
Present:

Chairperson – Acting Mayor Annis
Councillor Bains
Councillor Bose
Councillor Elford
Councillor Hepner
Councillor Kooner
Councillor Nagra
Councillor Stutt

Absent:

Mayor Locke

Staff Present:

Acting City Manager
Deputy City Clerk
General Manager, Community Services
General Manager, Engineering
General Manager, Planning & Development
City Solicitor
Manager, Area Planning & Development, North Division
Manager, Area Planning & Development, South Division
Land Development Engineer

Acting Mayor Annis assumed the role of the Chair and stated that Mayor Locke is not in attendance this evening as she is away on City business. Acting Mayor Annis also advised that alternative arrangements are in place for public attendance tonight due to the disruptions that have taken place in Council Chambers.

A. ADOPTION OF THE AGENDA

It was

Moved by Councillor Bose
Seconded by Councillor Bains
That:

1. The agenda of the February 26, 2024, Regular Council Land Use meeting be amended as follows:
 - a. Item B.5: 7923-0106-00 under Land Use Applications is ruled out of order and will not be considered.
 - b. Add Item H.8: 7922-0021-00 under Bylaws with Permits; and

2. The agenda be adopted as amended.

RES.R24-316

Carried

B. PLANNING REPORTS**1. Application No. 7924-0018-00****17155 - 12 Avenue**

Owners: C. Russell, M. Bray-Russell

Agent: Rev. Vineyard (Michelle Bray-Russell)

Development Variance Permit*to allow a shipping container as a building on an agricultural zoned lot to be used as a liquor tasting room for a winery.*

It was

Moved by Councillor Bose

Seconded by Councillor Stutt

That Council approve Development Variance

Permit No. 7924-0018-00, to vary Part 4. General Provisions, Section B.17 Shipping Containers to allow a shipping container to be used as a building to be located on a lot that is zoned for agricultural use, to proceed to Public Notification.

RES.R24-317

Carried**2. Application No. 7923-0303-00****13561 and 13569 Bentley Road**

Owner: City of Surrey

Agent: DYS Architecture (Craig Rogers)

Rezoning from C-8 to CD**Development Permit***to permit the development of a 6-storey modular apartment building with 60 supportive housing units, and ancillary support services.*

It was

Moved by Councillor Bains

Seconded by Councillor Bose

That:

1. Council endorse the Public Notification to proceed for Bylaw No. 21175 to rezone the subject site from "Community Commercial Zone (C-8)" to "Comprehensive Development Zone (CD)".
2. Council authorize staff to draft Development Permit No. 7923-0303-00 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; and
- (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

RES.R24-318

Carried

**3. Application No. 7923-0294-00
7550 King George Boulevard**

Owners: Loblaw Properties West Inc.

No Director Information Recorded.

No Officer Information Listed.

Agent: Janks Design Group (Ruth M'rav-Jankelowitz)

Temporary Use Permit

to permit the location of a 6.0 metre long modified shipping container on a non-industrial zoned lot for a Return-it Express & Go Station for beverage container recycling.

It was

Moved by Councillor Hepner

Seconded by Councillor Baines

That Council approve Temporary Use Permit

No. 7923-0294-00, to vary Part 17 of the Zoning Bylaw General Provision to permit the location of a 6.0 metre long modified shipping container on a lot in a non-industrial zone, to proceed to Public Notification.

RES.R24-319

Carried

**4. Application No. 7922-0344-00
13479 - 77 Avenue**

Owner: 0962723 B.C. Ltd.

Director Information: B. Aujla, G. Basra, R. Bath, J. Gill, A. Kalsi, H. Nijjar, A. Sekhon, M. Sandhu, R. Takhar, M. Takhar

Officer Information as at February 19, 2023: G. Singh (Other Offices)

Agent: David Eaton Architect Inc. (Piyush Verma)

Amend CD Bylaw No. 19668

to increase the permitted number of child care spaces from 20 to 100 and number of school classrooms from 32 to 37.

