

**Present:**

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

**Absent:**

Councillor Pettigrew

**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

Council Land Use meeting be adopted.  
RES.R21-1018

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the agenda of the June 14, 2021, Regular

Carried

**B. LAND USE APPLICATIONS****1. 7921-0128-00**

**13191 - 15 Avenue**

Owners: S. Sohal, H. Sohal

Agent: S. Sohal, H. Sohal

**Development Variance Permit**

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

It was

RES.R21-1019

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council approve Development Variance

Permit No. 7921-0128-00, to reduce the minimum rear yard setback of the RF Zone from 7.5 metres to 6.0 metres to the principal building face, to proceed to Public Notification.

Carried

2. **7919-0123-00**  
**10814 – 139A Street (13957 – 108 Avenue); 10824 and 10834 - 139A Street;**  
**10827 and 10837 - 140 Street; 13965, 13975 and 13987 - 108 Avenue**  
 Owner: 1174267 B.C. Ltd.  
Director Information: Kulwinder Grewal, Hardev Grewal, Paramdeep Kooner,  
 Rupinder Kooner  
No Officer Information Filed as at August 1, 2019.  
 Agent: DF Architecture (Jessie Arora)  
**OCP Amendment from Urban to Multiple Residential**  
**NCP Amendment from Single Family / Duplex 0.6 FAR to Residential Low to**  
**Mid Rise up to 2.5 FAR and to adjust the alignment of the east/west road**  
**Rezoning from RF to CD (based on RM-70)**  
**Development Permit**  
*to permit the development of two 6-storey apartment buildings in City Centre.*

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

1. A Bylaw be introduced to amend the Official Community Plan (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 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 "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.
4. Council authorize staff to draft General Development Permit No. 7919-0123-00 generally in accordance with the attached drawings (Appendix I).
5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;

- (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (f) 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) 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;
- (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 the area between the building face and the street edges;
- (j) submission of an acoustical report for the units adjacent to 108 Avenue and 140 Street, and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (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
- (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.

6. Council pass a resolution to amend the City Centre Plan to redesignate the subject site from "Single Family / Duplex 0.6 FAR" to "Residential Low to Mid Rise up to 2.5 FAR" and to adjust the alignment of the east/west road (108A Avenue) along the north lot line, as shown in Appendix VI, when the project is considered for final adoption.

RES.R21-1020

Carried

It was

Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20368" pass its first reading.

RES.R21-1021

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. 20368" pass its second reading.

RES.R21-1022

Carried

- RES.R21-1023 It was then Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the Public Hearing on "Surrey Official  
Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20368" be  
held on June 28, 2021, at 7:00 p.m.  
Carried
- RES.R21-1024 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2021, No. 20369" pass its first reading.  
Carried
- The said Bylaw was then read for the second time.
- RES.R21-1025 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2021, No. 20369" pass its second reading.  
Carried
- RES.R21-1026 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. 20369" be held on June 28, 2021,  
at 7:00 p.m.  
Carried

3. **7916-0442-00**  
**13102 - 112A Avenue; 13105 and 13151 - 112 Avenue**  
Owner: City of Surrey  
Agent: City of Surrey (Avril Wright)  
**Rezoning from RF to RF-13**  
**Development Permit / Development Variance Permit**  
*to allow subdivision into 3 single family small lots and 1 open space lot. Development Permit for Hazard Lands - Steep Slopes and Sensitive Ecosystems.*

- 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 "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
  2. Council authorize staff to draft Development Permit No. 7916-0442-00 for Hazard Lands and Sensitive Ecosystems.

3. Council approve Development Variance Permit No. 7916-0442-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot depth of the RF-13 Zone from 24 metres to 22 metres for proposed Lot 3.
  
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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
  - (e) conveyance of riparian areas and Biodiversity Conservation Strategy areas (proposed Lot 4) to the City as open space;
  - (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 addresses the shortfall in tree replacement to the satisfaction of the General Manager, Planning and Development;
  - (h) submission of an acoustical report and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures on all proposed lots;
  - (i) submission of a finalized Geotechnical Report and registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the Geotechnical Site Assessment;
  - (j) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff; and
  - (k) the applicant to provide cash-in-lieu for planting requirements within the excess King George Boulevard road allowance north of the site and proposed conveyed open space.

RES.R21-1027

Carried

It was

Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2021, No. 20370" pass its first reading.

