

**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 June 28, 2021, Regular

Council Land Use meeting be adopted.  
RES.R21-1155

Carried

**B. LAND USE APPLICATIONS****1. 7921-0039-00****9145 and 9155 King George Boulevard**

Owner: Atira Women's Resource Society

Agent: City of Surrey (Peter Joyce)

**Temporary Use Permit****Development Variance Permit**

*to permit the continued operation of an existing 22-unit supportive housing building and to permit the development of a temporary 44-unit modular supportive housing building.*

It was

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That:

1. Council approve Development Variance Permit No. 7921-0039-00, to vary the Surrey Subdivision and Development By-law, 1986, No. 8830, by deferring the provision of works and services for the proposed subdivision until future development, to proceed to Public Notification.

2. Council approve Temporary Use Permit No. 7921-0039-00, to proceed to Public Notification. The temporary use building will be designed and sited substantially in accordance with the attached drawings (Appendix I).
3. Council instruct staff to resolve the following issues prior to final approval:
  - (a) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (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 satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R21-1156

Carried**2. 7920-0262-00****5510 – 180 Street**

Owner: Kwantlen Polytechnic University

Agent: Kwantlen Polytechnic University (Jaret Lang)

**Development Variance Permit**

*to defer the works and services requirements of the Surrey Subdivision and Development Bylaw, 1986, No. 8830 for the proposed two lot subdivision.*

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That:

1. Council approve Development Variance Permit No. 7920-0262-00, to vary the Surrey Subdivision and Development Bylaw, 1986, No. 8830, by deferring works and services for the proposed subdivision, until future development, to proceed to Public Notification.
2. Council instruct staff to resolve the following issues prior to issuance of the Development Variance Permit:
  - (a) registration of a "no build" Section 219 Restrictive Covenant on proposed Lot 1 until future development and provision of all required works and services.

RES.R21-1157

Carried

- 3. **7920-0213-00**  
**11556 Bailey Crescent**  
 Owner: 1252185 B.C. Ltd.  
Director Information: Ranveer Gill  
No Officer Information Filed.  
 Agent: CitiWest Consulting Ltd. (Joe Wu)  
**Rezoning from RF to RF-13**  
*to permit subdivision into two single family residential small lots.*

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 instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (e) registration of a Section 219 Restrictive Covenant for Tree Protection on proposed Lot 1;
  - (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.R21-1158 Carried

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2021, No. 20394" pass its first reading.

RES.R21-1159 Carried

The said Bylaw was then read for the second time.

RES.R21-1160 It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2021, No. 20394" pass its second reading.  
Carried

RES.R21-1161 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. 20394" be held on July 12, 2021,  
 at 7:00 p.m.  
Carried

- 4. **7920-0201-00**  
**17499 - 101 Avenue**  
 Owner: S. Sandhu  
 Agent: Hub Engineering Inc. (Mike Kompter)  
**Rezoning from RH to RQ**  
**Development Variance Permit**  
*to allow subdivision into two single family suburban lots with reduced lot width.*

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 "Quarter Acre Residential Zone (RQ)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7920-0201-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot width of the RQ Zone from 24.0 metres to 22.8 metres for proposed Lot 1;
  - (b) to reduce the minimum lot width of the RQ Zone from 24.0 metres to 21.8 metres for proposed Lot 2;
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 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; and
- (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.

RES.R21-1162

Carried

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2021, No. 20395" pass its first reading.

RES.R21-1163

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. 20395" pass its second reading.

RES.R21-1164

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. 20395" be held on July 12, 2021,  
 at 7:00 p.m.

RES.R21-1165

Carried

5. **7918-0363-00**  
**11450 McBride Drive**  
 Owners: G. Grewal, G. Grewal  
 Agent: Citiwest Consulting Ltd. (Roger Jawanda)  
**Rezoning from RA to RF**  
**Development Permit / Development Variance Permit**  
*to allow subdivision into three single family lots and one lot to be conveyed to the City for riparian protection purposes.*

