey
Comprehensive Development Zone 180 (CD 180), Bylaw, 2024, No. 21160" be held at
City Hall on February 12, 2024, at 7:00 p.m.
Carried

10. 7923-0297-00

**10073, 10083, 10089, 10057 – 137A Street (10055, 10065 -137A Street);
10054, 10064, 10074, 10080, and 10088 Whalley Boulevard**

Owner: Surrey Central Tower I Holdings Inc.

Director Information: K. Dhesi, A. Dhillon, C. Makkar

No Officer Information Filed as at October 24, 2023.

Agent: Chris Dikeakos Architects Inc. (Richard Bernstein)

OCP Amendment to Figure 16: Downtown Densities from 3.5 FAR to 5.5 FAR

City Centre Plan Amendment from "Mid to High Rise Residential 3.5 FAR" to

"High Rise Residential Type 1 5.5 FAR", for a portion of the site, and "High Rise

Mixed-Use Type I 5.5 FAR" for a portion of the site

Rezoning from RF and RM-D to CD

Development Permit

*to allow for one 38-storey mixed-used building and one 33-storey residential building
consisting of 747 square metres of ground floor commercial and 822 residential units
in City Centre.*

It was

Moved by Councillor Bains

Seconded by Councillor Stutt

That:

1. An Official Community Plan (OCP) Amendment Bylaw be introduced to amend the OCP Figure 16: Downtown Densities for the subject site from 3.5 FAR to 5.5 FAR 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 from "Single Family Residential Zone (RF)" and "Duplex Residential Zone (RM-D)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft Detailed Development Permit No. 7923-0297-00 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, including the provision of sufficient soil volumes to allow for tree planting within the public plaza;
- (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 on the north and south portions 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) Submission and approval of a finalized Transportation Impact Assessment, prepared by Bunt and Associates, transportation demand management plan and cash-in-lieu to the satisfaction of staff; and
- (k) registration of access easements to secure for future shared vehicle parking and shared outdoor amenity space at grade between the two developments.

6. Council pass a resolution to amend the Surrey City Centre Plan to redesignate a portion of the land from "Mid to High Rise Residential 3.5 FAR" to "High Rise Residential Type 1 5.5 FAR" and a portion of the site to "High Rise Mixed-Use Type I 5.5 FAR", when the project is considered for final adoption.

RES.R24-114

Carried

It was

Moved by Councillor Bose

Seconded by Councillor Annis

That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21161" pass its first reading.

RES.R24-115

Carried

The said Bylaw was then read for the second time.

It was then Moved by Councillor Kooner
Seconded by Councillor Stutt
That the Public Hearing on "Surrey Official
Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21161" be
held at City Hall on February 12, 2024, at 7:00 p.m.
RES.R24-117 Carried

The said Bylaw was then read for the second time.

It was then Moved by Councillor Bains
Seconded by Councillor Kooner
That the Public Hearing on "Surrey
Comprehensive Development Zone 181 (CD 181), Bylaw, 2024, No. 21162" be held at
City Hall on February 12, 2024, at 7:00 p.m.
Carried

This section had no items to consider.

This section had no items to consider.

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 WITH PERMITS**

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2023, No. 20892"
7921-0135-00

Owners: H. Aulakh, K. Aulakh, M. Aulakh, P. Aulakh

Agent: Coastland Engineering and Surveying Ltd. (Mike Helle)

2811 Semiahmoo Trail

RA to RH – to subdivide the subject site into two half-acre residential lots.

Council direction received March 6, 2023

It was

Moved by Councillor Kooner

Seconded by Councillor Stutt

That Council pass a resolution to amend the

Central Semiahmoo Peninsula Land Use Plan (LAP) to redesignate the land from
"One Acre" designation to "Half-acre Gross Density" designation.

RES.R24-121

Carried

It was

Moved by Councillor Bose

Seconded by Councillor Hepner

That Council pass a resolution to amend the

King George Highway Corridor Local Area Plan (LAP) to redesignate the land from
"Suburban 1-Acre Residential (1 u.p.a.)" to "Suburban 1/2 -Acre Residential
(2 u.p.a.)".

RES.R24-122

Carried

It was

Moved by Councillor Hepner

Seconded by Councillor Annis

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

Amendment Bylaw, 2023, No. 20892" be finally adopted.

RES.R24-123

Carried

Heritage Alteration Permit No. 7921-0135-00
2811 Semiahmoo Trail
To modify and restore the Semiahmoo Trail.

Council authorized to draft March 6, 2023

It was Moved by Councillor Annis
Seconded by Councillor Bose
That Council authorize the issuance of
Heritage Alteration Permit No. 7921-0135-00.

RES.R24-124 Carried

Development Permit No. 7921-0135-00
2811 Semiahmoo Trail
To issue Development Permit for Sensitive Ecosystems.

Council authorized to draft March 6, 2023

It was Moved by Councillor Stutt
Seconded by Councillor Kooner
That Council authorize the issuance of
Development Permit No. 7921-0135-00.

RES.R24-125 Carried

2. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 20966"
7922-0241-00
Owner: Polygon Halo Homes Ltd. (Director Information: R. Bruno, N. Chrystal)
Agent: Polygon Halo Homes Ltd. (Anya Paskovic)
15262, 15268 and 15280 - 24 Avenue; 2350, 2360 and 2372 - 152A Street; 2355, 2365, 2369 and 2383 - 153 Street
To amend OCP Figure 15: Semiahmoo Town Centre Densities Designations for a portion of the subject site from a maximum of 2.25 FAR to a maximum of 2.5 FAR and, to amend Table 7a: Land Use Designation Exceptions for a portion of the subject site to allow for a FAR of 2.48 (gross density) within the Multiple Residential land use designation.