RES.R21-1028

Carried

The said Bylaw was then read for the second time.

RES.R21-1029 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2021, No. 20370" pass its second reading.  
Carried

RES.R21-1030 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. 20370" be held on June 28, 2021,  
at 7:00 p.m.  
Carried

4. **7915-0442-00**  
**10245 and 10267 - 176 Street**  
Owner: T. Nguyen, 1001696 B.C. Ltd.  
Director Information: Hiep Khoa Luu  
Officer Information (as at May 8, 2020): Hiep Khoa Luu (President)  
Agent: Pacific Land Group Ltd. (Laura Jones)  
**OCP Amendment from Suburban to Urban**  
**LAP Amendment from "Suburban Residential 2-4 UPA Gross" to "Low Density Cluster 4-6 UPA Gross" for a portion of the subject site.**  
**Rezoning from RA to RF and RF-G**  
**Development Permit / Development Variance Permit**  
*to allow subdivision into eight single family lots, four single family gross density lots, and three lots to be conveyed to the City for riparian protection purposes in Abbey Ridge.*

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
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.
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 Gross Density Zone (RF-G)" for Block A on the attached Survey Plan (Appendix I), and to "Single Family Residential Zone (RF)" for Block B on the Survey Plan, and a date be set for Public Hearing.

4. Council authorize staff to draft Development Permit No. 7915-0442-00 for Hazard Lands (Steep Slopes) and Sensitive Ecosystems (Streamside Areas) generally in accordance with the attached drawings (Appendix I), as well as the finalized Ecosystem Development Plan and Geotechnical Report.
5. Council approve Development Variance Permit No. 7915-0442-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front (south) yard setback of the RF Zone from 7.5 metres to 6.5 metres for an attached garage and 4.0 metres for the remaining portion of the principal building face on proposed Lot 9-12; and
  - (b) to reduce the minimum side (east and west) yard setbacks of the RF Zone from 1.8 metres to 1.2 metres for proposed Lot 9.
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 Transportation & Infrastructure;
  - (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) payment of cash-in-lieu of a P-15 Agreement for the restoration of a portion of the southern riparian area impacted by an existing driveway and access easement;
  - (i) submission of a finalized Geotechnical Report to the satisfaction of City staff;
  - (j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (k) submission of an acoustical report for the units adjacent to Highway No. 15 and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (l) registration of a Section 219 Restrictive Covenant on proposed Lots 5,6 and 9-12 for tree preservation;
- (m) registration of a Section 219 Restrictive Covenant for installation and maintenance of landscaping within the 2.5-metre buffer on proposed Lots 1 and 12 as well as the 5.0-metre buffer on proposed Lots 6-7; and
- (n) registration of a Section 219 Restrictive Covenant to ensure that future buildings, structures, or improvements comply with the accepted geotechnical recommendations on proposed Lots 1-12.

7. Council pass a resolution to amend the Abbey Ridge Local Area Plan to redesignate a portion of the subject site from "Suburban Residential 2-4 UPA Gross" to "Low Density Residential 4-6 UPA Gross" (see Appendix VII), when the project is considered for Final Adoption.

RES.R21-1031 Carried

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20371" pass its first reading.

RES.R21-1032 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. 20371" pass its second reading.

RES.R21-1033 Carried

It was then Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That the Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20371" be held on June 28, 2021, at 7:00 p.m.

RES.R21-1034 Carried

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20372" pass its first reading.

RES.R21-1035 Carried

The said Bylaw was then read for the second time.



- RES.R21-1036 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2021, No. 20372" pass its second reading.  
Carried
- RES.R21-1037 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. 20372" be held on June 28, 2021,  
at 7:00 p.m.  
Carried

5. **7917-0551-00**  
**10207 – 153 Street; 10221 – 153 Street (10233 – 153 Street)**  
Owner: Remond Holdings Corp.  
Agent: Atelier Pacific Architecture Inc. (Gordon You)  
**Rezoning from RF and C-15 to CD (based on RM-70 and C-15)**  
**Development Permit**  
*to permit the development of a 6-storey mixed use building on the west portion of the consolidated site.*

- It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That:
1. A Bylaw be introduced to rezone the subject site from "Town Centre Commercial Zone (C-15)" and "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. 7917-0551-00 for Form and Character, generally in accordance with the attached drawings (Appendix I).
  3. Council instruct staff to resolve the following issues prior to final adoption:
    - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
    - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
    - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
    - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;

