

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 September 27, 2021,

Regular Council Land Use meeting be adopted.

RES.R21-1706

Carried

B. LAND USE APPLICATIONS**1. 7921-0269-00**

10420 City Parkway; 13587 - 104 Avenue

Owner: Bluesky Properties (Brightside) 2020 Inc.

Agent: Bosa Properties Inc. (Benjamin Felstein)

Development Permit

to permit temporary on-site real estate development marketing signage for a mixed-use phased development consisting of four high-rise buildings and two low-rise buildings.

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That:

1. Council approve the applicant's request to vary the Sign By-law for temporary on-site real estate development/construction signage, as described in Appendix I; and

2. Council approve Development Permit No. 7921-0269-00 and authorize the Mayor and Clerk to execute the Permit.

RES.R21-1707

Carried

2. **7921-0142-00**
6168 - 143 Street
 Owner: Ghag Lumber Ltd.
 Agent: CitiWest Consulting Ltd. (Roger Jawanda)
Development Variance Permit
to reduce the minimum rear yard setback to permit a single-family dwelling.

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

Permit No. 7921-0142-00, to reduce the minimum rear yard setback of the "Single Family Residential (13) Zone (RF-13)" from 7.5 metres to 6.0 metres to the principal building face, to proceed to Public Notification.

RES.R21-1708

Carried

3. **7921-0214-00**
10132 - 120 Street
 Owners: J. Aulakh, V. Aulakh
 Agent: V. Aulakh
Development Variance Permit
to reduce the front and rear yard setbacks and to increase the side yard setbacks to allow the construction of a single-family dwelling on the lot facing 101A Avenue.

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

1. Approve Development Variance Permit No. 7921-0214-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front (west) yard setback of the RF Zone from 7.5 metres to 3.9 metres to the principal building face;
 - (b) to reduce the minimum rear (east) yard setback of the RF Zone from 7.5 metres to 1.8 metres to the principal building face;
 - (c) to increase the minimum south side yard setback of the RF Zone from 1.8 metres to 7.5 metres to the principal building face; and
 - (d) to increase the minimum north side yard on flanking street setback of the RF zone, from 3.6 metres to 5.7 metres to the porch and 7.5 metres to the garage and remainder of the principal building face.
2. Instruct staff to resolve the following issues prior to final approval:
 - (a) The applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and

- (b) submission of securities for City tree removal and tree replacement to the satisfaction of the Parks, Recreation and Culture Department.

RES.R21-1709

Carried

With Councillor Pettigrew opposed.

4. 7920-0249-00**16572 - 88 Avenue**

Owners: J. Benipal, M. Benipal, R. Aujla, A. Aujla

Agent: Coastland Engineering & Surveying Ltd. (Michael Helle)

Rezoning from RA to RQ**Development Permit / Development Variance Permit***to allow subdivision into two large quarter acre single family residential 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 "Quarter Acre Residential Zone (RQ)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7920-0249-00 for Farm Protection generally in accordance with the attached drawing (Appendix VIII).
3. Council approve Development Variance Permit No. 7920-0249-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the RQ Zone from 7.5 metres to 5.0 metres for proposed Lot A in order to retain an existing single family dwelling.
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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) 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;

- (e) submission of an acoustical report for the units adjacent to 88 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (f) registration of a Section 219 Restrictive Covenant "no build" and for the installation, maintenance, and protection of the agricultural landscape buffer over a portion of proposed Lot A and over the entirety of proposed Lot B (excluding the driveway) and for the completion of the agricultural landscape buffer upon demolition of the existing house on Lot A (excluding the driveway); and
- (g) registration of a Section 219 Restrictive Covenant advising future homeowners of the farm operations on the agricultural lands in the area that may produce noise, odour, and dust.

RES.R21-1710

Carried

It was

Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2021, No. 20445" pass its first reading.

RES.R21-1711

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. 20445" pass its second reading.

