

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 July 26, 2021, Regular

Council Land Use meeting be adopted.
RES.R21-1407

Carried

B. LAND USE APPLICATIONS**1. 7921-0137-00****12025 Nordel Way**

Owner: 0701115 BC Ltd

Director Information: Sukhwinder S Hundal, Mandeep Mann

Officer Information as at July 30, 2020: Mandeep Mann (CEO)

Agent: S. Singh

Development Variance Permit

to vary the minimum 400 metre separation distance between a small-scale drug store and existing drug stores.

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That:

1. Council approve Development Variance Permit No. 7921-0137-00, varying the following, to proceed to Public Notification:

- (a) reduce the minimum separation distance required under Section E.28 of Part 4 General Provisions of Zoning By-law No. 12000 between drug stores, small-scale drug stores, or methadone dispensaries from 400 metres to 27.7 metres to permit a small-scale drug store at 12025 Nordel Way.

2. Council instruct staff to resolve the following issues prior to Development Variance Permit issuance:

- (a) that a Section 219 Restrictive Covenant be registered on title requiring that any small-scale drug store must operate in conjunction with a medical clinic or medical office, have the same hours of operation as the medical clinic or medical office, and be limited in size to a maximum of 93 square metres.

RES.R21-1408

Carried

With Councillor Pettigrew opposed.

2. **7921-0020-00**
15738 - 85 Avenue
Owner: Estkin Developments Ltd
Agent: Dawson & Sawyer (Matt Reid)
Detailed Development Permit
TCP Amendment from Medium Density Townhouses to Apartment 2.0 FAR
6 Storey Maximum
to permit the development of a 6-storey residential apartment building.

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That:

1. Council authorize staff to draft Development Permit No. 7921-0020-00 generally in accordance with the attached drawings (Appendix I).
2. Council instruct staff to resolve the following issues prior to issuance:
 - (a) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (b) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
 - (d) 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 issuance.
3. Council pass a resolution to amend the Fleetwood Town Centre Plan (Stage 1) to re-designate the subject site from "Medium Density Townhouse" to "Apartment 2.0 FAR 6 Storey Maximum" as illustrated in Appendix V.

RES.R21-1409

Carried

With Councillor Pettigrew opposed.

- 3. **7921-0069-00**
13061 Lanark Place
 Owners: B. Bains, G. Bains, O. Bains
 Agent: O. Bains
Development Variance Permit
to reduce the minimum rear yard setback from a natural gas transmission (Fortis BC) right-of-way in order to construct a new single family dwelling.

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council approve Development Variance Permit No. 7921-0069-00, to vary Part 4 General Provisions of the Zoning By-law No. 12000 to reduce the minimum rear yard setback from a natural gas transmission (Fortis BC) right-of-way in the RF Zone from 7.5 metres to 0.5 metres, to proceed to Public Notification.

RES.R21-1410 Carried

- 4. **7921-0180-00**
12852 - 96 Avenue
 Owner: Janda Group Holdings Inc
 Agent: S. Janda
Development Variance Permit
to reduce the minimum 400-metre separation requirement between a proposed small-scale drug store and existing drug stores to accommodate a pharmacy on the lot.

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

1. Council approve Development Variance Permit No. 7921-0180-00, varying the following, to proceed to Public Notification:
 - (a) In Section E.28 of Part 4 General Provisions of the Zoning By-law No. 12000, the minimum separation requirement between drug stores, small-scale drug stores or methadone dispensaries is reduced from 400 metres to 0 metres to permit a small-scale drug store (pharmacy) at 12852 - 96 Avenue.
2. Council instruct staff to resolve the following issue prior to final approval:
 - (a) A Section 219 Restrictive Covenant be registered on title to allow the small-scale drug store to operate only in conjunction with a medical clinic, and to require the small-scale drug store to have the same hours of operation as the medical clinic on the site.