- (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (g) registration of a Section 219 Restrictive Covenant for No Occupancy for the mixed-use building proposed on the western portion of the subject site until the applicant has provided the minimum on-site parking required under the Zoning Bylaw;
- (h) registration of a Section 219 Restrictive Covenant for No Occupancy to prevent the future tenant from occupying a total of 500 square metres of floor space within the third-floor unit of the existing office building, located at the northeast corner of the subject site, until the applicant has provided the minimum on-site parking required under the Zoning Bylaw;
- (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;
- (j) discharge the parking easement document (AD09679) currently registered on title; and
- (k) Council approval of Stage 2 of the Guildford Town Centre – 104 Avenue Corridor Plan (TCP).

RES.R21-1038

Carried

It was

Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2021, No. 20373" pass its first reading.

RES.R21-1039

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. 20373" pass its second reading.

RES.R21-1040

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. 20373" be held on June 28, 2021,  
 at 7:00 p.m.

RES.R21-1041

Carried

## 6. 7918-0221-00

**15961 and 15975 - 16 Avenue; 1609 and 1627 - 160 Street**

Owners: B. Johal, Mortise Titleco (Alder Place) Ltd., 670805 B.C. Ltd.

Director Information: Baljit Johal

Officer Information as at June 4, 2020: Balhit Johal (President, Secretary),

Navjeet Singh (Other Office(s))

Agent: Mortise Construction Ltd. (Baljit Johal)

**OCP Amendment from Urban to Multiple Residential**

**LAP Amendment from Low Density Multiple Residential (10 upa) to**

**Mixed-Use Commercial-Residential**

**Rezoning from RF to CD (based on RM-70 and C-5)**

**Housing Agreement**

**Development Permit**

*to permit the development of a four-storey mixed-use building consisting of 56 rental apartment units and 1,142.5 square metres of ground-floor commercial space.*

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That:

1. A Bylaw be introduced to amend the Official Community Plan (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 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 "Single Family Residential Zone (RF)" 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 Readings, to allow the property owner and the City of Surrey to enter into a Housing Agreement to secure the rental apartment units for a period of 20 years.
5. Council authorize staff to draft Development Permit No. 7918-0221-00 generally in accordance with the attached drawings (Appendix I).
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 Transportation & Infrastructure;
- (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (i) submission of an acoustical report for the units adjacent to 160 Street and 16 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and
- (j) registration of a Section 219 Restrictive Covenant to ensure that, if the rental use is discontinued in the future, the City's needs with respect to Community Amenity Contributions (CAC), including Affordable Housing, Capital Projects and Tier 2 Capital Plan Project CACs, will be adequately met, to the satisfaction of the General Manager, Planning & Development Department.

7. Council pass a resolution to amend the King George Corridor South Local Area Plan (LAP) to redesignate the land from "Low Density Multiple Residential (10 upa)" to "Mixed-Use Commercial-Residential" when the project is considered for final adoption.

RES.R21-1042

Carried

It was

Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20374" pass its first reading.

RES.R21-1043

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. 20374" pass its second reading.

RES.R21-1044

Carried

It was then  
Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20374" be held on June 28, 2021, at 7:00 p.m.

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the Public Hearing on "Surrey Official

RES.R21-1045 Carried

It was  
Amendment Bylaw, 2021, No. 20375" pass its first reading.

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,

RES.R21-1046 Carried

The said Bylaw was then read for the second time.

It was  
Amendment Bylaw, 2021, No. 20375" pass its second reading.

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,

RES.R21-1047 Carried

It was then  
Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20375" be held on June 28, 2021, at 7:00 p.m.

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the Public Hearing on "Surrey Zoning

RES.R21-1048 Carried

It was  
Ltd. and 670805 B.C. Housing Agreement Authorization Bylaw, 2021, No. 20376" pass its first reading.

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "The B. Johal, Mortise Titleco (Alder Place)

RES.R21-1049 Carried

The said Bylaw was then read for the second time.

It was  
Ltd. and 670805 B.C. Housing Agreement Authorization Bylaw, 2021, No. 20376" pass its second reading.

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "The B. Johal, Mortise Titleco (Alder Place)

RES.R21-1050 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "The B. Johal, Mortise Titleco (Alder Place)  
 Ltd. and 670805 B.C. Housing Agreement Authorization Bylaw, 2021, No. 20376" pass  
 its third reading.