It was

Moved by Councillor Hepner

Seconded by Councillor Bose

That:

1. A Bylaw be introduced to amend Comprehensive Development Bylaw No. 19668, 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) Discharge of the Section 219 Restrictive Covenant preventing use of the warehouse space in Building 1 until parking is provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of "Surrey Zoning Bylaw, 1993, No. 12000", as amended;
 - (c) Registration of a new Section 219 Restrictive Covenant prohibiting the use of the remaining warehouse space in Building 1 unless parking is provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of "Surrey Zoning Bylaw, 1993, No. 12000", as amended; and
 - (d) Discharge of the Section 219 Restrictive Covenant limiting student enrollment until parking is provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of "Surrey Zoning Bylaw, 1993, No. 12000", as amended.

RES.R24-320

Carried

It was

Moved by Councillor Stutt

Seconded by Councillor Bains

That "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2018, No. 19668, Amendment Bylaw, 2024, No. 21178" pass its first reading.

RES.R24-321

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Elford

Seconded by Councillor Stutt

That "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2018, No. 19668, Amendment Bylaw, 2024, No. 21178" pass its second reading.

RES.R24-322

Carried

It was then

Moved by Councillor Elford

Seconded by Councillor Stutt

That the Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2018, No. 19668, Amendment Bylaw, 2024, No. 21178" be held at City Hall on March 11, 2024, at 7:00 p.m.

RES.R24-323

Carried

5. **Application No. 7923-0106-00**
9884 and 9892 - 138 Street; 9883 and 9897 - 138A Street
 Owner: 1308774 B.C. Ltd.
Director Information: S. Katyal
No Officer Information Filed as at June 4, 2023.
 Agent: DF Architecture (Jessie Arora)
OCP Amendment to Figure 16: Downtown Densities from 3.5 FAR to 7.5 FAR
CCP Amendment from "Mid to High Rise Residential" to "High Rise Residential – Type II" and to amend the road network on the subject site
Rezoning from RF to CD (based on RM-135)
Development Permit
to permit the development of a 33-storey high-rise residential tower consisting of approximately 343 dwelling units.

This item was out of order.

6. **Application No. 7924-0010-00**
9025 - 158 Street
 Owner: School District No. 36 (Surrey)
 Agent: The Board of Education of School District No. 36 (Surrey) (Corey Adams)
Development Variance Permit
to reduce the required number of off-street parking spaces to permit the addition of 16 new classrooms to the existing Woodland Park Elementary School.

It was

Moved by Councillor Stutt

Seconded by Councillor Bains

That Council approve Development Variance

Permit No. 7924-0010-00, varying the Zoning Bylaw to reduce the total number of required off-street parking spaces from 63 to 47 (a reduction of 16 spaces), for the existing Woodland Park Elementary School, to proceed to Public Notification.

RES.R24-324

Carried

7. **Application No. 7923-0115-00**
18742 and 18758 - 72 Avenue
 Owner: Square Nine Clayton Development Ltd.
Director Information: M. Sharma
No Officer Information Filed as at December 23, 2023.
 Agent: Chris Dikeakos Architects Inc. (Richard Bernstein)
OCP Amendment from "Commercial" to "Multiple Residential" and to Figure 42: Major Employment Areas
OCP Text Amendment to allow a higher density in the "Multiple Residential" designation
NCP Amendment from "Mixed-Use Commercial/ Residential: Village Node (1.5 FAR)" to "Mixed-Use Commercial/ Residential: Village Node (2.5 FAR Gross)"
Rezoning from RA to CD
Development Permit
to permit the development of one 6-storey mixed-use building and one 6-storey residential apartment building, including 1,389 square metres of ground floor commercial and 213 residential units, in West Clayton.