RES.R21-1411 Carried

5. **7917-0539-00**
13545, 13553 and 13567 – 81 Avenue
 Owner: Creators Creation Ltd.
 Agent: Barnett Dembek Architects Inc. (Maciej Dembek)
OCP Amendment from Urban to Multiple Residential and to allow higher floor area ratio (FAR) in the Multiple Residential designation
Rezoning from RF to CD (based on RM-70)
Development Permit
Housing Agreement
to permit the development of a 6-storey residential building with approximately 101 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 amend the Official Community Plan (OCP) in Figure 3: General Land Use Designations from "Urban" to "Multiple Residential" and to amend Table 7a: Land Use Designation Exceptions by adding a site-specific permission for the subject site to permit a density up to 2.54 FAR, and a date be set for Public Hearing.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A Bylaw be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. A Bylaw be introduced authorizing Council to enter into a Housing Agreement for 15 proposed market rental units on the subject site.
5. Council authorize staff to draft Development Permit No. 7917-0539-00 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) 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 a total of 15 dwelling units on the subject site to rental housing for a period of twenty (20) years;
- (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) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the CD 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 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 requiring the applicant to pay all applicable contributions for Public Art and Capital Projects Community Amenity Contributions should the project be converted from rental housing to market units at any point in the future, after expiry of the Housing Agreement.

RES.R21-1412

Carried

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20420" pass its first reading.

RES.R21-1413

Carried

The said Bylaw was then read for the second time.

RES.R21-1414 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2021, No. 20420" pass its second reading.
Carried

RES.R21-1415 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. 20420" be
held at the first scheduled meeting in September 2021, at 7:00 p.m.
Carried

RES.R21-1416 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20421" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R21-1417 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20421" pass its second reading.
Carried

RES.R21-1418 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. 20421" be held at the first
scheduled meeting in September 2021, at 7:00 p.m.
Carried

RES.R21-1419 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "The Creators Creation Ltd. Housing
Agreement, Authorization Bylaw, 2021, No. 20422" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R21-1420 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "The Creators Creation Ltd. Housing
Agreement, Authorization Bylaw, 2021, No. 20422" pass its second reading.
Carried

7. **7921-0160-00, 7921-0161-00**
9933 Barnston Drive East
 Owner: 0794043 BC Ltd
Director Information: Joginder Dhaliwal
Officer Information as of June 13, 2021:
 Joginder Dhaliwal (President, Secretary)
 Agent: J. Dhaliwal
OCP Amendment from Commercial to Multiple Residential
LAP Amendment from Neighbourhood Commercial to High Density Mixed-Use
Apartments (30-45 UPA) and Medium Density Townhouses (15-30 UPA)
Rezoning from CD to CD (based on RM-70, C-8 and RM-30).
Development Permit
to permit the development of a 51-unit, 5-storey mixed- use building, including 1,224 square metres of ground floor commercial, and a 54-unit townhouse development.

It was Moved by Councillor Guerra
 Seconded by Councillor Hundial
 That Application Nos. 7921-0160-00 and
 7921-0161-00 be referred back to staff to work with the applicant and the
 community to redesign the development.

RES.R21-1423

Carried

8. **7919-0091-00**
10458, 10476, 10490 and 10508 - 138A Street; 10463, 10495 and 10505 - 139 Street;
10477 - 139 Street (10469 - 139 Street)
 Owner: 1104631 BC Ltd
Director Information: David Porte
Officer Information as at January 20, 2020: David Porte (President, Secretary)
 Agent: Porte Communities (Craig Marcyniuk)
CCP Amendment to remove an unopened lane allowance
Rezoning from RF to CD (based on RM-70)
Development Permit
to permit the development of four, 6-storey apartment buildings consisting of approximately 299 dwelling units in City Centre.

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

1. A Bylaw be introduced to rezone the subject site and the lane allowance, which is to be closed and purchased by the applicant and shown as Block A on the attached Survey Plan (Appendix I), from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7919-0091-00 generally in accordance with the attached drawings (Appendix II).