Council direction received June 5, 2023

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That Council pass a resolution to amend the
Semiahmoo Town Centre Plan to remove an east-west lane on the subject site.

RES.R24-126 Carried

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Text Amendment Bylaw, 2023, No. 20966" be finally adopted.
RES.R24-127 Carried

"Surrey Comprehensive Development Zone 131 (CD 131), Bylaw, 2023, No. 20967"
15262, 15268 and 15280 - 24 Avenue; 2350, 2360 and 2372 - 152A Street; 2355, 2365,
2369 and 2383 - 153 Street
RF to CD – to permit the development of a 6-storey mixed-use building with 1,213 sq. m.
of commercial floor area and a 6-storey residential apartment building, with a total of
204 dwelling units in Semiahmoo Town Centre.

Council direction received June 5, 2023

It was Moved by Councillor Bose
Seconded by Councillor Annis
That "Surrey Comprehensive Development
Zone 131 (CD 131), Bylaw, 2023, No. 20967" be finally adopted.
RES.R24-128 Carried

Development Permit No. 7922-0241-00
15262, 15268 and 15280 - 24 Avenue; 2350, 2360 and 2372 - 152A Street; 2355, 2365, 2369 and
2383 - 153 Street
To issue Development Permit for Form and Character.

Authorized to draft June 5, 2023

It was Moved by Councillor Hepner
Seconded by Councillor Bose
That Council authorize the issuance of
Development Permit No. 7922-0241-00.
RES.R24-129 Carried

3. "Surrey Semiahmoo Trail Heritage Designation Bylaw, 2004, No. 15280,
Amendment Bylaw, 2022, No. 20780"
7922-0305-00
15077 and 15153 - 20 Avenue
Owners: Peninsula Estates Housing Society (Director Information: K. Crocker,
B. Findlay, S. Hadikin, I. Jarvis, M. Mclellan, N. Russell, M. Sabine, C. Shum,
M. Vanoene, M. Williams-Obiajunua), City of Surrey
Agent: Peninsula Estates Housing Society (Robin Petry)
To amend the Surrey Semiahmoo Trail Heritage Designation Bylaw, 2004, No. 15280
in order to facilitate the realignment of a portion of the Semiahmoo Trail, which
currently runs down the centre of the subject site and is located at 15153 - 20 Avenue.

Council direction received October 3, 2022

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Semiahmoo Trail Heritage
Designation Bylaw, 2004, No. 15280, Amendment Bylaw, 2022, No. 20780" be
finally adopted.
RES.R24-130 Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2022, No. 20781"
15077 and 15153 - 20 Avenue
To amend Schedule H of the Surrey Zoning Bylaw, 1993, No. 12000 to provide a
more coherent and visible trail alignment, and will facilitate the development of a
six-storey building with 91 non-market rental residential units for affordable and
supportive housing located at 15077 and 15153 - 20 Avenue.

Council direction received October 3, 2022

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "Surrey Zoning Bylaw, 1993, No. 12000,
Text Amendment Bylaw, 2022, No. 20781" be finally adopted.
RES.R24-131 Carried

"The Peninsula Estates Housing Society Housing Agreement, Authorization Bylaw,
2022, No. 20782"
15077 and 15153 - 20 Avenue
To enter into a housing agreement with the City to restrict 75% of the proposed
91 dwelling units to affordable rental units and up to 25% of the proposed dwelling
units to supportive rental units for a period of thirty (30) years.

Council direction received October 3, 2022

It was Moved by Councillor Annis
Seconded by Councillor Hepner
That "The Peninsula Estates Housing Society
Housing Agreement, Authorization Bylaw, 2022, No. 20782" be finally adopted.
RES.R24-132 Carried

Development Variance Permit No. 7922-0305-00

15077 and 15153 - 20 Avenue

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

Supported by Council November 28, 2022

It was

Moved by Councillor Annis

Seconded by Councillor Bose

That Council authorize the issuance of

Development Variance Permit No. 7922-0305-00.

RES.R24-133

Carried

Development Permit No. 7922-0305-00

15077 and 15153 - 20 Avenue

To issue Development Permit for Form and Character.

Authorized to draft October 3, 2022

It was

Moved by Councillor Bains

Seconded by Councillor Stutt

That Council authorize the issuance of

Development Permit No. 7922-0305-00.

RES.R24-134

Carried

PERMITS - APPROVALS

4. **Development Variance Permit No. 7922-0244-00**

Owner: Beedie (Anvil Way) Holdings Ltd. (Director Information: R. Beedie)

Agent: Beedie (Daniel Feeney)

12945 Anvil (78 Ave) Way (12935 Anvil (78 Ave) Way)

To reduce the minimum setback distance from the top-of-bank for a "Natural" Class B (yellow-coded) stream from 7 metres to 2 metres in order to permit the development of an industrial building.

Supported by Council June 5, 2023

It was

Moved by Councillor Kooner

Seconded by Councillor Stutt

That Council authorize the issuance of

Development Variance Permit No. 7922-0244-00.

RES.R24-135

Carried

Development Permit No. 7922-0244-00
12945 Anvil (78 Ave) Way (12935 Anvil (78 Ave) Way)
To issue Development Permit for Sensitive Ecosystems.

Council authorized to draft May 15, 2023

It was
Moved by Councillor Kooner
Seconded by Councillor Stutt
That Council authorize the issuance of

Development Permit No. 7922-0244-00.

RES.R24-136

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 Annis
Seconded by Councillor Hepner
That the January 29, 2024 Regular Council –

Land Use meeting be adjourned.

RES.R24-137

Carried

The Regular Council - Land Use meeting adjourned at 5:45 p.m.

Certified correct:

Stephanie Nichols, Deputy City Clerk

Mayor Brenda Locke