RES.R21-1712

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. 20445" be held on
 October 18, 2021, at 7:00 p.m.

RES.R21-1713

Carried

5. **7918-0426-00**
13833 and 13847 - 62 Avenue
 Owner: S & A Investment Co Ltd.
 Agent: Matthew Cheng Architect Inc. (Matthew Cheng)
NCP Amendment from Single Family Small Lots and Townhouses 15 UPA Max to Townhouses 25 UPA Max.
Rezoning from RA to RM-30
Development Permit / Development Variance Permit
to permit the development of 38 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 approve the applicant's request to reduce the amount of required outdoor amenity space from 114 square metres to 57 square metres.
3. Council authorize staff to draft Development Permit No. 7918-0426-00 generally in accordance with the attached drawings (Appendix I), and the finalized Ecosystem Development Plan.
4. Council approve Development Variance Permit No. 7918-0426-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north rear yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the principal building face;
 - (b) to reduce the minimum east side yard setback of the RM-30 Zone from 6.0 metres to 4.6 metres to the principal building face; and
 - (c) to permit visitor parking within the required east side yard setback for visitor parking space #8.
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) conveyance of riparian areas to the City and provision of cash-in-lieu payment to Parks, Recreation and Culture Department for replanting the disturbed areas of the removed structures and impervious surfaces;
 - (f) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;

- (g) provision of a 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;
- (h) provision of a cash-in-lieu contribution to satisfy the outdoor amenity space requirement of the RM-30 Zone, at the rate in effect at the time of Final Adoption;
- (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (j) 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;
- (k) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, the Affordable Housing Strategy, and Tier 1 CACs to the satisfaction of the General Manager, Planning & Development Services; and
- (l) provision of cash-in-lieu payment to Parks, Recreation and Culture Department for replanting the disturbed areas of the removed structures and impervious surfaces.

6. Council pass a resolution to amend the South Newton Neighbourhood Concept Plan (NCP) to redesignate the land from "Single Family Small Lots" and "Townhouses 15 UPA Max" to "Townhouses 25 UPA Max" when the project is considered for final adoption.

RES.R21-1714

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. 20446" pass its first reading.

RES.R21-1715

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. 20446" pass its second reading.

RES.R21-1716

Carried
With Councillor Pettigrew opposed.

RES.R21-1717

It was then
 Bylaw, 1993, No. 12000, Amendment
 October 18, 2021, at 7:00 p.m.

Moved by Councillor Guerra
 Seconded by Councillor Patton
 That the Public Hearing on "Surrey Zoning
 Bylaw, 2021, No. 20446" be held on

Carried
 With Councillor Pettigrew opposed.

6. **7919-0273-00**
8125 - 170A Street
 Owners: G. Tung, J. Tung
 Agent: Hub Engineering Inc. (Mike Kompter)
Rezoning from RH to RQ
Development Variance Permit
to allow subdivision from one to two lots.

- 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. 7919-0273-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RQ Zone from 24 metres to 22 metres for proposed Lots 1 & 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) 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; and

RES.R21-1718 (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.
Carried

RES.R21-1719 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20447" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R21-1720 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20447" pass its second reading.
Carried

RES.R21-1721 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. 20447" be held on October 18, 2021, at 7:00 p.m.
Carried

7. **7918-0046-00**
6921 - 144 Street
Owners: A. Takher, P. Bagri
Agent: Hub Engineering Inc. (Mike Kompter)
Development Permit / Development Variance Permit
to vary the minimum lot width requirement in order to permit subdivision into two single family lots.

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

1. Council authorize staff to draft Development Permit No. 7918-0046-00 for Sensitive Ecosystems (Streamside Areas) generally in accordance with the attached drawings (Appendix IV).
2. Council approve Development Variance Permit No. 7918-0046-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RF Zone from 15 metres to 13.4 metres for proposed Lots 1 and 2; and

- (b) to reduce the minimum setback distance from the top-of-bank for a "Natural" Class B (yellow-coded) stream in Part 7A of Zoning Bylaw No. 12000, from 15 metres to 12.7 metres.

