

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:

1. The agenda of the July 12, 2021, Regular Council Land Use meeting be amended by adding Item J.1: Application 7919-0306-00; and
2. The agenda be adopted as amended.

RES.R21-1277

Carried

B. LAND USE APPLICATIONS**1. 7921-0072-00**

13583 - 104 Avenue; 13550 - 105 Avenue

Owner: Bluesky Properties (Brightside) 2020 Inc.

Agent: Perkins & Will (Adrien Pratlong)

Development Permit

Housing Agreement

to permit the development of Phase 3 of a mixed-use project, consisting of one 51 storey (purpose-built rental and market) residential tower and one stand-alone amenity building.

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

1. A Bylaw be introduced to enter into a Housing Agreement and the Bylaw be given First, Second and Third Reading.
2. Council authorize staff to draft Development Permit No. 7921-0072-00 generally in accordance with the attached drawings (Appendix I).
3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (d) the applicant enter into a Housing Agreement with the City to secure the proposed market rental units.

RES.R21-1278 Carried

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "The Bluesky Properties (Brightside) 2020
Inc. Housing Agreement, Authorization Bylaw, 2021, No. 20409" pass its first reading.

RES.R21-1279 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "The Bluesky Properties (Brightside) 2020
Inc. Housing Agreement, Authorization Bylaw, 2021, No. 20409" pass its second
reading.

RES.R21-1280 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "The Bluesky Properties (Brightside) 2020
 Inc. Housing Agreement, Authorization Bylaw, 2021, No. 20409" pass its third
 reading.

RES.R21-1281 Carried

- 2. **7921-0117-00**
16013 Fraser Highway
 Owners: Van Ness Holdings Ltd., KJW Holdings Ltd.
 Agent: J. Desrochers
Development Variance Permit
*To permit installation of one fascia sign box above the roofline of an existing
 multi-tenant commercial building in Fleetwood for a convenience store.*

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council approve Development Variance
 Permit No. 7921-0117-00, to vary the Sign By-law to allow for one fascia sign to be
 installed above the roofline along the south elevation of the existing commercial
 building for a convenience store, to proceed to Public Notification.

RES.R21-1282 Carried

- 3. **7921-0071-00**
8826 - 140A Street
 Owner: J. Sandhu
 Agent: M. Sandhu
Rezoning from RF-G to RF
to permit the development of a new single-family dwelling on an existing lot.

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 Gross Density Zone (RF-G)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
- 2. Council instruct staff to resolve the following issue 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.

RES.R21-1283 Carried

RES.R21-1284 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20410" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R21-1285 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20410" pass its second reading.
Carried

RES.R21-1286 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. 20410" be held at on July 26, 2021.
Carried

4. 7921-0059-00

3373 - 194 Street

Owner: 0758220 B.C. Ltd.

Director Information: Parmjit Boparai, Chandrakant Shah

Officer Information as at May 19, 2020: Parmjit Boparai (President),
Chandrakant Shah (Secretary)

Agent: Orion Construction (Paul Bangma)

Rezoning from A-1 to IB-1

Development Permit / Development Variance Permit

to permit the development of a 9,197 square-metre industrial building.

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

1. A Bylaw be introduced to rezone the subject site from "General Agriculture Zone (A-1)" to "Business Park 1 Zone (IB-1)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7921-0059-00 generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7921-0059-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard requirement of the Business Park 1 Zone (IB-1) from 7.5 metres to 0 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 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;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) registration of a Section 219 Restrictive Covenant to adequately address the City’s needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture; and
 - (i) registration of a Section 219 Restrictive Covenant to prohibit any uses that require a Metro Vancouver air quality permit from locating on the site.

RES.R21-1287

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. 20411" pass its first reading.

RES.R21-1288

Carried
With Councillor Pettigrew opposed.

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. 20411" pass its second reading.

RES.R21-1289

Carried
With Councillor Pettigrew opposed.

RES.R21-1290
 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. 20411" be held on July 26, 2021.
Carried
 With Councillor Pettigrew opposed.