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 a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7918-0363-00 for Hazard Lands (Steep Slopes) and Sensitive Ecosystems (Streamside and Green Infrastructure Areas), generally in accordance with the attached drawings (Appendix VI), as well as the finalized Geotechnical Report and Ecosystem Development Plan.
3. Council approve Development Variance Permit No. 7918-0363-00, varying the front (west) yard setback of the RF Zone from 7.5 metres to 1.8 metres on proposed Lot 1, to proceed to Public Notification.
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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (e) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff;
  - (f) submission of a finalized Geotechnical Report to the satisfaction of City staff;
  - (g) conveyance of the Streamside Protection Area associated with on-site Class B Natural Stream (Wellington Creek) to the City, without compensation, for riparian protection purposes;
  - (h) conveyance of Green Infrastructure Network Corridor No. 99, with compensation, for biodiversity and conservation protection purposes should the applicant choose the Maximum Safeguarding requirements of the Sensitive Ecosystems Development Permit Area guidelines;

- (i) registration of a Section 219 for No-Build as well as landscape installation and maintenance on the approximately 4,233-square metre portion of proposed Lot 1 containing Green Infrastructure Network Corridor No. 99 should the applicant choose the Minimum Safeguarding requirements of the Sensitive Ecosystems Development Permit guidelines;
- (j) 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;
- (k) registration of a Section 219 Restrictive Covenant on proposed Lots 1-3 for tree preservation;
- (l) registration of a Section 219 Restrictive Covenant on proposed Lots 1-3 to ensure that future on-site preparation and construction complies with the recommendations of the finalized geotechnical report; and
- (m) registration of a Section 219 Restrictive Covenant on proposed Lots 1-3 advising future homeowners of the proximity to 500kV electrical transmission lines and requiring the review of any future building permit submissions by a professional consultant in order to manage electrical field impacts.

RES.R21-1166

Carried

It was

Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2021, No. 20396" pass its first reading.

RES.R21-1167

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. 20396" pass its second reading.

RES.R21-1168

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. 20396" be held on July 12, 2021,  
 at 7:00 p.m.

RES.R21-1169

Carried

6. **7920-0115-00**  
**14061 and 14097 - 60 Avenue**  
Agent: DF Architecture (Zubin Billimoria)  
Owner: Katyal Development (60th Avenue) Ltd.  
**NCP Amendment from Single Family Small Lots and Single Family Residential Flex 6-14.5 upa to Townhouses (25 u.p.a max)**  
**Rezoning from RA to RM-30**  
**Development Permit / Development Variance Permit**  
*to permit the development of 44 townhouse units.*

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 "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7920-0115-00 in accordance with the attached drawings (Appendix I) and the finalized Ecosystem Development Plan.
3. Council approve Development Variance Permit No. 7920-0115-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum west side yard setback of the RM-30 Zone from 4.5 metres to 3.0 metres to the building face of Buildings 1, 5, 6, and 11; and
  - (b) to reduce the minimum streamside setback for a Class B ditch from 7 metres to 2 metres.
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;



- (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (g) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff;
- (h) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
- (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (j) registration of a Section 219 Restrictive Covenant to adequately address the City’s needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture;
- (k) 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; and
- (l) registration of a combined Statutory Right-of-Way / Section 219 Restrictive Covenant over the designated Streamside Protection Area for both "No Build" and access.

5. Council pass a resolution to amend the South Newton Neighbourhood Concept Plan (NCP) to redesignate the land from "Single Family Small Lots" and "Single Family Residential Flex 6-14.5 u.p.a." to "Townhouses (25 u.p.a max)" when the project is considered for final adoption.

RES.R21-1170

Carried  
With Councillor Pettigrew opposed.

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2021, No. 20397" pass its first reading.

RES.R21-1171

Carried  
With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

RES.R21-1172 It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2021, No. 20397" pass its second reading.  
Carried  
 With Councillor Pettigrew opposed.

RES.R21-1173 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. 20397" be held on July 12, 2021,  
 at 7:00 p.m.  
Carried  
 With Councillor Pettigrew opposed.

