

**Present:**

Chairperson - Mayor McCallum  
Councillor Annis  
Councillor Elford  
Councillor Guerra  
Councillor Hundial  
Councillor Locke  
Councillor Nagra  
Councillor Patton  
Councillor Pettigrew

**Absent:****Staff Present:**

City Manager  
City Clerk  
General Manager, Corporate Services  
General Manager, Engineering  
General Manager, Finance  
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 Guerra  
Seconded by Councillor Patton  
That the agenda of the May 31, 2021, Regular

Council Land Use meeting be adopted.  
RES.R21-882

Carried

**B. LAND USE APPLICATIONS****1. 7918-0156-00**

**16725 - 15 Avenue; 16450, 16510, 16530, 16580 and 16616 - 16 Avenue**

Owners: South Surrey Business Centre Inc., The Grove South Surrey Mall Ltd.

Agent: Pacific Land Group (Oleg Verbenkov)

**OCP Amendment from Mixed Employment to Commercial for the north portion of the site and from Mixed Employment to Multiple Residential for the south portion of the site.**

**LAP Amendment to introduce a new land use designation: Multiple Residential, and to redesignate the south portion of the site from Commercial/Business Park to Multiple Residential, and for changes to the road network.**

**Rezoning from RA to CD**

*to permit the development of a commercial and residential development.*

It was

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council:

1. Refer Application 7918-0156-00 back to staff to review the application in detail with direction to bring forward, when ready, the associated OCP and Rezoning bylaws to support a residential land use on the southern portion and commercial use on the northern portion of the site; and

2. Direct staff to resolve the following items, amongst others, prior to bringing the project forward for Council's consideration:
  - a. Resolution of environmental considerations, including obtaining any required approvals from the Province and Fisheries and Oceans Canada (DFO);
  - b. Provision of active parkland by the applicant to facilitate increased park demands from the proposed number of residents;
  - c. Confirmation of a Tier 2 contribution to satisfy the City's Community Amenity Contribution requirements;
  - d. Resolution of site planning issues, including provision of appropriate access and parking in accordance with the parking requirements of the Highway 99 Corridor LAP;
  - e. Resolution of design concerns associated with the site plan and form and character of the commercial and residential units, including a more comprehensive and integrated design between the commercial and residential portions of the site; and
  - f. Minimize the extent of, or eliminate, the proposed "back-to-back" townhouse units, to help in achieving the urban design standards identified in the OCP Development Permit guidelines for townhouse developments.

RES.R21-883

Carried

With Councillor Pettigrew opposed.

2. **7921-0078-00**  
**13458 - 107A Avenue**  
 Owner: City of Surrey  
 Agent: City of Surrey (Emily Kwok)  
**Development Variance Permit**  
*to vary fencing and landscaping requirements for a temporary District Energy centre.*

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That Council approve Development Variance

Permit No. 7921-0078-00, varying the following, to proceed to Public Notification:

1. to waive the requirement under Part 4 General Provisions of Zoning By-law No. 12000 for a 1.5 metre wide planted strip around all boundaries of the site used for City utilities; and
2. to waive the requirement under Part 4 General Provisions of Zoning By-law No. 12000 for fencing at least 1.8 metres in height around the area used for City utilities.

RES.R21-884

Carried

- 3. **7921-0042-00**  
**8188 - 188 Street**  
Owners: H. Dejong, L. Dejong  
Agent: L. Dejong  
**Development Variance Permit**  
*to reduce the minimum side yard setback of the A-1 zone to permit an addition to an existing farm use building.*

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council approve Development Variance  
Permit No. 7921-0042-00, to reduce the minimum side yard setback of the A-1 Zone of a building for uses permitted in Section B.1 of the A-1 Zone (Agriculture & Horticulture) from 15.0 metres to 7.3 metres, to proceed to Public Notification.