5. **7921-0053-00**
4307 - 184 Street
 Owners: D. Janssens, A. Janssens
 Agent: A. Janssens
Non-adhering residential use under Section 20.1 of the ALC Act
Development Variance Permit
to vary the farm residential home plate to permit the construction of a new single family dwelling in the ALR and to seek ALC approval to temporarily allow the retention of an existing dwelling during the construction of a new single family dwelling.

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

1. Council approve Development Variance Permit No. 7921-0053-00, varying the following, to proceed to Public Notification:
 - (a) to increase the maximum allowable setback of a single family dwelling from the front lot line in the "General Agriculture Zone (A-1)" from 50 metres to 84 metres; and
 - (b) to increase the maximum depth of the farm residential footprint in the "General Agriculture Zone (A-1)" from the front lot line from 60 metres to 90 metres.
2. Council authorize referral of the application to the Agricultural Land Commission.

RES.R21-1291 Carried

6. **7920-0049-00**
2932 - 176 Street
 Owner: Radha Soami Society Beas Canada Inc.
 Agent: WSP Canada Inc. (Scott Pelletier)
Development Permit / Development Variance Permit
to permit the development of a covered assembly structure for gatherings.

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

1. Council authorize staff to draft Development Permit No. 7920-0049-00 for Sensitive Ecosystems (Streamside Areas) generally in accordance with the finalized Ecosystem Development Plan.

2. Council approve Development Variance Permit No. 7920-0049-00, varying the following, to proceed to Public Notification:
 - (a) to vary Part 5 Parking and Loading/Unloading provisions of the Surrey Zoning Bylaw, No.12000, 1993, as amended, to allow for off-street grass parking.
 - (b) to reduce the minimum streamside setbacks for a red-coded Class A watercourse from 30 metres to 15 metres to formalize the existing gravel road and parking.

3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (c) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
 - (e) registration of a Section 219 Restrictive Covenant for Sensitive Ecosystems and installation of riparian landscaping;
 - (f) registration of a combined Statutory Right-of-Way / Section 219 Restrictive Covenant over the designated Streamside Protection Area for both "No Build" and conveyance access; and
 - (g) registration of a Section 219 Restrictive Covenant limiting the use of the pavilion to two-days per year in association with the congregation's annual event.

RES.R21-1292

Carried

With Councillor Pettigrew opposed.

7. 7921-0024-00**19062 - 34A Avenue**

Owner: 1303325 B.C. Ltd.

Director Information: Joshua GaglardiNo Officer Information Filed.

Agent: Orion Construction (Jack Priestley)

Development Permit*to permit the development of a 3,086 square metre square multi-tenant industrial building.*

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

1. Council authorize staff to draft Development Permit No. 7921-0024-00 generally in accordance with the attached drawings (Appendix I).
2. Council instruct staff to resolve the following issues prior to 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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
 - (d) registration of a Section 219 Restrictive Covenant to prohibit any uses that require a Metro Vancouver air quality permit from locating on the site.

RES.R21-1293

Carried

8. **7921-0155-00**
10897 Timberland Road
 Owner: 551727 B.C. Ltd.
Director Information: Ron Madsen
Officer Information as of October 7, 2020: Ron Madsen (President, Secretary)
 Agent: Riverside Forest Products (Rob Sohi)
Temporary Use Permit
to allow an existing unauthorized outdoor wood chipping facility to continue operations for three years.

It was
 Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Application 7921-0155-00 be denied.

Before the question was put:

It was
 Moved by Councillor Hundial
 Seconded by Councillor Nagra
 That Council refer Application 7921-0155-00
 back to staff to complete the application review process and bring the requested
 Temporary Use Permit forward for a two-year period for Council's consideration.

RES.R21-1294

Carried
 With Councillor Elford opposed.