RES.R21-1051

Carried

**7. 7920-0127-00  
 14992 - 76 Avenue**

Owner: Satnam Education Society of British Columbia, Inc.  
 Agent: Satnam Education Society of B.C. (Harinder Singh Sohi)

**Rezoning from RH to CD  
 Development Permit**

*to permit the development of a new childcare facility for up to 57 children.*

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

1. A Bylaw be introduced to rezone the subject site from "Half-Acre Residential Zone (RH)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7920-0127-00 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 road dedication plan to the satisfaction of the Approving Officer;
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
  - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R21-1052

Carried

RES.R21-1053 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2021, No. 20377" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R21-1054 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2021, No. 20377" pass its second reading.  
Carried

RES.R21-1055 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. 20377" be held on June 28, 2021,  
at 7:00 p.m.  
Carried

**8. 7921-0124-00  
16613 Bell Road**

Owner: The Parish of Christ the Redeemer (Surrey), 51

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

**NCP Amendment of a portion of the site from Institutional to  
Urban Single Family**

**Rezoning a portion of the subject site from PA-1 to RF  
Development Variance Permit**

*to allow subdivision into six single family residential lots and one remainder  
institutional lot to retain an existing church.*

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

1. A Bylaw be introduced to rezone the portion of the subject site shown as Block A on the attached Survey Plan (Appendix I), from "Assembly Hall 1 Zone (PA-1)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7921-0124-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot width of the RF Zone from 15.0 metres to 13.5 metres for proposed Lot 5;
  - (b) to reduce the minimum southwest side yard setback of the PA-1 Zone from 10.8 metres to 6.1 metres to the principal building face of the existing church on proposed Lot 7 (remainder lot);

- (c) to reduce the minimum required on-site parking spaces for the existing church from 93 spaces to 53 spaces on proposed Lot 7 (remainder lot); and
  - (d) to reduce the minimum landscaped strip width requirement of the PA-1 Zone from 3 metres to 1 metre along the southwest property line of proposed Lot 7 (remainder lot).
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) Approval from the Ministry of Transportation & Infrastructure;
  - (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 Geotechnical Report to the satisfaction of City staff;
  - (h) 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;
  - (i) submission of securities to ensure the construction of 13 additional parking space (53 total) on the existing church site (proposed Lot 7);
  - (j) registration of a Section 219 Restrictive Covenant for installation and maintenance of the landscape buffer along the southwest lot line of proposed Lot 7; and
  - (k) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CAC's in support of the increased residential density, to the satisfaction of the General Manager, Planning and Development Department.
4. Council pass a resolution to amend the West Cloverdale South Neighbourhood Concept Plan (NCP) to redesignate a portion of the land from "Institutional" to "Urban Single Family" when the project is considered for final adoption.

RES.R21-1056

Carried



RES.R21-1057      It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2021, No. 20378" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R21-1058      It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2021, No. 20378" pass its second reading.  
Carried

RES.R21-1059      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. 20378" be held on June 28, 2021,  
 at 7:00 p.m.  
Carried

**9.      7919-0298-00**  
**17141 and 17153 - 0 Avenue; Portion of 171A Street Unconstructed Road**  
**Allowance**

Owners:    D. Brar, M. Hayer, A. Brar, J. Hayer, 1041232 B.C. Ltd.  
Director Information: Lashman Dhaliwal  
Officer Information as at June 26, 2020: Lashman Dhaliwal (President,  
 Secretary)  
 Agent:     Hub Engineering Inc. (Mike Kompter)  
**Rezoning from RA and RF-13 to RF**  
*to allow subdivision into seven single family lots.*

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

1.      A Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and rezone a portion of the 171A Street unconstructed road allowance shown as Block B on the survey plan attached as Appendix II from "Single Family Residential (13) Zone (RF-13)" and "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
2.      Council instruct staff to resolve the following issues prior to final adoption:
  - (a)     ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b)     submission of a subdivision layout to the satisfaction of the Approving Officer;

- (c) Approval from the Ministry of Transportation & Infrastructure;
- (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (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;
- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (h) completion of the road closure and acquisition of a portion of 171A Street unconstructed road allowance.

RES.R21-1060

Carried

It was

Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2021, No. 20379" pass its first reading.

RES.R21-1061

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. 20379" pass its second reading.

RES.R21-1062

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. 20379" be held on June 28, 2021,  
 at 7:00 p.m.