RES.R21-885

Carried

- 4. **7919-0231-00**  
**8845 - 176 Street**  
Owners: K. Khosa, J. Khosa, E. Khosa  
Agent: J. Khosa  
**Development Permit**  
**Non-adhering residential use under Section 20.1 of the ALC Act.**  
*to allow the development of a single family dwelling that exceeds 500 square metres in total floor area within the Agricultural Land Reserve.*

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That:

1. Council authorize referral of the application to the Agricultural Land Commission for consideration of approval.
2. Council authorize staff to draft Development Permit No. 7919-0231-00 for Sensitive Ecosystems (Streamside Areas) generally in accordance the finalized Ecosystem Development Plan.
3. Council instruct staff to resolve the following issues prior to final approval (should the non-adhering residential use be approved by the ALC):
  - (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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;

- (c) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff; and
- (d) registration of a combined Statutory Right-of-Way / Section 219 Restrictive Covenant over the designated Streamside Protection Area for both "No Build" and conveyance access.

RES.R21-886

Carried

With Councillors Annis, Locke and Pettigrew opposed.

5. **7920-0307-00**  
**13520 No. 10 Highway (58 Avenue)**

Owners: J. Gillar, P. Gillar

Agent: R. Virk

**Development Variance Permit**

*to reduce the minimum side yard setback to permit a single family dwelling.*

It was

Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That:

1. Council approve Development Variance Permit No. 7920-0307-00, to reduce the minimum side yard setback of the One-Acre Residential (RA) Zone for a principal building from 4.5 metres to 1.8 metres, to proceed to Public Notification.
2. Council instruct staff to resolve the following issues prior to final approval:
  - (a) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
  - (b) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

RES.R21-887

Carried

6. **7919-0032-00**  
**2302 and 2306 King George Boulevard**

Owner: 1134038 B.C. Ltd.

Director Information: Chia-Hwei Lin

No Officer Information Filed as at September 14, 2019.

Agent: Thinkspace Architecture Planning Interior Design (Henk Kampman)

**LAP Amendment from Commercial to Mixed-Use Commercial-Residential Rezoning from CHI and RF to CD**

**Development Permit**

**Housing Agreement**

*to permit the development of a four-storey mixed-use building with commercial units on the ground floor and 69 rental residential apartments above. A partial fifth storey is provided for amenity space.*

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That:

1. A Bylaw be introduced to rezone the subject site and a portion of the 156 Street road right-of-way, shown as closed road on the Survey Plan attached as Appendix I, from "Highway Commercial Industrial Zone (CHI)" and "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. A Bylaw be introduced to enter into a Housing Agreement and be given First, Second and Third Reading.
3. Council authorize staff to draft Development Permit No. 7919-0032-00 generally in accordance with the attached drawings (Appendix I).
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) Approval from the Ministry of Transportation & Infrastructure;
  - (d) Approval from Fortis BC and BC Hydro of the proposed Statutory Right-of-Ways that are to be located through the subject site;
  - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (f) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (g) the applicant enter into a Housing Agreement with the City to restrict all of the proposed dwelling units (69) on the subject site to rental housing for a period of twenty (20) years;
  - (h) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (i) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (j) completion of the road closure and acquisition of a portion of 156 Street;

- (k) submission of an acoustical report for the units adjacent to 156 Street and King George Boulevard and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (l) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art for the commercial portion of the site, to the satisfaction of the General Manager, Parks, Recreation and Culture; and
- (m) registration of a Section 219 Restrictive Covenant requiring the applicant to pay all applicable contributions for Public Art, Affordable Housing and/or Capital Projects Community Amenity Contributions should the project be converted from rental housing to market units at any point in the future, after expiry of the housing agreement.

5. Council pass a resolution to amend the King George Highway Corridor Local Area Plan (LAP) to redesignate the land from "Commercial" to "Mixed-Use Commercial-Residential" when the project is considered for final adoption.

RES.R21-888 Carried

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2021, No. 20358" pass its first reading.

RES.R21-889 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2021, No. 20358" pass its second reading.