3. Council instruct staff to resolve the following issues prior to final approval:

- (a) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (c) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
- (d) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff.

RES.R21-1722

Carried
With Councillor Pettigrew opposed.

**8. 7921-0048-00
3016 Ohara Lane**

Owners: T. Ginther, C. Ginther

Agent: T. Ginther

Rezoning from RF to CD

to permit the construction of a new single family dwelling.

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That:

- 1. A Bylaw be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
- 2. Council instruct staff to resolve the following issue prior to final adoption:
 - (a) registration of a Section 219 Restrictive Covenant that stipulates the ground level is not to be used as habitable space or storage area, all mechanical and electrical systems are to be constructed above the flood construction level of Crescent Beach, and that the City is indemnified against any potential losses to the property owner as a result of having the uninhabitable space within a floodplain.

RES.R21-1723

Carried

RES.R21-1724 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2021, No. 20448" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R21-1725 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2021, No. 20448" pass its second reading.
Carried

RES.R21-1726 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. 20448" be held on
 October 18, 2021, at 7:00 p.m.
Carried

- 9. **7921-0122-00**
14670 - 60 Avenue
 Owner: N. Purewal
 Agent: Gursimer Design & Management Inc. (Nirvair Singh)
Rezoning from RA to RF-10
to allow subdivision of the property into two 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)" 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) approval from the Ministry of Transportation & Infrastructure;
 - (c) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

- (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (g) the applicant adequately address the City’s needs with respect to the City’s Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Department.

RES.R21-1727

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. 20449" pass its first reading.

RES.R21-1728

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. 20449" pass its second reading.

RES.R21-1729

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. 20449" be held on
October 18, 2021, at 7:00 p.m.

RES.R21-1730

Carried
With Councillor Pettigrew opposed.

10. 7919-0127-00

9572 - 120 Street

Owner: 1171794 B.C. Ltd.

Director Information: Awtar Madan, Ravinder Sooch

Officer Information as at July 12, 2020: Awtar Madan (President, Secretary)

Agent: DF Architecture Inc. (Jessie Arora)

Rezoning from CG-1 to C-15

Development Permit / Development Variance Permit

to permit the development of a 4-storey commercial building with ground-level retail units, office uses and a childcare centre.

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That:

1. A Bylaw be introduced to rezone the subject site from "Self-Service Gasoline Station Zone (CG-1)" to "Town Centre Commercial Zone (C-15)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7919-0127-00 for Form and Character generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7919-0127-00, to increase the building height of the C-15 Zone from 14 metres to 15.7 metres.
4. 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 road dedication plan to the satisfaction of the Approving Officer;
 - (c) confirmation from the Ministry of Environment that site contamination has been remediated;
 - (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) registration of a volumetric right-of-way for public rights-of-passage over the publicly accessible open space (corner plaza) within the site; and
 - (i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture.

RES.R21-1731

Carried

RES.R21-1732 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20450" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R21-1733 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20450" pass its second reading.
Carried

RES.R21-1734 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. 20450" be held on
October 18, 2021, at 7:00 p.m.
Carried

- 11. 7920-0146-00, 7920-0146-01**
12750 – 103 Avenue; 10272 – 127A Street; 10235 – 128 Street
 Owner: Surrey Gardens Holdings Ltd.
 Agent: Primex Investments (Greg Mitchell)
OCP Amendment for a portion of the site from Commercial to Multiple Residential
Rezoning from RM-45 and C-8 to CD
Housing Agreement
Detailed Development Permit / General Development Permit
*to permit a phased infill development consisting of one 5-storey rental apartment building,
 two 6-storey rental apartment buildings, and a future 1-storey commercial building.*

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

1. An Official Community Plan Bylaw (OCP) be introduced to:
 - (a) amend the OCP Figure 3: General Land Use Designations for a portion of the subject site as shown in Appendix V from Commercial to Multiple Residential; and
 - (b) amend the OCP Figure 42: Major Employment Areas for a portion of the subject site as shown in Appendix VI, by removing the Commercial designation for the subject site.