9. **7920-0227-00**
16756 - 20 Avenue
Owners: M. Sambhi, R. Binpal
Agent: Hub Engineering Inc. (Mike Kompter)
NCP Amendment for a portion of the site from Low Density Residential (6-10 u.p.a.) and Urban Transitional Up to 8 u.p.a. to Medium Density Residential (10-15 u.p.a.), and for modifications to the road network Rezoning from RA to RF-10 and RF-13
to allow subdivision into nine single family small 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 (10) Zone (RF-10)" for Block A on the attached Survey Plan (Appendix I); and "Single Family Residential (13) Zone (RF-13)" for Block B on the attached Survey Plan 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) 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;
 - (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) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 9 until future consolidation with the adjacent property to the east at 16778 – 20 Avenue (Development Application No. 7916-0661-00).

3. Pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan (NCP) to redesignate a portion of the land from "Low Density Residential (6-10 u.p.a.)" and "Urban Transitional Up to 8 u.p.a." to "Medium Density Residential (10-15 u.p.a.)", and to allow changes to the road network when the project is considered for final adoption.

RES.R21-1295

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. 20412" pass its first reading.

RES.R21-1296

Carried

With Councillor Pettigrew opposed.

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. 20412" pass its second reading.

RES.R21-1297

Carried

With Councillor Pettigrew opposed.

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. 20412" be held on July 26, 2021.

RES.R21-1298

Carried

With Councillor Pettigrew opposed.

10. 7921-0096-00**9697 and 9779 – 190 Street**

Owner: Beedie (9697 Port Kells) Holdings Ltd.

Agent: Beedie (Carl Funk)

Development Permit / Development Variance Permit

to permit the development of three multi-tenant industrial warehouse buildings on three separate lots. A variance is requested to reduce the minimum front yard and rear yard setback requirements under the IL Zone.

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That:

1. Council authorize staff to draft Development Permit No. 7921-0096-00 generally in accordance with the attached drawings (Appendix I).
2. Council approve Development Variance Permit No. 7921-0096-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard (east) setback of the IL Zone from 7.5 metres to 2.5 metres to the principal building face for Lots A, B and C; and
 - (b) to reduce the minimum rear yard (west) setback of the IL Zone from 7.5 metres to 0.3 metre to the principal building face for Lots A, B and C.
3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) final approval from the Ministry of Transportation & Infrastructure;
 - (d) final approval from Kinder Morgan Canada (Trans Mountain Pipeline);
 - (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 satisfy the deficiency in tree replacement on the site, to the satisfaction of the 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 restrict the maximum amount of mezzanine space permitted on-site; and

- (k) registration of a reciprocal access and reciprocal parking easement between Lot A and Lot B as well as Lot B and Lot C.

RES.R21-1299

Carried

11. 7920-0126-00

**14509, 14529, 14577, 14585 and 14595 – 104 Avenue;
14547 – 104 Avenue (14549 – 104 Avenue)**

Owner: Guildford 104 Ave Holdings Ltd.

Agent: Guildford 104 Ave Holdings Ltd. (Ross Moore)

Rezoning from C-35 to CD (based on RM-70)

Housing Agreement

Development Permit

to permit the development of two, 6-storey apartment buildings with approximately 288 rental dwelling units and underground parking on a consolidated site.

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That:

1. A Bylaw be introduced to rezone the subject site from "Downtown Commercial Zone (C-35)" 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. 7920-0126-00 for Form and Character, 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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

- (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (g) the applicant enter into a Housing Agreement with the City to restrict all 288 dwelling units on the subject site to rental housing for a period of twenty years;
- (h) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the CD Zone;
- (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (j) submission of an acoustical report for the units adjacent to 104 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (k) registration of a Section 219 Restrictive Covenant to reflect the 288 rental units and ensure that the applicant will adequately address the City's needs with respect to public art, affordable housing, and Capital Project CACs, should the project be converted from rental housing to market units for sale, at any point in the future;
- (l) Council approval of Stage 2 of the Guildford Town Centre – 104 Avenue Corridor Plan (TCP); and
- (m) Final approval from BC Hydro.

RES.R21-1300

Carried

It was

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

Amendment Bylaw, 2021, No. 20413" pass its first reading.

RES.R21-1301

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. 20413" pass its second reading.