RES.R21-890 Carried

It was then Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That the Public Hearing on "Surrey Zoning  
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20358" be held on June 14, 2021,  
 at 7:00 p.m.

RES.R21-891 Carried



- (c) submission of security to ensure the building is removed and the site is brought into compliance with the Zoning Bylaw following the expiration of the Temporary Use Permit.

RES.R21-895

Carried

- 8. 7918-0190-00**  
**2563 and 2575 - 152 Street; 15158 and 15168 - 26 Avenue**  
 Owners: Y. Yuan, J. Li, X. Yuan  
 Agent: Martin Liew Architecture Inc. (Martin Liew)  
**OCP Amendment from Urban to Multiple Residential**  
**LAP Amendment to introduce a new land use: Apartments (up to 2.0 FAR)**  
**LAP Amendment to redesignate the lands from "Townhouse (15 upa)" to**  
**"Apartments (up to 2.0 FAR)"**  
**Rezoning from RF and RA to CD**  
**Development Permit**  
*to permit the development of a four-storey, 50 unit apartment building. A partial fifth storey is provided for amenity space.*

It was

Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That:

1. A Bylaw be introduced to amend the OCP Figure 3: General Land Use Designations for the subject site from Urban to Multiple Residential 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 Official Community Plan, 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)" and "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7918-0190-00 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) 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) 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;
  - (g) submission of an acoustical report for the units adjacent to 152 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
  - (h) registration of a Section 219 Restrictive Covenant to adequately address the City’s needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture; and
  - (i) registration of a Section 219 Restrictive Covenant to adequately address the City’s needs with respect to the City’s Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Department.
6. Council pass a resolution to amend the King George Corridor South Local Area Plan (LAP) to introduce a new land use designation, "Apartments (up to 2.0 FAR)", and redesignate the land from "Townhouses (15 u.p.a.)" to "Apartment (up to 2.0 FAR)" when the project is considered for final adoption.

RES.R21-896

Carried

It was

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20360" pass its first reading.

RES.R21-897

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20360" pass its second reading.

RES.R21-898

Carried



It was  
Moved by Councillor Guerra  
Seconded by Councillor Patton  
That:

1. A Bylaw be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7919-0245-00 generally in accordance with the attached drawings (Appendix V) and the finalized Ecosystem Development Plan (Appendix VII).
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 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 and permissions for the proposed off-site tree removal;
  - (f) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
  - (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) acquisition of the City-owned property, at 10522 140B Street, and forming part of this application;

- (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;
- (l) registration of a Section 219 Restrictive Covenant to 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;
- (m) Council approval of Stage 2 of the Guildford Town Centre – 104 Avenue Corridor Plan (TCP) and corresponding Official Community Plan (OCP) Amendments to support the densities envisioned in the TCP; and
- (n) final approval from Fortis BC to ensure excavation does not impact their infrastructure.

4. Council pass a resolution to amend the Guildford Town Centre & 104 Avenue Corridor Plan to redesignate the land from "Low-Rise Apartment up to 1.6 FAR" to "Low-Mid Rise Apartment up to 2.5 FAR" when the project is considered for final adoption.

RES.R21-903 Carried by members remaining

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20362" pass its first reading.

RES.R21-904 Carried by members remaining

The said Bylaw was then read for the second time.

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20362" pass its second reading.

RES.R21-905 Carried by members remaining

It was then Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That the Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20362" be held on June 14, 2021, at 7:00 p.m.

RES.R21-906 Carried by members remaining

Councillor Pettigrew rejoined the meeting at 5:43 p.m.