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. A Bylaw be introduced to rezone the subject site from "Multiple Residential 45 Zone (RM-45)" and "Community Commercial Zone (C-8)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
5. A Bylaw be introduced to enter into a Housing Agreement and be given First, Second and Third Reading.
6. Council authorize staff to draft Detailed Development Permit No. 7920-0146-01 for proposed Lot 2 generally in accordance with the attached drawings (Appendix I).
7. Council authorize staff to draft General Development Permit No. 7920-0146-00 for proposed Lot 3 generally in accordance with the attached drawings (Appendix I).
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, 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 BC Hydro;
 - (d) resolution of all fire access issues to the satisfaction of the Fire Department;
 - (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) the applicant enter into a Housing Agreement with the City to restrict the existing 223 dwelling units and proposed 242 dwelling units on the subject site to rental housing for a period of 20 years;
- (j) 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;
- (k) demolition of the existing commercial building to the satisfaction of the Planning and Development Department;
- (l) registration of access easements to ensure access to the proposed shared parking, internal drive aisle, and amenity facilities within the development;
- (m) registration of a Section 219 Restrictive Covenant for “no build” on proposed Lot 3 until the applicant has obtained a Detailed Development Permit for the proposed commercial building; and
- (n) 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.

RES.R21-1735

Carried

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20451" pass its first reading.

RES.R21-1736

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. 20451" pass its second reading.

RES.R21-1737

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. 20451" be held on October 18, 2021, at 7:00 p.m.

RES.R21-1738

Carried

RES.R21-1739 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20452" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R21-1740 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20452" pass its second reading.
Carried

RES.R21-1741 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. 20452" be held on
October 18, 2021, at 7:00 p.m.
Carried

RES.R21-1742 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "The Surrey Gardens Holdings Ltd.
Housing Agreement, Authorization Bylaw, 2021, No. 20453" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R21-1743 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "The Surrey Gardens Holdings Ltd.
Housing Agreement, Authorization Bylaw, 2021, No. 20453" pass its second reading.
Carried

The said Bylaw was then read for the third time.

RES.R21-1744 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "The Surrey Gardens Holdings Ltd.
Housing Agreement, Authorization Bylaw, 2021, No. 20453" pass its third reading.
Carried

12. **7921-0086-00**
16732 - 57 Avenue; 16710 and 16724 57A Avenue
 Owners: Garcha Properties Ltd., S. Aujla, R. Aujla
 Agent: Hub Engineering Inc. (Mike Kompter)
OCP Amendment of a portion of the site from Suburban to Urban
NCP Amendment of a portion of the site from Half Acre Cluster to Urban
Single Family and from Park/Open Space to Half Acre Cluster
Rezoning a portion of the site from A-1, CD (By-law No. 16760A), and RA, to
RQ and RF
Development Permit / Development Variance Permit
to allow subdivision into four single family lots, seven suburban single family lots,
one park lot and one remainder agricultural lot.

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

1. A Bylaw be introduced to amend the Official Community Plan (OCP) Figure 3: General Land Use Designations for a portion of the subject site (proposed Lots 1 to 4) from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the OCP, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A Bylaw be introduced to rezone the portions of 16710 and 16724 - 57A Avenue shown as Block A on the Survey Plan (Appendix II), from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and to rezone the portions of 16710 and 16724 - 57A Avenue , and 16732 - 57 Avenue, shown as Block B on the attached Survey Plan (Appendix II), from "General Agriculture Zone (A-1)", "One-Acre Residential Zone (RA)", and "Comprehensive Development Zone (CD) (By-law No. 16760A)" to "Quarter Acre Residential Zone (RQ)", and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7921-0086-00 for Hazard Lands (Flood Prone Areas) generally in accordance with the geotechnical report/feasibility study.
5. Council approve Development Variance Permit No. 7921-0086-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side yard (north) principal building setback requirements of the RQ Zone from 2.4 metres to 1.8 metres for proposed Lot 8.
 - (b) to reduce the minimum required lot width of the RQ Zone from 24 metres to 22.0 metres for proposed Lot 8 and to 20.0 metres for proposed Lots 9 and 10.

6. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) Approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (f) submission of a finalized Geotechnical Feasibility Report/Study to the satisfaction of City staff;
 - (g) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (h) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services;
 - (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (j) registration of an access easement over proposed Lot 11 to provide vehicular access to 57 Avenue for proposed Lot 12;
 - (k) finalization of a Lease Agreement over the proposed Park lot to provide interim vehicular access to 57 Avenue for proposed Lot 12;
 - (l) registration of a Section 219 Restrictive Covenant to restrict habitable floor area below the Flood Construction Level (FCL) and to inform current and future owners that the subject property is located within a floodplain area and that any buildings or structures constructed upon the lot may be damaged by flooding or erosion (for proposed Lots 8 to 11);
 - (m) registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the finalized geotechnical feasibility study is required as a condition of final adoption (for proposed Lots 8 to 11); and

(n) registration of a Section 219 Restrictive Covenant for proposed Lots 1 to 11 advising future homeowners of the potential farm operations on the adjacent agricultural zoned lands and associated nuisance impacts (dust, smells, noise).

7. Council pass a resolution to amend the West Cloverdale South Neighbourhood Concept Plan (NCP) to redesignate portions of the land from "Half Acre Cluster" to "Urban Single Family" and from "Park/Open Space" to "Half Acre Cluster" when the project is considered for final adoption.

RES.R21-1745

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. 20454" pass its first reading.

RES.R21-1746

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. 20454" pass its second reading.

RES.R21-1747

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. 20454" be held on October 18, 2021, at 7:00 p.m.

RES.R21-1748

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. 20455" pass its first reading.

RES.R21-1749

Carried
With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

RES.R21-1750 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20455" pass its second reading.
Carried
With Councillor Pettigrew opposed.

RES.R21-1751 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. 20455" be held on
October 18, 2021, at 7:00 p.m.
Carried
With Councillor Pettigrew opposed.

C. ADDITIONAL PLANNING COMMENTS

1. **7916-0063-00, 7916-0063-01**
5950 - 144 Street
Owners: G. Dhaliwal, S. Khuman, S. Kainth
Agent: Marquee S Construction & Developments (Gurinder Dhaliwal)
Development Variance Permit
to reduce the minimum required indoor amenity space for a 17-unit townhouse development located in the South Newton Neighbourhood Concept Plan area.

RES.R21-1752 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council approve Development Variance
Permit No. 7916-0063-01, to reduce the minimum indoor amenity space required
for a 17-unit townhouse development from 37 square metres to 0 square metres, to
proceed to Public Notification.
Carried
With Councillor Pettigrew opposed.

2. **7918-0252-00, 7918-0252-01**
6157 - 144 Street
Owner: 144 Zenith Development Ltd.
Agent: Douglas R. Johnson Architect Ltd. (Douglas Johnson)
Development Variance Permit
to reduce the minimum required indoor amenity space for a 19-unit townhouse development located in the South Newton Neighbourhood Concept Plan area.

RES.R21-1753 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council approve Development Variance
Permit No. 7918-0252-01, to reduce the minimum indoor amenity space required
for a 19-unit townhouse development from 37 square metres to 0 square metres, to
proceed to Public Notification.
Carried
With Councillor Pettigrew opposed.