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) input and approval from the Ministry of Forests, Lands, Natural Resource Operations and Rural Development under the Water Sustainability Act regarding the Class B (yellow-coded) ditches originating along 138A Street;
 - (d) submission of a finalized planting plan and completion of a P-15 agreement with the City for maintenance and planting in any off-site riparian areas and open space, to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (g) resolution of all urban design issues 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) completion of the lane closure and acquisition of the 6.0-metre (20-ft.) wide unopened north/south lane allowance;
 - (j) registration of a statutory right-of-way for public rights-of-passage for a sidewalk on private property at the northwest corner of the subject site;
 - (k) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (l) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services;

- (m) registration of a statutory right-of-way for public rights-of-passage for the proposed corner plazas located at the four (4) corners of the subject site;
- (n) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
- (o) 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.

4. Council pass a resolution to amend the City Centre Plan to remove the unopened lane allowance as shown in Appendix IX when the project is considered for final adoption.

RES.R21-1424 Carried

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2021, No. 20423" pass its first reading.

RES.R21-1425 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. 20423" pass its second reading.

RES.R21-1426 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. 20423" be held at the first
 scheduled meeting in September 2021, at 7:00 p.m.

RES.R21-1427 Carried

**9. 7920-0305-00
 5869 - 142 Street**
 Owner: The Board of School Trustees of School District No. 36 (Surrey)
 Agent: Mosaic Avenue Development Ltd
**NCP Amendment from "Office Park", "Utility R/W /Greenway", and
 "Proposed Parks and Walkways" to "Townhouses (25 u.p.a max),"**
"Utility R/W/Greenway", and "Parks" and for changes to the local road network
Rezoning a portion of the site from RA to RM-30
Development Permit / Development Variance Permit
to permit the development of 174 townhouse units.

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That:

1. A Bylaw be introduced to rezone a portion of the subject site identified as Block A on the attached Survey Plan (Appendix I) 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. 7920-0305-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7920-0305-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum west yard setback of the RM-30 Zone from 6.0 metres to 4.25 metres to Building 14, to 5.33 metres to Building 15, to 4.33 metres to Building 16, to 4.26 metres to Building 17, to 4.27 metres to Building 18, to 4.29 metres to Building 20, and to 4.51 metres to Building 23;
 - (b) to reduce the minimum north yard setback of the RM-30 Zone from 6.0 metres to 4.40 metres to Building 8, to 5.50 metres to Building 10, to 5.48 metres to Building 19, and to 5.43 metres to Building 20;
 - (c) to reduce the minimum east yard setback of the RM-30 Zone from 6.0 metres to 4.50 metres to Building 21;
 - (d) to reduce the minimum south yard setback of the RM-30 Zone from 6.0 metres to 4.22 metres to Building 21 and to 4.50 metres to Building 23;
 - (e) to permit visitor parking within the required south yard setback for visitor parking space 35 and reduce from 6 metres to 4.5 metres; and
 - (f) to vary the definition of "Bond" in the Surrey Subdivision and Development Bylaw, 1986, No. 8830, as amended, to include the use of Surety Bond for Servicing Agreement No. 7820-0305-00.
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 landscaping plan and landscaping cost estimate for the remnant lot 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) submission of a finalized Riparian Areas Protection Regulation (RAPR) assessment and determination of the status of the on-site and off-site water features under RAPR and the *Water Sustainability Act (WSA)*;
- (j) 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;
- (k) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-30 Zone, at the rate in effect at the time of Final Adoption;
- (l) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (m) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
- (n) 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
- (o) 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.

5. Council pass a resolution to amend the South Newton Neighbourhood Concept Plan (NCP) to redesignate the land from "Office Park", "Utility R/W /Greenway", and "Proposed Parks and Walkways" to "Townhouses (25 u.p.a max)," "Utility R/W /Greenway", and "Parks", and for changes to the local road network, when the project is considered for final adoption (Appendix VI).
- RES.R21-1428 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. 20424" pass its first reading.
- RES.R21-1429 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. 20424" pass its second reading.
- RES.R21-1430 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. 20424" be held at the first
scheduled meeting in September 2021, at 7:00 p.m.
- RES.R21-1431 Carried
With Councillor Pettigrew opposed.