It was

Moved by Councillor Stutt
Seconded by Councillor Hepner
That:

1. Council file Bylaw Nos. 19891 and 19892 and close Land Development Project No. 7917-0302-00 and all applications associated with this project.
2. A Bylaw be introduced to amend the Official Community Plan (OCP) Figure 3: General Land Use Designations for the subject site from "Commercial" to "Multiple Residential", and a date for Public Hearing be set.
3. A Bylaw be introduced to amend the OCP Figure 42: Major Employment Areas for the subject site by removing the Commercial designation for the subject site and a date for Public Hearing be set.
4. A Bylaw be introduced to amend 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 2.5 FAR gross, and a date be set for Public Hearing.
5. 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.
6. A Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
7. Council authorize staff to draft Development Permit No. 7923-0115-00 generally in accordance with the attached drawings (Appendix I).
8. 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) 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) 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;
- (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (j) submission of an acoustical report for the units adjacent to 72 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.

9. Council pass a resolution to amend the West Clayton Neighbourhood Concept Plan (NCP) to redesignate the subject site from "Mixed-Use Commercial/ Residential: Village Node (1.5 FAR)" to "Mixed-Use Commercial/ Residential: Village Node (2.5 FAR Gross)", which is a new designation, as shown in Appendix V, when the project is considered for Final Adoption.

RES.R24-325

Carried

It was

Moved by Councillor Bose
 Seconded by Councillor Stutt
 That Council:

1. Close Application No. 7917-0302-00.
2. File "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2019, No. 19891" and;
3. File "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19892".

RES.R24-326

Carried

It was Moved by Councillor Bains
Seconded by Councillor Hepner
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2024, No. 21179" 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 Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2024, No. 21179" pass its second reading.
Carried

It was then Moved by Councillor Bains
Seconded by Councillor Stutt
That the Public Hearing on "Surrey Official
Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21179" be
held at City Hall on March 11, 2024, at 7:00 p.m.
Carried

It was Moved by Councillor Hepner
Seconded by Councillor Bose
That "Surrey Comprehensive Development
Zone 188 (CD 188), Bylaw, 2024, No. 21180" pass its first reading.
Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Hepner
Seconded by Councillor Bose
That "Surrey Comprehensive Development
Zone 188 (CD 188), Bylaw, 2024, No. 21180" pass its second reading.
Carried

It was then Moved by Councillor Elford
Seconded by Councillor Stutt
That the Public Hearing on "Surrey
Comprehensive Development Zone 188 (CD 188), Bylaw, 2024, No. 21180" be held at
City Hall on March 11, 2024, at 7:00 p.m.
Carried

C. ADDITIONAL PLANNING COMMENTS**1. Application No. 7918-0398-00
15853 and 15861 - 16 Avenue**

Owner: 1153075 B.C. Ltd.

Director Information: H. Khangura, R. Singh, R. ViraniOfficer Information as at February 15, 2020: H. Khangura (Secretary),
R. Singh (President)

Agent: Bridgewater Development Corp. (Raghubir Gurm)

Revised Development Permit**Amendment to CD Bylaw No. 20132***to allow for proposed design changes to a previously supported multiple residential development.*

It was

Moved by Councillor Hepner

Seconded by Councillor Bose

That:

1. Council authorize staff to draft Development Permit No. 7918-0398-00 generally in accordance with the attached drawings (Appendix I).
2. Council rescind Council Resolution R20-1263 of the July 27, 2020 Regular Council – Public Hearing meeting granting Third Reading to "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20132" and amend the bylaw as follows:
 - (a) That in Section G. Height of Buildings, the maximum height of principal buildings in Sub-section G.1 be amended from "13 metres [43 ft.]" to "13.5 metres [44 ft.]" (Appendix II).
3. Council grant Third Reading to "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20132" as amended (Appendix II).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) All issues outlined in the original Planning & Development Report for 7918-0398-00 and dated July 13, 2020 (Appendix III), remain in effect.

RES.R24-333

Carried

It was

Moved by Councillor Elford

Seconded by Councillor Stutt

That Council rescind Third Reading of Bylaw
No. 20132, granted by resolution No. R20-1263 at the July 27, 2020 Regular Council -
Public Hearing meeting.