RES.R21-1302

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. 20413" be held on July 26, 2021.

RES.R21-1303

Carried

RES.R21-1304 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "The Guildford 104 Ave Holdings Ltd.
 Housing Agreement, Authorization Bylaw, 2021, No. 20414" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R21-1305 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "The Guildford 104 Ave Holdings Ltd.
 Housing Agreement, Authorization Bylaw, 2021, No. 20414" pass its second reading.
Carried

The said Bylaw was then read for the third time.

RES.R21-1306 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "The Guildford 104 Ave Holdings Ltd.
 Housing Agreement, Authorization Bylaw, 2021, No. 20414" pass its third reading.
Carried

12. **7920-0244-00, 7920-0244-01**
9525 King George Boulevard
 Owners: Weststone One King George Developments Ltd., Weststone Two King
 George Developments Ltd., Weststone Three King George Developments
 Ltd.
 Agent: Weststone Group (Kim Maust)
OCP Amendment from Multiple Residential to Central Business District
City Centre Plan Amendment from 'Residential Low to Mid-Rise 2.5 FAR' to
'Mixed-Use 3.5 FAR'
Rezoning from CTA to CD
General Development Permit
Development Permit / Development Variance Permit
to allow for the phased development of 3 buildings in City Centre, including one,
37-storey mixed-use tower, one, 30-storey high-rise residential tower, and one, 12-storey
mid-rise residential tower.

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

1. Council close Application No. 7915-0114-00 and file Bylaw Nos. 18472 & 18473.
2. A Bylaw be introduced to amend the Official Community Plan (OCP) Figure 3: General Land Use Designations for the subject site from Multiple Residential to Central Business District and OCP Figure 16 to include the site as 3.5 FAR and a date for Public Hearing be set.

3. 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.
4. A Bylaw be introduced to rezone the subject site from "Tourist Accommodation Zone (CTA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
5. Council authorize staff to draft Form and Character General Development Permit No. 7920-0244-00 generally in accordance with the attached drawings (Appendix VII).
6. Council authorize staff to draft Sensitive Ecosystem/Hazard Lands Development Permit No. 7920-0244-01 in accordance with the Ecosystem Development Plan and Geotechnical Report.
7. Council approve Development Variance Permit No. 7920-0244-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum streamside setback distance for a Class A (red-coded) Channelized Stream from 25 metres to a minimum of 12.9 metres, measured from top of bank, on the south side of the proposed realigned watercourse.
8. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, detailed watercourse design review and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Forests, Lands and Natural Resource Operations under the Water Sustainability Act for Water Act Approval and under the Riparian Areas Protection Regulation (RAPR) for the proposed relocation of West Quibble Creek on-site;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

- (g) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
- (h) conveyance of the riparian protection area, proposed Lot D, at no cost, to the City;
- (i) submission of a finalized Geotechnical Report to the satisfaction of City staff;
- (j) the applicant is subject to 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;
- (k) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RMC-135 Zone/RM-45 Zone, at the rate in effect at the time of Final Adoption;
- (l) provision of cash-in-lieu or other demand management measures to address the shortfall in residential parking spaces to the satisfaction of the General Manager, Engineering;
- (m) registration of a right-of-way for public rights-of-passage within the 5.0 metre trail along the north, west and east perimeter of the development sites;
- (n) registration of a 5.0 metre right-of-way for public rights-of-passage for drainage access;
- (o) submission of an acoustical report for the units adjacent to King George Boulevard and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures.
- (p) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture;
- (q) 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;
- (r) P-15 agreement to secure for and protect the riparian area restoration and associated maintenance period;
- (s) final approval of an amended flight path for the Surrey Memorial Hospital helipad, by Fraser Health Authority, Transport Canada, and Navigation Canada; and

(t) submission of a finalized Traffic Impact Assessment (TIA) to the satisfaction of staff.

9. Council pass a resolution to amend the Surrey City Centre Plan to redesignate the land from "Residential Low to Mid-Rise 2.5 FAR" to "Mixed-Use 3.5 FAR" when the project is considered for final adoption.