RES.R21-1063

Carried

**10. 7919-0036-00**

**9746 - 179 Street**

Owner: Core Group Properties Ltd.

Agent: Hub Engineering Inc. (Mike Kompter)

**OCP Amendment from Suburban to Urban**

**Rezoning from RA to RF-13 and RF**

**Development Variance Permit**

*to allow subdivision into three single family small lots and four single family lots in Abbey Ridge.*

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
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.
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 (13) Zone (RF-13)" for Block A on the attached Survey Plan (Appendix I), and to "Single Family Residential Zone (RF)" for Block B on the Survey Plan, and a date be set for Public Hearing.
4. Council approve Development Variance Permit No. 7919-0036-00, varying the following, to proceed to Public Notification:
  - (a) to increase the front (south) yard setbacks of the RF-13 Zone from 6.0 metres to 6.5 metres for 50% of the building face, 7.5 metres for the remaining portion of the building face and 4.5 metres for up to 50% of the building face for an attached deck on proposed Lots 1-3;
  - (b) to vary the basement access and basement well requirements of both the RF-13 Zone and RF Zone to permit a basement access and basement well between the principal building and the front (south) lot line on proposed Lots 1-5;
  - (c) to vary the minimum front (south) yard setback for an accessory building or structure in the RF Zone from 18.0 metres to 1.0-metre for proposed Lots 4-5; and
  - (d) to vary the RF-13 Zone to permit an accessory building or structure in the front (south) yard and set the minimum setback to 1.0-metre on proposed Lots 1-3.
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) approval from the Ministry of Transportation & Infrastructure;

- (d) submission of a finalized landscaping plan and landscaping cost estimate for the proposed buffer on proposed Lots 6-7, 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 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;
- (h) the applicant fulfill requirements under the Riparian Areas Protection Regulation (RAPR) as indicated by the MFLNROD, if any, with respect to the infilling and culverting of the adjacent confirmed non-WSA-stream roadside ditches;
- (i) submission of an acoustical report for the units adjacent to Highway No. 1 and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (j) registration of a Section 219 Restrictive Covenant on proposed Lots 6 and 7 for installation and maintenance of the proposed landscape buffer; and
- (k) registration of a Section 219 Restrictive Covenant on proposed Lots 1-5 to restrict driveway access to the proposed cul-de-sac (97A Avenue).

RES.R21-1064

Carried

It was

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20380" pass its first reading.

RES.R21-1065

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. 20380" pass its second reading.

RES.R21-1066

Carried

It was then

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20380" be held on June 28, 2021, at 7:00 p.m.

RES.R21-1067

Carried

RES.R21-1068 It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2021, No. 20381" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R21-1069 It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2021, No. 20381" pass its second reading.  
Carried

RES.R21-1070 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. 20381" be held on June 28, 2021,  
 at 7:00 p.m.  
Carried

**11. 7918-0033-00**

**16352 - 88A Avenue**

Owner: Cedar Row Estates Ltd.

Agent: Aplin & Martin Consultants Ltd. (Maggie Koka)

**OCP Amendment from Suburban to Multiple Residential  
 Rezoning from RA and A1 to CD (based on RM-15)**

**Development Permit**

*to permit the development of 106 townhouse units and the conveyance of the riparian protection area to the City.*

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 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 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 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)" and General Agriculture Zone (A-1)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.

4. Council authorize staff to draft Development Permit No. 7918-0033-00, generally in accordance with the attached drawings (Appendix VI), and finalized Ecosystem Development Plan, and geotechnical report.
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 Senior Government Environmental Agencies;
  - (d) approval from the Ministry of Forests, Lands and Natural Resource Operations under the Water Sustainability Act;
  - (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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (h) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
  - (i) conveyance of proposed Lot 2, the riparian protection area, at no cost, to the City;
  - (j) submission of a finalized Geotechnical Report to the satisfaction of City staff along with Registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the geotechnical report;
  - (k) the applicant provide a density bonus contribution in accordance with the Tier 2 Community Specific Flat Rate Density Bonus approach under Policy O-54. Community Specific Capital Projects Contributions in accordance with Schedule G of the Zoning Bylaw No. 12000, will be calculated and be payable at the time of final adoption;
  - (l) secure the construction of a natural trail within the riparian conveyance area (proposed Lot 2) to the satisfaction of the General Manager, Parks, Recreation and Culture;
  - (m) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture; and

(n) 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 and Development.