RES.R24-334

Carried

RES.R24-335

RES.R24-336

RES.R24-337

3. **Application No. 7914-0213-00**
18115, 18147 and 18253 - o Avenue
 Owners: Lapierre Holdings Ltd.
Director Information: C. Campbell, R. Lapierre
Officer Information as at May 22, 2023: C. Campbell (Secretary),
 R. Lapierre (President)
- Hazelmere Golf & Tennis Club Ltd.
Director Information: M. Stuart
Officer Information as at June 4, 2022: M. Stuart (President)
- Agent: Isle of Mann Property Group (Jimmy Hansra)
Regional Growth Strategy Amendment from Rural to General Urban for a portion of the site
OCP Amendment for a portion of the site from "Agricultural" to "Suburban"
Rezoning from A-1 to RQ, from A-1 to CPG, and from CPG to A-1
Development Permit
ALR inclusion, Non-Farm Use, and Subdivision
to allow subdivision into approximately 145 single family lots.

It was Moved by Councillor Hepner
 Seconded by Councillor Elford
 That Council support referring Development
 Application No. 7914-0213-00 to Metro Vancouver for reconsideration of a Regional
 Growth Strategy (RGS) Amendment.

RES.R24-338

Carried

D. ITEMS REFERRED BACK

1. **Application No. 7922-0259-00**
2924 and 2944 - 192 Street; 2957 - 194 Street
 Owners: R. Grewal,
- 1267882 B.C. Ltd.
Director Information: R. Grewal, K. Grewal
No Officer Information Filed as at September 29, 2022.
- 1152856 B.C. Ltd.
Director Information: R. Grewal, K. Grewal
No Officer Information Filed as at February 14, 2021.
- Agent: KCC Architecture and Design Ltd. (Karla Castellanos)
Temporary Use Permit
to permit a temporary outdoor storage facility and truck parking for a period not to exceed 3 years.

It was

Moved by Councillor Hepner
Seconded by Councillor Bains
That:

1. Council approve Temporary Use Permit No. 7922-0259-00, to proceed to Public Notification.
2. Council instruct staff and applicant 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 finalized hydrology report to demonstrate on-site detention measures to the satisfaction of the General Manager, Engineering;
 - (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 of a finalized Riparian Area Protection Regulation (RAPR) assessment to the Ministry of Forests, Lands, Natural Resource Operations and Rural Development;
 - (g) demolition of existing buildings and structures, other than those identified in the Temporary Use Permit, to the satisfaction of the Planning and Development Department;
 - (h) registration of reciprocal access easements over/between all three properties: 2944 - 192 Street, 2924 - 192 Street and 2957 - 194 Street; and
 - (i) registration of a Restrictive Covenant for right-in/right-out access only onto 192 Street.

RES.R24-339

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

1. Planning Report – Application No. 7921-0116-00
16628 - 88 Avenue

Owners: J. Sekhon, K. Sekhon, P. Sekhon, R. Sekhon, G. Sidhu
Agent: Coastland Engineering & Surveying Ltd. (Mike Helle)

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20572"
CD (Bylaw No. 11829) to RQ – to allow subdivision into two quarter acre
single-family residential lots.

Council direction received January 31, 2022

RES.R24-340	It was Amendment Bylaw, 2022, No. 20572"	Moved by Councillor Hepner Seconded by Councillor Bose That "Surrey Zoning Bylaw, 1993, No. 12000, be finally adopted. <u>Carried</u>
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Development Permit No. 7921-0116-00
16628 - 88 Avenue
To issue Development Permit for Farm Protection.

Authorized to draft January 31, 2022

RES.R24-341	It was Development Permit No. 7921-0116-00.	Moved by Councillor Bose Seconded by Councillor Elford That Council authorize the issuance of <u>Carried</u>
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2. Planning Report – Application No. 7921-0212-00
16658 - 103 Avenue

Owner: 1305408 B.C. LTD. (Director Information: N. Singh)
Agent: Gursimer Design & Management Inc. (Nirvair Singh)

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20577"
RA to RF-13 and RF – to allow subdivision into six single-family residential lots
with one lot having future subdivision potential.