RES.R21-1307

Carried

With Councillor Pettigrew opposed.

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That Application No. 7915-0114-00 be closed and

that "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2015, No. 18472" and "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18473" be filed.

RES.R21-1308

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. 20415" pass its first reading.

RES.R21-1309

Carried

With Councillor Pettigrew opposed.

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. 20415" pass its second reading.

RES.R21-1310

Carried

With Councillor Pettigrew opposed.

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. 20415" be held on July 26, 2021.

RES.R21-1311

Carried

With Councillor Pettigrew opposed.

RES.R21-1312 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2021, No. 20416" pass its first reading.
Carried
 With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

RES.R21-1313 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2021, No. 20416" pass its second reading.
Carried
 With Councillor Pettigrew opposed.

RES.R21-1314 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. 20416" be held on July 26, 2021.
Carried
 With Councillor Pettigrew opposed.

13. **7921-0139-00**
5510 – 180 Street
 Owner: Kwantlen Polytechnic University
 Agent: IBI Group (Tony Gill)
**OCP Amendment for a portion of the site from Industrial to Mixed
 Employment and to increase the maximum density permitted under the
 Mixed Employment designation**
RGS Amendment from Industrial to Mixed Employment
Rezoning a portion of the site from IL to CD
Development Permit
to permit the development of a hospital and cancer centre with accessory child care centre.

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

1. An Official Community Plan (OCP) Bylaw be introduced to:
 - (a) amend the OCP Figure 3: General Land Use Designations for a portion of the subject site as shown as Block A on the attached Survey Plan (Appendix I), from Industrial to Mixed Employment;
 - (b) amend the OCP Figure 42: Major Employment Areas for a portion of the subject site as shown as Block A on the attached Survey Plan (Appendix I), from Industrial to Mixed Employment; and

- (c) amend Table 7a: Land Use Designation Exceptions by adding a site specific permission for the subject site to permit a density up to 2.50 FAR,

and a date be set for Public Hearing.

3. 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.
4. 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 a portion of the site from Industrial to Mixed Employment.
5. A Bylaw be introduced to rezone a portion of the subject site as shown as Block A on the attached Survey Plan (Appendix I), from "Light Impact Industrial Zone (IL)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
6. Council authorize staff to draft Sensitive Ecosystems Development Permit No. 7921-0139-00 generally in accordance with the finalized Ecosystem Development Plan.
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 finalized subdivision plan 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 a portion of the site from Industrial to Mixed Employment;
 - (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) Final approval from the Ministry of Forests, Lands, Natural Resource Operations & Rural Development (MFLNRORD) under the Riparian Areas Protection Regulation (RAPR) and Water Sustainability Act (WSA), as required.

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

RES.R21-1315 Carried

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2021, No. 20417" pass its first reading.

RES.R21-1316 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. 20417" pass its second reading.

RES.R21-1317 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. 20417" be held
on July 26, 2021.

RES.R21-1318 Carried

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20418" pass its first reading.

RES.R21-1319 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. 20418" pass its second reading.

RES.R21-1320 Carried

2. Council rescind Third Reading of Rezoning Bylaw No. 20142.
3. Council rescind Second Reading of Rezoning Bylaw No. 20142.
4. Council amend Rezoning Bylaw No. 20142, by increasing the allowable density, and incorporating modifications to density, parking and balcony requirements, as outlined in the attached amended CD Bylaw.
5. Council consider Second Reading of Rezoning Bylaw No. 20142, as amended, and if granted, set a date for Public Hearing.
6. Council authorize staff to amend draft Detailed Development Permit No. 7919-0223-01 generally in accordance with the attached drawings (Appendix III).
7. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) all issues outlined in the original Planning & Development Report for 7919-0223-00 and dated July 27, 2020, remain in effect; and
 - (b) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RMC-135 Zone, at the rate in effect at the time of Final Adoption.

RES.R21-1323 Carried

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "The 105 University View Homes Ltd.
Housing Agreement, Authorization Bylaw, 2020, No. 20235" be filed.