10. 7919-0284-00  
14455 - 64 Avenue  
Owner: 1051980 B.C. Ltd.  
Director Information: Sanveer Shoker  
Officer Information as at October 13, 2020: Sanveer Shoker (President)  
Agent: Barnett Dembek Architects Inc. (Maciej Dembeck)  
**OCP Amendment from Urban to Multiple Residential**  
**NCP Amendment from Mixed Commercial/Residential Townhouses to**  
**Mixed Commercial/Residential Apartments**  
**Rezoning from C-5 to CD**  
**Development Permit**  
**Housing Agreement**  
*to permit the development of a four-storey mixed-use development with 60 rental residential units and ground floor commercial space. A partial fifth floor is provided for amenity space.*

It was  
Moved by Councillor Guerra  
Seconded by Councillor Patton  
That:

1. A Bylaw be introduced to amend the OCP Figure 3: General Land Use Designations for the subject site from Urban to Multiple Residential 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 Official Community Plan, 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 "Neighbourhood Commercial Zone (C-5)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. A Bylaw be introduced to enter into a Housing Agreement and be given First, Second and Third Reading.
5. Council authorize staff to draft Development Permit No. 7919-0284-00 generally in accordance with the attached drawings (Appendix II).
6. 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) the applicant enter into a Housing Agreement with the City to restrict a total of 60 dwelling units on the subject site to rental housing for a period of twenty (20) years;
- (e) submission of an acoustical report for the units adjacent to 64 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (f) discharge of the existing Restrictive Covenant for public art contribution (CA7435781 and CA7435782), and registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art for the commercial portion of the site, to the satisfaction of the General Manager, Parks, Recreation and Culture;
- (g) registration of a Section 219 Restrictive Covenant requiring the applicant to pay all applicable contributions for Public Art, Affordable Housing and/or Capital Projects Community Amenity Contributions should the project be converted from rental housing to market units at any point in the future, after expiry of the housing agreement;
- (h) discharge of the existing Easement Agreements (BA91814, BA91815, BA91816, BA91817, BA91822, BA91823, BA91824, BA91826 and BC91827) with the neighbour to the west, and registration of a new one, reflecting the proposed driveway and drive aisle alignment, and allowing for a portion of the building to be built over the easement on the second storey; and
- (i) discharge of an existing Restrictive Covenant (BB75429) prohibiting gas stations, as it is also not allowed in the existing or proposed zones.

7. Council pass a resolution to amend the South Newton Neighbourhood Concept Plan (NCP) to redesignate the land from "Mixed Commercial/Residential Townhouses" to "Mixed Commercial/Residential Apartments" when the project is considered for final adoption.

RES.R21-907

Carried

It was

Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20363" pass its first reading.

RES.R21-908

Carried







- (f) 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; and
- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R21-917 Carried

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2021, No. 20366" pass its first reading.

RES.R21-918 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2021, No. 20366" pass its second reading.

RES.R21-919 Carried

It was then Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That the Public Hearing on "Surrey Zoning  
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20366" be held on June 14, 2021,  
 at 7:00 p.m.

RES.R21-920 Carried

**C. ADDITIONAL PLANNING COMMENTS**

**1. 7915-0322-00  
 3482 - 146A Street; 3418 and 3474 King George Boulevard**

Owner: Zenterra Timberland Ltd.  
 Agent: Zenterra Developments Ltd. (Rick Johal)

**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 Guerra  
 Seconded by Councillor Patton  
 That Council approve Development Variance  
 Permit No. 7915-0322-00, 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. 7815-0322-00, to proceed to Public Notification.

RES.R21-921 Carried  
 With Councillor Pettigrew opposed.

2. 7919-0132-00  
15243 - 99 Avenue

Owner: Metro Vancouver Housing Corporation, Inc.  
Agent: VIA Architecture (Stephanie Coleridge)

**Housing Agreement**

*to replace an existing Housing Agreement and increase the percentage of affordable rental units within a new Housing Agreement that will regulate the tenure of 85 rental dwelling units in a proposed 4-storey apartment building.*

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That:

1. Council file The Metro Vancouver Housing Corporation Housing Agreement Authorization Bylaw, 2020, No. 20173.

2. A Bylaw be introduced to enter into a new Housing Agreement and the Bylaw be given First, Second and Third Reading.

RES.R21-922 Carried

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "The Metro Vancouver Housing Corporation Housing Agreement Authorization Bylaw, 2020, No. 20173" be filed.