RES.R21-1071 Carried

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20382" pass its first reading.

RES.R21-1072 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. 20382" pass its second reading.

RES.R21-1073 Carried

It was then Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That the Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20382" be held on June 28, 2021, at 7:00 p.m.

RES.R21-1074 Carried

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20383" pass its first reading.

RES.R21-1075 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. 20383" pass its second reading.

RES.R21-1076 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. 20383" be held on June 28, 2021, at 7:00 p.m.

RES.R21-1077 Carried

**C. ADDITIONAL PLANNING COMMENTS**

**1. 7915-0393-00**

**19310 Fraser Highway; 6312 – 192 Street**

Owner: 192nd Street Development Ltd.

Agent: JM Architecture Inc. (Joe Minton)

**Housing Agreement**

*to secure ten percent of the total dwelling units in seven mid-rise apartment buildings (consisting of up to 650 units) as market rental units in Phase 2 of a mixed townhouse and apartment development on the site.*

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That a Bylaw be introduced to enter into a  
Housing Agreement and be given First, Second and Third Reading.

RES.R21-1078

Carried

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "The 192nd Street Development Ltd.  
Housing Agreement Authorization Bylaw, 2021, No. 20384" pass its first reading.

RES.R21-1079

Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "The 192nd Street Development Ltd.  
Housing Agreement Authorization Bylaw, 2021, No. 20384" pass its second reading.

RES.R21-1080

Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "The 192nd Street Development Ltd.  
Housing Agreement Authorization Bylaw, 2021, No. 20384" pass its third reading.

RES.R21-1081

Carried

**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 Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19804"  
7917-0502-00  
Owner: S. Brar  
Agent: Centras Engineering Ltd. (Nirvair Singh)  
RA to RF-10 – 6360 – 138 Street – to subdivide into 2 single family small lots.

Council direction received April 1, 2019

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2019, No. 19804" be finally adopted.

RES.R21-1082

Carried

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19474"  
7917-0424-00  
Owners: K, R, G, and K. Gill  
Agent: Hub Engineering (Mike Kompter)  
RH to RF – 15039 – 68 Avenue - to subdivide into 2 single family lots.

**Note:** Change of Owners

Council direction received December 18, 2017

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2017, No. 19474" be finally adopted.

RES.R21-1083

Carried

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19991"  
7919-0114-00  
Owner: G, K, H, and J Dhaliwal  
Agent: Mainland Engineering Design Corp. (Avnash Banwait)  
RA to RF and RF-SD - 15895 - 88 Avenue - to subdivide into 1 single family residential lot and 2 semi-detached residential lots.

**Note:** Change of Owners

Council direction received November 18, 2019

RES.R21-1084	<p>It was</p> <p>Amendment Bylaw, 2019, No. 19991" be finally adopted.</p>	<p>Moved by Councillor Guerra</p> <p>Seconded by Councillor Patton</p> <p>That "Surrey Zoning Bylaw, 1993, No. 12000,</p> <p><u>Carried</u></p>
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4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19678"  
7915-0438-00  
Owner: S. and I. Grewal  
Agent: Hub Engineering Inc. (Mike Kompter)  
A-1 and CD (By-law No. 15407B) to CD – 17089 – 84 Avenue - to subdivide into  
3 small suburban residential lots.

Council direction received September 17, 2018

RES.R21-1085	<p>It was</p> <p>Amendment Bylaw, 2018, No. 19678" be finally adopted.</p>	<p>Moved by Councillor Guerra</p> <p>Seconded by Councillor Patton</p> <p>That "Surrey Zoning Bylaw, 1993, No. 12000,</p> <p><u>Carried</u></p>
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BYLAWS WITH PERMITS

5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20052"  
7919-0132-00  
Owner: Metro Vancouver Housing Corporation  
Agent: VIA Architecture (Stephanie Coleridge)  
RM-45 to CD – Portion of 15243 – 99 Avenue – to develop a 4-storey apartment  
building with approximately 85 rental dwelling units.

Council direction received April 20, 2020

\* Planning and Development advise (see memorandum in backup) that the minimum building setbacks require an amendment to account for building columns, posts, balconies, sunshades, roof overhangs and canopies, which encroach into the minimum building setbacks but were mistakenly excluded from the initial setback calculation on the architectural plans. This change does not affect use or density; therefore a new Public Hearing is not required.