RES.R21-1324 Carried

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council rescind third reading of Bylaw
No. 20142 granted by Resolution No. R20-1988 at the December 7, 2020 Regular
Council – Public Hearing meeting.

RES.R21-1325 Carried

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council rescind second reading of Bylaw
No. 20142 granted by Resolution No. R20-1776 at the November 23, 2020 Regular
Council – Land Use meeting.

RES.R21-1326 Carried

G. NOTICE OF MOTION

This section had no items to consider.

H. BYLAWS AND PERMITS

BYLAWS WITH PERMITS

- 1. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20301"
7920-0112-00
Owner: BDC (Colebrook Road) Holdings Ltd.
Agent: Beedie Development Group (Conner O'Leary)
To amend Figure 3: General Land Use Designations for a portion of the site located at 14933 Colebrook Road (14995 Colebrook Road) and an unconstructed Road Allowance from Suburban to Mixed Employment.

Council direction received February 22, 2021

It was	Moved by Councillor Guerra Seconded by Councillor Patton That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20301" be finally adopted.
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RES.R21-1332

Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20302"
RA to IB-2 and CD to IB-2 - 14933 Colebrook Road (14995 Colebrook Road);
Unconstructed Road Allowance to permit the development of a business park.

Council direction received February 22, 2021

It was	Moved by Councillor Guerra Seconded by Councillor Patton That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20302" be finally adopted.
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RES.R21-1333

Carried

With Councillor Pettigrew opposed.

Development Permit No. 7920-0112-00
14933 Colebrook Road (14995 Colebrook Road)
To issue a Development Permit for Form and Character, Hazard Lands, Sensitive Ecosystems, and Farm Protection.

Council authorized to draft February 22, 2021

- | | | |
|--------------|--|--|
| RES.R21-1334 | <p>It was</p> <p>Development Permit No. 7920-0112-00.</p> | <p>Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council authorize the issuance of</p> <p><u>Carried</u>
 With Councillor Pettigrew opposed.</p> |
| | <p>2. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2019, No. 19922"
 7918-0313-00
 Owner: 1161555 B.C. Ltd. (Director Information: Sukhsimran Gill)
 Agent: His Grace Holdings Inc. (Sam Gill)
 To redesignate the site - 17494, 17502 & 17524 - 100 Avenue, Portion of 100 Avenue / Barnston Drive East - from Suburban to Urban.</p> <p>Note: Change of Agent and Director Information</p> <p>Council direction received September 16, 2019</p> | |
| RES.R21-1335 | <p>It was</p> <p>Area Plan to redesignate a portion of the subject site from "Low Density Townhouse 12-15 UPA Gross" to "Townhouse 15-20 UPA Gross".</p> | <p>Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council amend the Abbey Ridge Local</p> <p><u>Carried</u></p> |
| RES.R21-1336 | <p>It was</p> <p>2013, No. 18020, Amendment Bylaw, 2019, No. 19922" be finally adopted.</p> | <p>Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Official Community Plan Bylaw,</p> <p><u>Carried</u></p> |
| | <p>"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19923"
 17494, 17502 and 17524 - 100 Avenue
 RA to CD - to develop 42 townhouse units.</p> <p>Council direction received September 16, 2019</p> | |
| RES.R21-1337 | <p>It was</p> <p>Amendment Bylaw, 2019, No. 19923" be finally adopted.</p> | <p>Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,</p> <p><u>Carried</u></p> |

Development Permit No. 7918-0313-00
17494, 17502 and 17524 - 100 Avenue
To issue a Development Permit for Form and Character.

Council authorized to draft September 16, 2019

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the issuance of
Development Permit No. 7918-0313-00.

RES.R21-1338 Carried

- 3. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2020, No. 20254"
7918-0384-00
Owner: South Haven Nominee Ltd.
Agent: South Haven Nominee Ltd. (Brad Hughes)
To redesignate the property located at 3300, 3308, 3318, 3328 King George Boulevard; and 3313 - 148 Street from Urban to Multiple Residential

Council direction received December 21, 2020

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council amend the King George Corridor
South Local Area Plan (LAP) to redesignate the land from Single Family Clustering 8
upa and 15-metre Landscape Buffer to Townhouses and Apartments.