Council direction received February 14, 2022

RES.R24-342	It was Amendment Bylaw, 2022, No. 20577"	Moved by Councillor Elford Seconded by Councillor Bains That "Surrey Zoning Bylaw, 1993, No. 12000, be finally adopted. <u>Carried</u>
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Development Variance Permit No. 7921-0212-00
16658 - 103 Avenue

To reduce the minimum lot width from 13.4 metres to 13.0 metres for proposed Lot 2; to reduce the minimum lot depth from 24.0 metres to 23.8 metres for proposed Lot 2 and 3; to reduce the minimum lot width requirement to accommodate a double side-by-side garage or carport from 13.4 metres to 13.0 metres for proposed Lot 2; to reduce the minimum front yard setback from 6.0 metres to 2.4 metres to the principal building face for proposed Lot 5; to reduce the minimum rear yard setback of the principal building from a natural gas transmission right-of-way from 7.5 metres to 0.0 metres for proposed Lot 5; to reduce the minimum lot width from 15 metres to 13.4 metres for proposed Lot 6; to reduce the minimum east and west side yard setback from 1.8 metres to 1.2 metres to the principal building face for proposed Lot 6; and to reduce the minimum rear yard setback from 7.5 metres to 3.0 metres to the principal building face for proposed Lot 6.

Supported by Council March 7, 2022

RES.R24-343	It was Development Variance Permit No. 7921-0212-00.	Moved by Councillor Hepner Seconded by Councillor Bose That Council authorize the issuance of <u>Carried</u>
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3. Planning Report – Application No. 7921-0175-00
5650 - 146A Street

Owner: S. Brar, S. Brar, K. Thiara, B. Thiara

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

"Surrey Comprehensive Development Zone 25 (CD 25), Bylaw, 2021, No. 20479"
RH to CD – to allow subdivision of the site into two single-family lots.

Council direction received November 22, 2021

RES.R24-344	It was Neighbourhood Concept Plan (NCP) to redesignate the land from "Suburban Residential Half Acre" to "Suburban Residential Quarter Acre". <u>Carried</u>	Moved by Councillor Hepner Seconded by Councillor Stutt That Council amend South Newton
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RES.R24-345	It was Bylaw 20479 granted by Resolution RES.R22-971, at the May 30, 2022 Regular Council – Public Hearing meeting. <u>Carried</u>	Moved by Councillor Elford Seconded by Councillor Kooner That Council rescind Third Reading of CD
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RES.R24-346	It was appears in redline in Appendix "A" under Section 1. Density and Section 2. Subdivision. <u>Carried</u>	Moved by Councillor Kooner Seconded by Councillor Bains That Council delete the wording as it
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RES.R24-347	It was Zone 25 (CD 25), Bylaw, 2021, No. 20479" pass its third reading as amended. <u>Carried</u>	Moved by Councillor Bose Seconded by Councillor Hepner That "Surrey Comprehensive Development
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RES.R24-348	It was Zone 25 (CD 25), Bylaw, 2021, No. 20479" be finally adopted. <u>Carried</u>	Moved by Councillor Bains Seconded by Councillor Kooner That "Surrey Comprehensive Development
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Development Variance Permit No. 7921-0175-00

5650 - 146A Street

To reduce the minimum south side yard setback for proposed Lot 1 and the minimum north side yard setback for proposed Lot 2 for a principal building from 2.4 metres to 2 metres.

Supported by Council June 13, 2022

It was

Moved by Councillor Bose

Seconded by Councillor Hepner

That Council authorize the issuance of

Development Variance Permit No. 7921-0175-00.

RES.R24-349

Carried

Councillor Bains declared a conflict of interest and left the meeting at 5:55 p.m.