3. **7918-0235-00**
5903 - 144 Street
Owner: 1259412 B.C. Ltd.
Director Information: Manjit Jaswal, Jaswinder Parmar
No Officer Information Filed.
Agent: Flat Architecture Inc. (Rajinder Warraich)
NCP Amendment for changes to the Local Road Network
Rezoning from RA to CD (based on RM-70 and C-5)
Housing Agreement
Development Permit / Development Variance Permit
to permit the development of one 4-storey apartment building, one 4-storey mixed-use residential-commercial apartment building, and one 5-storey mixed-use residential-commercial rental apartment building with a non-market component.

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

1. Council rescind Resolution No. R19-2095 granting Third Reading of Rezoning Bylaw No. 19993 at the December 2, 2019, Regular Council – Public Hearing meeting.
2. Council rescind Resolution No. R19-1964 granting Second Reading to Rezoning Bylaw No. 19993 at the November 18, 2019, Regular Council – Land Use meeting.
3. Council amend Bylaw No. 19993 to incorporate the following revised density, height, lot coverage, land use, and DCC Bylaw provisions:
 - (a) Maximum floor area ratio amended from 1.50 to 1.74;
 - (b) Maximum building height amended from 14.6 metres to 18.9 metres;
 - (c) Maximum lot coverage increased from 45% to 48%;
 - (d) Inclusion of small-scale drug store as a permitted use; and
 - (e) Amend the Development Cost Charge (DCC) Bylaw referenced to the most recent DCC Bylaw, 2020, No. 20129.
4. Council approve Development Variance Permit No. 7918-0235-00, varying the following, to proceed to Public Notification:
 - (a) The parking rate for the residential units is reduced for 1-bedroom units from 1.3 spaces per dwelling unit to 1.28 spaces per dwelling unit; from 1.5 spaces per dwelling unit to 1.28 spaces per dwelling unit with 2 or more bedrooms; and from 0.2 spaces per dwelling unit for visitor parking to 0.16 spaces per dwelling unit for visitor parking.

5. Council consider Second Reading of Comprehensive Development Zone (CD) (Bylaw No. 19993), as amended, and if granted, set a date for Public Hearing.
6. Council authorize staff to draft the amended Development Permit No. 7918-0235-00 generally in accordance with the attached drawings (Appendix I).
7. A Bylaw be introduced to enter into a Housing Agreement and be given First, Second and Third Reading.
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, 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) 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 53 dwelling units in Building C on the subject site to rental housing, 29 of which are to be restricted to affordable rental units, for a period of 25 years;
 - (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 144 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, Affordable Housing, and/or Capital Projects Community Amenity Contributions, to the satisfaction of the General Manager, Planning & Development Services; and

- (l) 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 and affordable rental housing to market units at any point in the future, after expiry of the Housing Agreement.

9. Council pass a resolution to amend the South Newton Neighbourhood Concept Plan (NCP) to amend the local road network when the project is considered for final adoption.

RES.R21-1754

Carried

With Councillor Pettigrew opposed.

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That Council rescind third reading of Bylaw

No. 19993 granted by Resolution No. R19-2095 at the December 2, 2019 Regular Council – Public Hearing meeting.

RES.R21-1755

Carried

With Councillor Pettigrew opposed.

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That Council rescind second reading of

Bylaw No. 19993 granted by Resolution No. R19-1964 at the November 18, 2019 Regular Council –Land Use meeting.

RES.R21-1756

Carried

With Councillor Pettigrew opposed.

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That Council amend Bylaw No. 19993 in

Section B. Permitted Uses, Section D. Density, Section E. Lot Coverage, Section G. Height of Buildings and Section L. Other Regulations to incorporate modifications to density, height, lot coverage, land use and DCC Bylaw provisions, as detailed in Appendix VII of the Planning Report dated September 27, 2021.

RES.R21-1757

Carried

With Councillor Pettigrew opposed.

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

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

Amendment Bylaw, 2019, No. 19993" pass its second reading, as amended.