RES.R21-1339 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, 2020, No. 20254" be finally adopted.

RES.R21-1340 Carried
With Councillor Pettigrew opposed.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20255"
RA and RF to CD - 3300, 3308, 3318, 3328 King George Boulevard; and 3313 - 148 Street To
permit the development of three 5-6 storey apartment buildings containing
approximately 163 units and 9 townhouse units.

Council direction received December 21, 2020

RES.R21-1341 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2020, No. 20255" be finally adopted.
Carried
With Councillor Pettigrew opposed.

Development Permit No. 7918-0384-00
3300, 3308, 3318, 3328 King George Boulevard; and 3313 148 Street
To issue a Development Permit for Form and Character.

Council authorized to draft December 21, 2020

RES.R21-1342 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the issuance of
Development Permit No. 7918-0384-00.
Carried
With Councillor Pettigrew opposed.

PERMIT APPROVALS

4. **Development Permit No. 7920-0133-00**
Owner: 0823207 B.C. Ltd. (Director Information: Satnam Singh Shoker)
Agent: dForce Design Inc. (Darren Cruickshanks)
18660 – 28 Avenue; 2635, 2727, and 2775 – 188 Street
To issue a Development Permit for Form and Character to permit the development of
four industrial buildings on four industrial

Council authorized to draft April 26, 2021

RES.R21-1343 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the issuance of
Development Permit No. 7920-0133-00.
Carried
With Councillor Pettigrew opposed.

APPLICATIONS/BYLAWS/PERMITS TO BE CLOSED

5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18282"
7914-0078-00 - Joao and Maria Ferreira and Manuel and Maria Bertolo
c/o Gradual Architecture Inc. (Ian Guan)
A-1 to CD - Portion of 6629 - 176 Street - to subdivide into 2 lots, 1 industrial lot and 1
agricultural lot which will remain in the ALR.

Approved by Council: July 21, 2014

RES.R21-1344	It was	Moved by Councillor Guerra Seconded by Councillor Patton That application No. 7914-0078-00 be closed and "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18282" be filed. <u>Carried</u>
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6. Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18283" 7914-0079-00 - A-1 to CD - Portion of 6661 - 176 Street - to subdivide into 2 lots, 1 industrial lot and 1 agricultural lot which will remain in the ALR.

Approved by Council: July 21, 2014

RES.R21-1345	It was	Moved by Councillor Guerra Seconded by Councillor Patton That application No. 7914-0079-00 be closed and "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18283" be filed. <u>Carried</u>
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I. CLERKS REPORT

This section had no items to consider.

J. OTHER BUSINESS

1. **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 5:56 p.m.

Mayor McCallum advised that the April 26, 2021, Regular Council – Public Hearing meeting, Council referred Application 7919-0306-00 back to staff to address the concerns raised during the Public Hearing. A new Public Hearing is required and the date was set for July 26, 2021. Mayor McCallum requested that the Public Hearing date be rescheduled to September 2021.

It was Moved by Councillor Hundial
 Seconded by Councillor Locke
 That the Public Hearing on "Surrey Semiahmoo
 Trail Heritage Designation Bylaw, 2004, No. 15280, Amendment Bylaw, 2021, No. 20317"
 and "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2021, No. 20318"
 remain scheduled for July 26,2021.

RES.R21-1346

Carried by members remaining
 With Mayor McCallum and Councillors Nagra
 and Patton opposed.

Councillor Annis rejoined the meeting at 6:09 p.m.

K. ADJOURNMENT

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That the July 12, 2021 Regular Council – Land
 Use meeting be adjourned.

RES.R21-1347

Carried

The Regular Council - Land Use meeting adjourned at 6:09 p.m.

Certified correct:

 Jennifer Ficocelli, City Clerk

 Mayor Doug McCallum