7. **7920-0143-00**  
**14840 – 108 Avenue**  
 Owner: Brookmere Gardens Inc.  
 Agent: Primex Investments (Greg Mitchell)  
**NCP Amendment from Low Rise Apartment (1.6 FAR) to Low to Mid Rise**  
**Apartment (2.5 FAR)**  
**Rezoning from RM-45 to CD (based on RM-70)**  
**Development Permit**  
**Housing Agreement**  
*to permit the development of two 6-storey rental apartment buildings.*

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

1. A Bylaw be introduced to rezone the subject site from "Multiple Residential 45 Zone (RM-45)" 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. 7920-0143-00 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) 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) the applicant enter into a Housing Agreement with the City to restrict all 424 dwelling units on the subject site to rental housing for a period of 60 years;
  - (i) 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;
  - (j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (k) registration of access easements to ensure access to the proposed shared parking, internal drive aisle, and amenity facilities within the development;
  - (l) submission of an acoustical report for the units adjacent to 108 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and
  - (m) registration of a Section 219 Restrictive Covenant requiring the applicant to pay all deferred financial contributions for Public Art, Affordable Housing, and/or Capital Projects Community Amenity Contributions for the development should the project be converted from rental housing to market units at any point in the future, after expiry of the Housing Agreement.
  - (n) Council approval of Stage 2 of the Guildford Town Centre – 104 Avenue Corridor Plan.
6. Council pass a resolution to amend the Guildford Town Centre & 104 Avenue Corridor Plan to redesignate the land from "Low Rise Apartment (1.6 FAR)" to "Low to Mid Rise Apartment (2.5 FAR)" when the project is considered for final adoption.

RES.R21-1174

Carried

With Councillor Pettigrew opposed.

RES.R21-1175 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2021, No. 20398" pass its first reading.  
Carried  
With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

RES.R21-1176 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2021, No. 20398" pass its second reading.  
Carried  
With Councillor Pettigrew opposed.

RES.R21-1177 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. 20398" be held on July 12, 2021,  
at 7:00 p.m.  
Carried  
With Councillor Pettigrew opposed.

RES.R21-1178 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "The Brookmere Gardens Inc. Housing  
Agreement Authorization Bylaw, 2021, No. 20399" pass its first reading.  
Carried  
With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

RES.R21-1179 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "The Brookmere Gardens Inc. Housing  
Agreement Authorization Bylaw, 2021, No. 20399" pass its second reading.  
Carried  
With Councillor Pettigrew opposed.

The said Bylaw was then read for the third time.



- 6. Council approve Development Variance Permit No. 7916-0300-00, to reduce the minimum lot size required for on-site sewage disposal as specified in the Surrey Subdivision and Development By-law, 1986, No. 8830 from 0.81 hectares to 0.76 hectares, to proceed to Public Notification.
- 7. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (e) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
  - (f) conveyance of riparian areas to the City for conservation and protection purposes;
  - (g) submission of a finalized Geotechnical Report to the satisfaction of City staff;
  - (h) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department; and
  - (i) registration of a Section 219 Restrictive Covenant for tree preservation.

RES.R21-1181

Carried  
With Councillor Pettigrew opposed.

It was

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2021, No. 20400" pass its first reading.

RES.R21-1182

Carried  
With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

RES.R21-1183 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2021, No. 20400" pass its second reading.  
Carried  
With Councillor Pettigrew opposed.

RES.R21-1184 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. 20400" be  
held on July 12, 2021, at 7:00 p.m.  
Carried  
With Councillor Pettigrew opposed.

RES.R21-1185 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2021, No. 20401" pass its first reading.  
Carried  
With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

RES.R21-1186 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2021, No. 20401" pass its second reading.  
Carried  
With Councillor Pettigrew opposed.

RES.R21-1187 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. 20401" be held on July 12, 2021,  
at 7:00 p.m.  
Carried  
With Councillor Pettigrew opposed.

RES.R21-1188 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2021, No. 20402" pass its first reading.  
Carried  
With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

- RES.R21-1189 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2021, No. 20402" pass its second reading.  
Carried  
With Councillor Pettigrew opposed.
- RES.R21-1190 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. 20402" be held on July 12, 2021,  
at 7:00 p.m.  
Carried  
With Councillor Pettigrew opposed.