RES.R21-1086	<p>It was</p> <p>No. 20052, granted by resolution No. R20-665 at the May 4, 2020, Regular Council – Public Hearing meeting.</p>	<p>Moved by Councillor Guerra</p> <p>Seconded by Councillor Patton</p> <p>That Council rescind third reading of Bylaw</p> <p><u>Carried</u></p>
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It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Council amend Section F. Yards and  
 Setbacks of Bylaw No. 20052 by inserting the following new section F.3 as follows:

3. Notwithstanding Sub-Section E.17(b) of Part 4 General Provision of Surrey Zoning By-law, 1993, No. 12000 as amended, building columns, posts, balconies, sunshades, roof overhangs, and canopies, may encroach up to 1.8 metres (6 feet) into the required setbacks.

RES.R21-1087

Carried

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2020, No. 20052" pass its third reading, as amended.

RES.R21-1088

Carried

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2020, No. 20052" be finally adopted.

RES.R21-1089

Carried

"The Metro Vancouver Housing Corporation Housing Agreement  
 Authorization Bylaw, 2021, No. 20367"

15243 – 99 Avenue

To enter into a Housing Agreement to increase the percentage of affordable rental units that will regulate the tenure of 85 rental dwelling units in a proposed 4-storey apartment building.

Council direction received May 31, 2021

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "The Metro Vancouver Housing Corporation  
 Housing Agreement Authorization Bylaw, 2021, No. 20367" be finally adopted.

RES.R21-1090

Carried**Development Permit No. 7919-0132-00**

15243 – 99 Avenue

To issue a Development Permit for Form and Character.

Council authorized to draft April 20, 2020

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Council authorize the issuance of  
 Development Permit No. 7919-0132-00.

RES.R21-1091

Carried

6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20016"  
7917-0578-00  
Owner: 1071422 B.C. Ltd. (Director Information: Sarbjit Bassi, Paramjeet Johal,  
Sukhjinder Diogan, Avtar Sandhu, Jasbir Lail)  
Agent: Coastland Engineering and Surveying Ltd. (Mike Helle)  
RA to RQ - 16524 - 88 Avenue - to subdivide into 2 small suburban residential lots  
and 1 remnant lot.

Council direction received January 27, 2020

RES.R21-1092	It was  Amendment Bylaw, 2020, No. 20016"	Moved by Councillor Guerra Seconded by Councillor Patton That "Surrey Zoning Bylaw, 1993, No. 12000, be finally adopted. <u>Carried</u>
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**Development Variance Permit No. 7917-0578-00**

16524 - 88 Avenue

To reduce the minimum lot width from 24 metres to 23 metres for proposed Lot 3  
(remnant lot).

Council supported on February 10, 2020

RES.R21-1093	It was  Development Variance Permit No. 7917-0578-00.	Moved by Councillor Guerra Seconded by Councillor Patton That Council authorize the issuance of <u>Carried</u>
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7. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19342"  
7916-0156-00  
Owner: Rajinder Lally  
Agent: H.Y Engineering Ltd. (Lori Joyce)  
RA to RH - 14837 - 27 Avenue (Previously known as 2735 - 144 Street)  
to subdivide into 2 single family lots.

Council direction received July 24, 2017

RES.R21-1094	It was  Amendment Bylaw, 2017, No. 19342"	Moved by Councillor Guerra Seconded by Councillor Patton That "Surrey Zoning Bylaw, 1993, No. 12000, be finally adopted. <u>Carried</u>
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**Development Permit No. 7916-0156-00**

2735 - 144 Street

To issue a Development Permit for Sensitive Ecosystem.

Council authorized to draft July 24, 2017

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That Council authorize the issuance of

Development Permit No. 7916-0156-00.

RES.R21-1095

Carried

- 8. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19636"

7915-0181-00/7915-0181-01

Owner: B. Johal

Agent: Hub Engineering Inc. (Mike Kompter)

To redesignate portions of the sites 8143 and 8173 - 170A Street from Urban to Suburban.

Council direction received July 9, 2018

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That "Surrey Official Community Plan Bylaw,

2013, No. 18020, Amendment Bylaw, 2018, No. 19636" be finally adopted.

RES.R21-1096

Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19637"

A-1 to RF and RH-G - 8143 and 8173 - 170A Street - subdivide into 7 single family lots and 1 open space lot.