- 10. 7920-0233-00**
10275 City Parkway
Owner: City of Surrey
Agent: City of Surrey (Jeff Arason)
Rezoning from CD Bylaw No. 13882 to CD
General Development Permit
to permit the development of two high rise office towers, ground-oriented commercial retail units and a public plaza in multiple phases.

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

1. A Bylaw be introduced to rezone the subject site from "Comprehensive Development Zone (CD) Bylaw No. 13882" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft General Development Permit No. 7920-0233-00 generally in accordance with the attached drawings (Appendix I).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) final approval from TransLink;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) submission of a finalized, conceptual 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) registration of a right-of-way for public rights-of-passage for internal plaza and the area between the building face and the street edges;
 - (h) registration of access easements to ensure access to the proposed shared parking and amenity facilities within the development, and adjacent developments where parking facilities are connected underground; and
 - (i) finalize measures to address the use of the area under the University Drive and Central Avenue road allowances as outlined in this report to the satisfaction of the General Manager, Engineering.

RES.R21-1432

Carried

RES.R21-1433 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20425" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R21-1434 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20425" pass its second reading.
Carried

RES.R21-1435 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. 20425" be held at the first
scheduled meeting of September 2021, at 7:00 p.m.
Carried

- 11. 7921-0199-00**
7650 - 176 Street (Highway 15) (7645 Harvie Road)
Owner: Pacific Maple Enterprise Group Ltd
Agent: PacWest Solutions Inc. (Neville Sinclair)
Temporary Use Permit
*to permit the retention of refrigerated shipping containers for produce and farm
equipment storage, and temporary travel trailers for office and lunchroom use, for a
period of three years.*

RES.R21-1436 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council approve Temporary Use Permit
No. 7921-0199-00 to proceed to Public Notification.
Carried

- 12. 7921-0110-00**
12788 - 82 Avenue; 12725, 12743, 12779, and 12697 - 80 Avenue;
8053 and 8063 - 128 Street
Owner: KB Properties Inc., Owners of Strata Plan BCS2004
Agent: Saturnin Architecture (Wojciech Grzybowicz)
OCP Amendment from Mixed Employment to Commercial
OCP Text Amendment to allow a higher density in the Commercial
designation
Rezoning from IL and CD (Bylaws No. 14640 and 12467) to CD
to permit the development of approximately 7 mixed-use buildings.

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

RES.R21-1438

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. 20350" be filed.

RES.R21-1439

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. 20426" pass its first reading.

RES.R21-1440

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. 20426" pass its second reading.

RES.R21-1441

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. 20426" be held at the first
scheduled meeting in September 2021, at 7:00 p.m.

RES.R21-1442

Carried
With Councillor Pettigrew opposed.

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, 2018, No. 19684"
7916-0198-00
Owner: 1287587 B.C. Ltd. (Director information: Satpreet S. Arora, Jaspreet Oberoi and Amardeep Singh
Agent: Centras Engineering Ltd. (Steven O'Connell)
RA to RF-13 – 19339 – 71 Avenue - to subdivide into 7 single family small lots.

Note: Change of Owner and Agent

Council direction received October 1, 2018

It was	Moved by Councillor Guerra Seconded by Councillor Patton That Council amend the Clayton Neighbourhood Concept Plan to redesignate the land from Half-Acre Residential to 6-10 upa (Low Density).
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RES.R21-1443

Carried

It was	Moved by Councillor Guerra Seconded by Councillor Patton That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19684" be finally adopted.
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RES.R21-1444

Carried

BYLAWS WITH PERMITS

- 2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19861"
7918-0171-00
Owner: Gnosis Development Inc.
Agent: Citiwest Consulting Ltd. (Roger Jawanda)
RA to RQ – 17450 and 17470 – 101 Avenue - to subdivide into 7 single family suburban lots.