### C. ADDITIONAL PLANNING COMMENTS

1. **7919-0215-00, 7919-0215-01**  
**10867 Scott Road**  
Owner: 1110450 B.C. Ltd.  
Director Information: Sukhvir Dhaliwal, Sukhchain Dhaliwal  
No Officer Information Filed as of March 9, 2019.  
Agent: Flat Architecture Inc. (Rajinder Warraich)  
**Development Variance Permit**  
*to vary the front yard setback to allow for the inclusion of a vestibule on a proposed 3-storey industrial office building.*
- RES.R21-1191 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council approve Development Variance  
Permit No. 7919-0215-01, to reduce the minimum front yard setback of the IB Zone  
from 7.5 metres to 3.0 metres to a vestibule attached to the principal building face,  
to proceed to Public Notification.  
Carried
2. **7916-0344-00**  
**1840 Southmere Crescent East**  
**Rezoning from RM-45 to CD**  
*to bring the zoning for the site in compliance with existing development, after  
termination of Land Use Contract No. 371.*
- RES.R21-1192 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That a Bylaw be introduced to rezone the  
subject site from "Multiple Residential 45 Zone (R-45)" to "Comprehensive  
Development Zone (CD)" and a date be set for Public Hearing.  
Carried



- RES.R21-1193 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2021, No. 20403" pass its first reading.  
Carried
- The said Bylaw was then read for the second time.
- RES.R21-1194 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2021, No. 20403" pass its second reading.  
Carried
- RES.R21-1195 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. 20403" be held on July 12, 2021,  
at 7:00 p.m.  
Carried

#### D. ITEMS REFERRED BACK

1. **7916-0679-00**  
**228 - 175A Street**  
Owners: 1103798 B.C. Ltd.  
Director Information: Rajnesh Dev (Dave) Mann, Henry Yong  
No Officer Information Filed as at January 13, 2021.  
1103806 B.C. Ltd.  
Director Information: Rajnesh Dev (Dave) Mann, Henry Yong  
No Officer Information Filed as at January 13, 2021.  
Agent: Isle of Mann Group (Brent Tedford)  
**OCP Amendment from Mixed Employment and Commercial to Multiple Residential and Commercial**  
**Rezoning from CD (By-law No. 17018) to CD**  
**Development Permit**  
*to permit the development of a mixed-use development consisting of 39 townhouse units, 77 apartment units and a care facility comprised of 86 senior assisted living units and 96 care rooms, with some a commercial/office building.*
- It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That:
1. A Bylaw be introduced to amend the Official Community Plan (OCP), as follows:

- (a) Figure 3: General Land Use Designations for the subject site from Mixed Employment and Commercial to Multiple Residential (Blocks A, B and C) and Commercial (Block D) and a date for Public Hearing be set.
  - (b) Figure 42: Major Employment Areas for the subject site by removing the Mixed Employment designation and adjusting the boundary of the Commercial designation for the subject site and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the OCP, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. Council authorize staff to refer the application to Metro Vancouver for consideration of the following upon the application receiving Third Reading: to amend the Metro Vancouver Regional Growth Strategy (RGS) designation for the portion of the site that is designated Mixed Employment to General Urban, resulting in the whole site being designated General Urban.
4. A Bylaw be introduced to rezone a portion of the subject site as shown as Block A and B on the attached Survey Plan (Appendix I), from "Comprehensive Development Zone (CD)" (By-law No. 17018) to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
5. A Bylaw be introduced to rezone a portion of the subject site as shown as Block C and D on the attached Survey Plan (Appendix I), from "Comprehensive Development Zone (CD)" (By-law No. 17018) to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
6. Council authorize staff to draft Development Permit No. 7916-0679-00 generally in accordance with the attached drawings (Appendix I).
7. 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) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) Approval from the Ministry of Transportation & Infrastructure;

- (d) Approval from Metro Vancouver for a Regional Growth Strategy (RGS) amendment for the portion of the site that is designated Mixed Employment to General Urban, resulting in the whole site being designated General Urban;
- (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) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
- (i) registration of access easements to ensure access to the proposed shared parking and amenity facilities within the development;
- (j) submission of an acoustical report for the units adjacent to Highway 15 (176 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, should public art ultimately not be provided on site; and
- (l) registration of a Section 219 Restrictive Covenant advising future homeowners of the potential farm operations of the adjacent agricultural lands.

RES.R21-1196

Carried  
With Councillor Pettigrew opposed.

It was

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20404" pass its first reading.