4. Planning Report – Application No. 7921-0178-00
13709 – 16 Avenue

Owner: South Bell Park Developments LTD. (Director Information: B. Samra, R. Samson, S. Smith)

Agent: Aplin & Martin Consultants Ltd. (Samira Khayambashi)

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20616"

To amend Figure 3 to redesignate a portion of the site 13709 – 16 Avenue from Suburban to Urban and amend Figure 5 to remove the subject site 13709 – 16 Avenue from the Suburban Density Exception Area.

Council direction received April 11, 2022

It was

Moved by Councillor Bose

Seconded by Councillor Hepner

That "Surrey Official Community Plan Bylaw,

2013, No. 18020, Amendment Bylaw, 2022, No. 20616" be finally adopted.

RES.R24-350

Carried by members remaining

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20617" RA and RF to RQ – to subdivide a portion of the site into five single-family suburban lots and three single-family residential lots.

Council direction received April 11, 2022

It was Moved by Councillor Elford
Seconded by Councillor Stutt
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2022, No. 20617" be finally adopted.
RES.R24-351 Carried by members remaining

Development Variance Permit No. 7921-0178-00
13709 - 16 Avenue
To reduce the minimum lot width from 24 metres to 21.8 metres for proposed
Lot 4 and 23.5 metres for proposed Lot 5.

Supported by Council April 25, 2022

It was Moved by Councillor Hepner
Seconded by Councillor Bose
That Council authorize the issuance of
Development Variance Permit No. 7921-0178-00.
RES.R24-352 Carried by members remaining

Councillor Bains rejoined the meeting at 5:56 p.m.

5. Planning Report – Application No. 7923-0218-00
13573 - 104 Avenue (13579 - 104 Avenue); 10420 City Parkway (13549 - 104 Avenue)

Owner: Bluesky Properties (Brightside) 2020 Inc. (Director Information: C. Bosa, D. Bosa)
Agent: Bosa Properties Inc. (Jill Wanklyn)

"The Bluesky Properties (Brightside) 2020 Inc. Housing Agreement, Authorization
Bylaw, 2023, No. 21125"
To enter into a Housing Agreement with the City to restrict a total of 221 dwelling
units on the subject site to provide rental housing for a minimum 60-year duration.

Council direction received December 18, 2023

It was Moved by Councillor Hepner
Seconded by Councillor Bose
That "The Bluesky Properties (Brightside)
2020 Inc. Housing Agreement, Authorization Bylaw, 2023, No. 21125" be finally
adopted.
RES.R24-353 Carried

Development Variance Permit No. 7923-0218-00
13573 - 104 Avenue (13579 - 104 Avenue); 10420 City Parkway (13549 - 104 Avenue)
To reduce the required off-street parking from 10 parking spaces per 100 square metres of gross floor area to 5 parking spaces per 100 square metres of gross floor area for eating establishments (where the total area is greater than or equal to 150 square metres but less than 950 square metres) in Blocks A and B in order to permit the development of Phase 2 of a mixed-use project, consisting of one 52-storey mixed-use tower and one 2-storey stand-alone commercial building.

Supported by Council January 15, 2024

It was
Development Variance Permit No. 7923-0218-00.
RES.R24-354

Moved by Councillor Elford
Seconded by Councillor Stutt
That Council authorize the issuance of
Carried

Development Permit No. 7923-0218-00
13573 - 104 Avenue (13579 - 104 Avenue); 10420 City Parkway (13549 - 104 Avenue)
To issue Development Permit for Form and Character.

Authorized to draft December 18, 2023

It was
Development Permit No. 7923-0218-00.
RES.R24-355

Moved by Councillor Hepner
Seconded by Councillor Bose
That Council authorize the issuance of
Carried

APPLICATIONS/BYLAWS/PERMITS TO BE CLOSED

6. Planning Report – Application No. 7918-0236-00
6821 – 176 Street (6835 and 6845 – 176 Street)

Owner: Hillside Farms Ltd.
Agent: Hillside Farms Ltd. (Jim Crawford)

Agricultural Land Reserve (ALR) Exclusion
To permit an ALR exclusion for a portion of the site under Section 30 of the ALC Act.