Note: Change of Owner

Council direction received June 10, 2019

It was
 Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2019, No. 19861" be finally adopted.

RES.R21-1445

Carried

Development Variance Permit No. 7918-0171-00
 17450 and 17470 – 101 Avenue
 To reduce the minimum front yard setback for the garage portion of the principal building on proposed Lot 6 in order to retain 2 additional trees within the rear yard.

Council supported June 24, 2019

It was
 Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council authorize the issuance of
 Development Variance Permit No. 7918-0171-00.

RES.R21-1446

Carried

- 3. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2020, No. 20237"
7915-0322-00
Owner: Zenterra Timberland Ltd.
Agent: Zenterra Developments Ltd. (Rick Johal)
To redesignate the property located at 3418 and 3474 King George Boulevard; and 3482 - 146A Street from Urban to Multiple Residential

Council direction received December 7, 2020

RES.R21-1447 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council amend the King George
Highway Corridor Local Area Plan to redesignate the land from Single Family
Clustering 8 upa and 15 metre Landscape Buffer to Townhouses and Apartments.
Carried
With Councillor Pettigrew opposed.

RES.R21-1448 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2020, No. 20237" be finally adopted.
Carried
With Councillor Pettigrew opposed.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20238"
RA and CTA to CD – 3418 and 3474 King George Boulevard; 3482 - 146A Street - to permit
the development four 6-storey apartment buildings of approximately 411 apartment units.

Council direction received December 7, 2020

RES.R21-1449 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2020, No. 20238" be finally adopted.
Carried
With Councillor Pettigrew opposed.

Development Variance Permit No. 7915-0322-00
3482 - 146A Street; 3418 and 3474 King George Boulevard
To vary the definition of "Bond" in the Surrey Subdivision and Development Bylaw,
1986, No. 8830, as amended, to include the use of Surety Bond for Servicing
Agreement No. 7815-0322-00 associated with the proposed multi-family
development on the site.

Council supported on June 14, 2021

RES.R21-1450 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the issuance of
Development Variance Permit No. 7915-0322-00.
Carried
With Councillor Pettigrew opposed.

Development Permit No. 7915-0322-00
 3482 - 146A Street; 3418 and 3474 King George Boulevard Street
 To issue a Development Permit for Form and Character, Sensitive Ecosystems, and Hazard Lands.

Council authorized to draft December 7, 2020

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council authorize the issuance of
 Development Permit No. 7915-0322-00.

RES.R21-1451

Carried
 With Councillor Pettigrew opposed.

PERMIT APPROVALS

4. Development Variance Permit No. 7919-0235-00
 Owner: The Board of Education of School District No. 36 (Surrey)
 Agent: School District No. 36 (Surrey) (Autumn Sweet)
 1864, 1894, 1920, 1940, 1960 and 1980 – 165A Street; 16588 - 20 Avenue
 To reduce the east yard and west yard setback for public school buildings to the principal building face to a retaining wall. In addition, the proposal includes a reduction to the minimum number of required on-site parking spaces from 58 spaces to 49 spaces in order to allow the development of a new elementary school (Ta'talu Elementary School).

Council supported April 12, 2021

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council amend Sunnyside Heights
 Neighbourhood Concept Plan (NCP) to redesignate the land from
 Multiple Residential 10-15 upa to School.

RES.R21-1452

Carried

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council authorize the issuance of
 Development Variance Permit No. 7919-0235-00.

RES.R21-1453

Carried

5. Development Permit No. 7920-0165-00
 Owner: T.J.P. 11091960 Holdings Ltd.
 Agent: U. Oratokhai
 13668 Whalley Boulevard
 To permit the development of an outdoor play area for a child care centre.

Council authorized to draft March 8, 2021