RES.R21-1197

Carried  
With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

RES.R21-1198 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2021, No. 20404" pass its second reading.  
Carried  
With Councillor Pettigrew opposed.

RES.R21-1199 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. 20404" be  
held on July 12, 2021, at 7:00 p.m.  
Carried  
With Councillor Pettigrew opposed.

RES.R21-1200 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2021, No. 20405" pass its first reading.  
Carried  
With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

RES.R21-1201 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2021, No. 20405" pass its second reading.  
Carried  
With Councillor Pettigrew opposed.

RES.R21-1202 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. 20405" be held on July 12, 2021,  
at 7:00 p.m.  
Carried  
With Councillor Pettigrew opposed.

RES.R21-1203 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2021, No. 20406" pass its first reading.  
Carried  
With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

- RES.R21-1204 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2021, No. 20406" pass its second reading.  
Carried  
With Councillor Pettigrew opposed.
- RES.R21-1205 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. 20406" be held on July 12, 2021,  
at 7:00 p.m.  
Carried  
With Councillor Pettigrew opposed.

2. **7919-0306-00**  
**15077 and 15153 – 20 Avenue**  
Owners: Peninsula Estates Housing Society, City of Surrey  
Agent: Catalyst Community Developments Society (Robin Pietri)  
**Development Permit / Development Variance Permit**  
**Heritage Designation Bylaw Amendment**  
**Zoning Bylaw Amendment**  
*to permit the development of a six-storey building with 91 non-market rental residential units.*

Councillor Annis declared a conflict of interest and left the meeting at 5:42 p.m.

- It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
Council approve Development Variance Permit  
No. 7919-0306-00, as amended, varying the following, to proceed to Public Notification:
- (a) In Section G. Height of Buildings of Part 22 Multiple Residential 30 Zone (RM-30), the maximum height of a principal building is increased from 13.0 metres to 19.2 metres for the proposed 6-storey apartment building.
  - (b) In Section F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone (RM-30), the minimum Side Yard on Flanking Street setback (east) is reduced from 7.5 metres to 3.5 metres for the existing apartment building and 2.1 metres for the existing townhouse building.
  - (c) In Section E.26 of Part 4 General Provisions, the minimum setback from the lot line of the Semiahmoo Trail, for buildings and structures constructed after the effective date of the by-law, is reduced from 10.0 metres to 8.0 metres to the entry canopy along 151A Street.
  - (d) In Table C.1 of Part 5 Off-Street Parking and Loading/Unloading, the minimum number of required off-street parking spaces for the proposed 6-storey apartment building is reduced from 137 spaces to 83 spaces.

- (e) In Section J. Special Regulations, Sub-Section 1(c) of Part 22 Multiple Residential 30 Zone (RM-30), the indoor amenity space requirement is reduced from 279.0 square metres to 116.0 square metres.

RES.R21-1206

Carried by members remaining

It was then

Moved by Councillor Guerra

Seconded by Councillor Patton

That a new Public Hearing on "Surrey

Semiahmoo Trail Heritage Designation Bylaw, 2004, No. 15280, Amendment Bylaw, 2021, No. 20317" be held on July 26, 2021, at 7:00 p.m.

RES.R21-1207

Carried by members remaining

It was then

Moved by Councillor Guerra

Seconded by Councillor Patton

That a new Public Hearing on "Surrey

Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2021, No. 20318" be held on July 26, 2021, at 7:00 p.m.

RES.R21-1208

Carried by members remaining

Councillor Annis re-entered the meeting at 5:46 p.m.

**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, 2020, No. 20188"  
7920-0191-00  
Owner: Katyal Development (80th Street) Ltd.  
Agent: Hub Engineering Inc. (Mike Kompter)

RF to RF-13- 13259 - 80 Avenue - to subdivide the site into 1 single family lot and 4 single family small lots.

**Note:** Change of Owner

Council direction received November 9, 2020

RES.R21-1209	<p>It was</p> <p>Amendment Bylaw, 2020, No. 20188" be finally adopted.</p> <p><u>Carried</u></p>	<p>Moved by Councillor Guerra</p> <p>Seconded by Councillor Patton</p> <p>That "Surrey Zoning Bylaw, 1993, No. 12000,</p>
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BYLAWS WITH PERMITS

- 2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19687" 7917-0520-00  
 Owner: 1263455 B.C. Ltd. (Director Information: Onkar Dhaliwal)  
 Agent: Flat Architecture Inc. (Rajinder Warraich)  
 RA to CD - 14315 - 60 Avenue - to develop 18 townhouse units.