Council direction received July 9, 2018

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

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

Amendment Bylaw, 2018, No. 19637" be finally adopted.

RES.R21-1097

Carried

**Development Variance Permit No. 7915-0181-01**

8143 and 8173 - 170A Street

To reduce the lot width for proposed Lots 6 and 7; and reduce the streamside setback for a "Natural Class A Stream" from 30 m (98 ft.) to 8.5 m (28 ft.) on the north side of the creek and 4.8 m (16 ft.) on the south side of the creek.

Council supported on July 23, 2018

RES.R21-1098      It was      Moved by Councillor Guerra  
Development Variance Permit No. 7915-0181-01.      Seconded by Councillor Patton  
That Council authorize the issuance of  
Carried

**Development Permit No. 7915-0181-00**

8143 and 8173 – 170A Street

To issue a Development Permit for Sensitive Ecosystems Plan.

Council authorized to draft July 9, 2018

RES.R21-1099      It was      Moved by Councillor Guerra  
Development Permit No. 7915-0181-00.      Seconded by Councillor Patton  
That Council authorize the issuance of  
Carried

PERMIT APPROVALS

**9. Development Variance Permit No. 7917-0320-00**

13130 - 106 Avenue

Owner: The Board of Education of School District No. 36 (Surrey)

Agent: Thinkspace Architecture Planning Interior Design (Henk Kampman)

To reduce the minimum side (east) yard, front (north) yard, and rear (south) yard setbacks for public school buildings; to reduce the minimum number of required on-site parking spaces from 65 spaces to 56 spaces; and to reduce the rate at which required bicycle parking is calculated from 4 spaces per classroom to 0.93 spaces per classroom. The proposal will accommodate a 1,109 square metre addition to the existing school building and reduce the number of existing portables for K.G. Woodward Elementary School.

Council supported on May 10, 2021

RES.R21-1100      It was      Moved by Councillor Guerra  
Development Variance Permit No. 7917-0320-00.      Seconded by Councillor Patton  
That Council authorize the issuance of  
Carried

**10. Development Permit No. 7919-0275-00**

Owner: J. and P. Athwal

Agent: Burmy Development Services Ltd. (Paul Burmy)

8582 Harvie Road

To issue a Development Permit for Sensitive Ecosystems (Green Infrastructure Areas) and Farm Protection in order to permit development of a single family dwelling.

**Note:** Change of Owners

Council authorized to draft November 9, 2020

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council authorize the issuance of

Development Permit No. 7919-0275-00.

RES.R21-1101

Carried

**11. Development Variance Permit No. 7920-0028-00**

Owner: 1206984 BC Ltd. (Director Information: Hugh R. Cartwright, Shane Doyle)

Agent: Besharat Friars Architects (Helen Besharat)

2337 King George Boulevard

To increase the maximum height for the car wash building from 9 metres to 9.43 metres and to increase the maximum height for the self storage building from 9 metres to 14.33 metres. The applicant is also seeking to reduce the minimum front yard (east) setback from the Principle and Accessory Buildings and Structures from 7.5 metres to 4.0 metres in order to allow a 3,735 square metres self-storage building, with 105 square metres of ground floor retail space and a 345 square metres car wash.

Council supported on October 19, 2020

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council authorize the issuance of

Development Variance Permit No. 7920-0028-00.

RES.R21-1102

Carried

**Development Permit No. 7920-0028-00**

2337 King George Boulevard

To issue a Development Permit for Form and Character.

Council authorized to draft October 5, 2020

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council authorize the issuance of

Development Permit No. 7920-0028-00.

RES.R21-1103

Carried

**APPLICATIONS/BYLAWS/PERMITS TO BE CLOSED**

**12. Temporary Use Permit No. 7919-0016-00**

Owner: Fraser River RV Park Inc.

11940 Old Yale Road

To permit temporary truck parking for a period not to exceed three (3) years.

Council denied on January 13, 2020

- \* Planning and Development advise (see memorandum in back-up) has not provided any required submissions or worked with staff to resolve site requirements to permit the temporary truck parking facility and staff recommend that the file be closed.

It was

Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That application No. 7919-0016-00 be closed.  
Carried

RES.R21-1104

**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 June 14, 2021 Regular Council –

Land Use meeting be adjourned.

RES.R21-1105

Carried

The Regular Council - Land Use meeting adjourned at 5:53 p.m.

Certified correct:

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

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