It was
No. 7918-0236-00.
RES.R24-356

Moved by Councillor Hepner
Seconded by Councillor Bose
That Council close Application
Carried

7. Planning Report – Application No. 5691-0104-00
5365 - 136A Street; 5228, 5353, 5415 King George Highway; 13304, 13208 Clouthard Road;
14026, 13910 Trites Road; 14011, 13663, 13769, 13809, 13843, 13859, 14311, 14149, 13275,
13067, 14091, 13555 Colebrook Road

Owner: RNL Investments Ltd.
No Agent

"Surrey Official Community Plan By-law, 1983, No. 7600, No. 187 Amendment
By-law, 1993, No. 12094"

To authorize the redesignation of a Portion of 5365 - 136A Street,
Portion of 13769, 13809, 13843, 13859 & 14011 Colebrook Road, and a
Portion of 13910 Trites Road from "Agricultural (AGR)" to "Suburban (SUB)."

Council direction received November 15, 1993

"Surrey Official Community Plan By-law, 1983, No. 7600, Text No. 131
Amendment By-law, 1993, No. 12095"

To amend Chapter 4, Section C, to declare a Portion of 5365 - 136A Street,
Portion of 13663, 13769, 13809, 13843, 13859, 14011 Colebrook Road,
Portion of 13910 Trites Road, All of 14091, 14149 & 14311 Colebrook Road, and
Portion of 5353 King George Highway as Development Permit Area LVIII.

Council direction received November 15, 1993

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1993, No. 12096"
A-3 & R-1 to CPG & RH - Portion of 5365 - 136A Street, Portion of 13663, 13769,
13809, 13843 & 13859 Colebrook Road, All of 14091, 14149 & 14311 Colebrook Road,
All of 5353/5415 King George Highway, All of 14011 Colebrook Road, All of 13910
Trites Road, and All of 14026 Trites Road - to permit the development of an 18-hole
golf course and subdivision into approximately 63 half-acre single family
residential lots.

Council direction received November 15, 1993

It was
Moved by Councillor Elford
Seconded by Councillor Bains
That Council close Application

No. 5691-0104-00 and file Bylaw No. 12094, Bylaw No. 12095, and Bylaw No. 12096.

RES.R24-357

Carried

BYLAWS

8. Planning Report – Application No. 7922-0021-00
12984 and 12998 No. 10 (58 Avenue) Highway

Owner: M. Wacker
Agent: Hub Engineering Inc. (Mike Kompter)

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20789"
RA to RH – to allow subdivision into four single family half-acre lots.

Council direction received November 14, 2022

RES.R24-358	It was Ridge Local Area Plan to redesignate 12984 and 12998 No. 10 (58 Avenue) Highway from "Suburban Residential (1 Acre)" to "Suburban Residential (1/2 Acre)". <u>Carried</u>	Moved by Councillor Hepner Seconded by Councillor Bose That Council amend the West Panorama 12984 and 12998 No. 10 (58 Avenue) Highway to "Suburban Residential (1/2 Acre)". <u>Carried</u>
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RES.R24-359	It was Amendment Bylaw, 2022, No. 20789" be finally adopted. <u>Carried</u>	Moved by Councillor Bose Seconded by Councillor Hepner That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20789" be finally adopted. <u>Carried</u>
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Prior to the conclusion of the meeting, the City Solicitor asked Acting Mayor Annis to provide a clarification announcement that all items dealt with have all passed.

I. CLERKS REPORT

This section had no items to consider.

J. OTHER BUSINESS

This section had no items to consider.

K. ADJOURNMENT

RES.R24-360	It was Land Use meeting be adjourned. <u>Carried</u>	Moved by Councillor Hepner Seconded by Councillor Bose That the February 26, 2024 Regular Council – <u>Carried</u>
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The Regular Council - Land Use meeting adjourned at 6:01 p.m.

Certified correct:

Stephanie Nichols, Deputy City Clerk

Acting Mayor Linda Annis