RES.R21-923 Carried

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "The Metro Vancouver Housing Corporation Housing Agreement Authorization Bylaw, 2021, No. 20367" pass its first reading.

RES.R21-924 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "The Metro Vancouver Housing Corporation Housing Agreement Authorization Bylaw, 2021, No. 20367" pass its second reading.

RES.R21-925 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "The Metro Vancouver Housing Corporation Housing Agreement Authorization Bylaw, 2021, No. 20367" pass its third reading.

RES.R21-926 Carried

3. **7917-0146-00, 7917-0146-01**  
**151 - 175A Street**  
 Owner: Douglas Green Developments Ltd.  
 Agent: Plan Van Development Consultants (Sarah Atkinson)  
**Development Permit / Development Variance Permit**  
*to permit the development of two self-storage buildings.*

Councillor Nagra declared a conflict of interest and left the meeting at 5:45 p.m.

It was  
 Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That:

1. Council cancel General Development Permit No. 7917-0146-01 for Form and Character for the southern portion of the site (self-storage buildings) that received Approval to Draft at the May 4, 2020 Regular Council – Land Use meeting.
2. Council authorize staff to draft detailed Development Permit No. 7917-0146-01 generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7917-0146-01, varying the following, to proceed to Public Notification:
  - (a) to vary the maximum building height of the IB-3 Zone allowed from 14 metres to 15.6 metres for the proposed self-storage Building 1 on the south portion of the site;
  - (b) to vary the setback provisions of CD Zone (Bylaw No. 20083) for the proposed mixed-use apartment building on the north portion of the site from 4.0 metres to 2.4 metres for the upper floors for the north setback and from 4.0 metres to 2.5 metres for the main floor from the northeast corner cut and to 0.5 metres for the upper floors from the northeast corner cut.
4. Council instruct staff to resolve the following issues prior to final approval:
  - (a) completion of the associated Development Application No. 7917-0146-00, including Final Adoption of Rezoning Bylaw No. 20087;
  - (b) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect.

RES.R21-927

Carried

With Councillor Pettigrew opposed.

Councillor Nagra rejoined the meeting at 5:46 p.m.

**D. ITEMS REFERRED BACK**

This section had no items to consider.

**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 Comprehensive Development Zone 15 (CD.15), Bylaw, 2021, No. 20338"  
12515, 12525, 12535 and 12543 - 61A Avenue  
This Bylaw amends and replaces Bylaw No. 13935 in order to support the inclusion of one secondary suite in existing Comprehensive Development Zones that regulate single family dwellings and that have adequate lot size, width and depth to provide at least three off-street parking spaces, as outlined in Corporate Report No. 2020-R162.

\* Planning and Development advise (see memorandum in back-up) that the original bylaw contained property errors that require amending. Council is requested to rescind second reading and amend the Bylaw accordingly.

It was	Moved by Councillor Guerra Seconded by Councillor Patton That Council rescind second reading of Bylaw No. 20338 granted by Resolution R21-820 at the May 10, 2021, Regular Council – Land Use meeting.
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RES.R21-928 Carried

It was	Moved by Councillor Guerra Seconded by Councillor Patton That Bylaw No. 20338 be amended to reflect the correct addresses, legal descriptions, and property identifiers.
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RES.R21-929 Carried



Council direction received September 14, 2009

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Application No. 7909-0046-00 be closed  
and "Surrey Zoning Bylaw, 1993, No. 12000, Amendment By-law, 2009, No. 17010" be  
filed.

RES.R21-933 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 Guerra  
Seconded by Councillor Patton  
That the May 31, 2021 Regular Council - Land  
Use meeting be adjourned.

RES.R21-934 Carried

The Regular Council - Land Use meeting adjourned at 5:47 p.m.

Certified correct:

\_\_\_\_\_  
Jennifer Ficocelli, City Clerk

\_\_\_\_\_  
Mayor Doug McCallum