**Note:** Change of Owner and Agent

Council direction received October 1, 2018

RES.R21-1210	<p>It was</p> <p>Amendment Bylaw, 2018, No. 19687" be finally adopted.</p> <p><u>Carried</u></p> <p>With Councillor Pettigrew opposed.</p>	<p>Moved by Councillor Guerra</p> <p>Seconded by Councillor Patton</p> <p>That "Surrey Zoning Bylaw, 1993, No. 12000,</p>
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RES.R21-1211	<p>It was</p> <p>Neighbourhood Concept Plan to redesignate the land from Townhouses (15 upa max) to Townhouses (25 upa max).</p> <p><u>Carried</u></p> <p>With Councillor Pettigrew opposed.</p>	<p>Moved by Councillor Guerra</p> <p>Seconded by Councillor Patton</p> <p>That Council amend the South Newton</p>
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Development Permit No. 7917-0520-00  
14315 - 60 Avenue  
To issue a Development Permit Amendment for Form and Character.

Council authorized to draft October 1, 2018









Development Permit No. 7921-0034-00  
8888, 8920, 8930 and 8944 – 162 Street  
To issue a Development Permit for Sensitive Ecosystems.

Council authorized to draft April 26, 2021

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council authorize the issuance of  
Development Permit No. 7921-0034-00.

RES.R21-1222 Carried

9. Temporary Use Permit No. 7919-0244-00  
Owner: City of Surrey  
Agent: Arlington Group Planning & Architecture Inc. (Graham Farstad)  
11561 – 132 Street  
To permit overflow truck parking for a neighbouring truck repair/wash business,  
for a period not to exceed three (3) years. The subject property will only permit  
truck parking and the truck repair/wash activities will be required to continue at  
the existing building at 13175 – 115 Avenue.

Council supported July 27, 2020

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council authorize the issuance of  
Temporary Use Permit No. 7919-0244-00.

RES.R21-1223 Carried

Development Permit No. 7919-0244-00  
11561 – 132 Street  
To issue a Development Permit for Sensitive Ecosystem

Council authorized to draft July 13, 2020

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council authorize the issuance of  
Development Permit No. 7919-0244-00.

RES.R21-1224 Carried

## BYLAWS WITH PERMITS (Continued)

10. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2020, No. 20113"  
7919-0048-00  
Owner: 1252701 B.C. Ltd. (Director Information: Kuldeep Chohan and Gurpreet Singh Sangha  
Agent: IBI Group (Gwyn Vose)  
To include the site located at 10732 - 135A Street, 10731 and 10751 King George Boulevard in Figure 16: Central Business District Densities from a density of "3.5 FAR" to "7.5 FAR".

**Note:** Change of Owner and Agent

Council direction received June 15, 2020

RES.R21-1225  
It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council amend the Surrey City Centre  
Plan to redesignate the land from "Mixed Use 3.5 FAR" to "Mixed Use 7.5 FAR".  
Carried  
With Councillor Pettigrew opposed.

RES.R21-1226  
It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2020, No. 20113" be finally adopted.  
Carried  
With Councillor Pettigrew opposed.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20114"  
C-8, C15 and CHI to CD – 10732 - 135A Street, 10731 and 10751 King George Boulevard – to permit the development of a mixed use high rise building.

Council direction received June 15, 2020

RES.R21-1227  
It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2020, No. 20114" be finally adopted.  
Carried  
With Councillor Pettigrew opposed.

Development Permit No. 7919-0048-00  
10732 - 135A Street, 10731 and 10751 King George Boulevard  
To issue a Development Permit for Form and Character

Council authorized to draft June 15, 2020

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council authorize the issuance of  
Development Permit No. 7919-0048-00.

RES.R21-1228

Carried  
With Councillor Pettigrew opposed.

**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 28, 2021 Regular Council –

Land Use meeting be adjourned.

RES.R21-1229

Carried

The Regular Council - Land Use meeting adjourned at 5:52 p.m.

Certified correct:

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

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