RES.R21-1758

Carried

RES.R21-1759 It was then
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19993" be held on
 October 18, 2021, at 7:00 p.m.
 Moved by Councillor Guerra
 Seconded by Councillor Patton
 That the Public Hearing on "Surrey Zoning
Carried
 With Councillor Pettigrew opposed.

RES.R21-1760 It was
 Agreement, Authorization Bylaw, 2021, No. 20456" pass its first reading.
 Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "The 1259412 B.C. Ltd. Housing
Carried
 With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

RES.R21-1761 It was
 Agreement, Authorization Bylaw, 2021, No. 20456" pass its second reading.
 Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "The 1259412 B.C. Ltd. Housing
Carried
 With Councillor Pettigrew opposed.

The said Bylaw was then read for the third time.

RES.R21-1762 It was
 Agreement, Authorization Bylaw, 2021, No. 20456" pass its third reading.
 Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "The 1259412 B.C. Ltd. Housing
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 WITH PERMITS

1. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20363"
7919-0284-00
Owner: 1051980 B.C. Ltd. (Director Information: Sanveer Shoker)
Agent: Barnett Dembek Architects Inc. (Maciej Dembeck)
To redesignate the site located at 14455 - 64 Avenue from Urban to Multiple Residential.

Council direction received May 31, 2021

It was
RES.R21-1763

Moved by Councillor Guerra
Seconded by Councillor Patton
That Council amend the South Newton
Neighbourhood Concept Plan to redesignate the site from Mixed
Commercial/Residential Townhouses to Mixed Commercial/Residential Apartments.
Carried

It was
RES.R21-1764

Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2021, No. 20363" be finally adopted.
Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20364"
C-5 to CD - 14455 - 64 Avenue - to permit the development of a four-storey
mixed-use development with 60 rental residential units and ground floor
commercial space. A partial fifth floor is provided for amenity space.

Council direction received May 31, 2021

It was
RES.R21-1765

Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20364" be finally adopted.
Carried

"The 1051980 B.C. Ltd. Housing Agreement Authorization Bylaw, 2021, No. 20365"
14455 - 64 Avenue - To enter into a Housing Agreement to restrict a total of 60 dwelling
units on the subject site to rental housing for a period of twenty (20) years.

Council direction received May 31, 2021

RES.R21-1766 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "The 1051980 B.C. Ltd. Housing
Agreement Authorization Bylaw, 2021, No. 20365" be finally adopted.
Carried

Development Permit No. 7919-0284-00
14455 - 64 Avenue - to permit the development of a four-storey mixed-use
development with 60 rental residential units and ground floor commercial space.

Authorized to draft May 31, 2021

RES.R21-1767 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the issuance of
Development Permit No. 7919-0284-00.
Carried

APPLICATIONS/BYLAWS/PERMITS TO BE CLOSED

- 2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19679"
7917-0553-00
Owner: N. and R. Naicker
Agent: H.Y. Engineering Ltd. (Fahad Abrahani)
RF to RF-13 - 15022 and 15032 - 92 Avenue - to subdivide into 4 single family small lots.

Note: Change of Owner

Council direction received September 17, 2018

RES.R21-1768 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Application No. 7917-0553-00 be closed
and that Bylaw No. 19679 be filed.
Carried

3. Temporary Use Permit No. 7919-0018-00
10915 – 125 Street
Owner: 0917723 BC Ltd
Agent: Capital Steel Ltd (Aman Dhillon)
To permit the outdoor storage of rebar materials and machinery for a period not to exceed three years on the subject site.

Council supported April 29, 2019.

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That Application No. 7919-0018-00 be closed.
Carried

RES.R21-1769

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 September 27, 2021 Regular Council

– Land Use meeting be adjourned.

RES.R21-1770

Carried

The Regular Council - Land Use meeting adjourned at 5:38 p.m.

Certified correct:

Jennifer Ficocelli, City Clerk

Mayor Doug McCallum