

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
Acting 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 October 18, 2021,

Regular Council Land Use meeting be adopted.

RES.R21-1826

Carried

B. LAND USE APPLICATIONS**1. 7918-0149-00**

13174 and 13190 - 64 Avenue; 6362 and 6370- 131A Street; 6365 - 132 Street

Owners: City of Surrey, 581947 B.C. Ltd.

Director Information: Sukhwinder Singh, Amrik Singh

Officer Information as at March 19, 2021: Sukhwinder Singh (Secretary),
Amrik Singh (President)

Agent: Urban Design Group (Fariba Gharaei)

Rezoning from RF and C-4 to CD (based on C-5)

Development Permit

to permit the development of a single-storey, multi-unit commercial centre.

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)" and "Local Commercial Zone (C4)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.

2. Council authorize staff to draft Development Permit No. 7918-0149-00 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 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) payment of the applicant’s voluntary contribution as highlighted in this report towards park upgrades in the neighbourhood;
 - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (i) completion of the road closure and acquisition of the east/west lane; and
 - (j) registration of a Section 219 Restrictive Covenant to adequately address the City’s needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture.

RES.R21-1827

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. 20462" pass its first reading.

RES.R21-1828

Carried
With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

RES.R21-1829	It was Amendment Bylaw, 2021, No. 20462"	Moved by Councillor Guerra Seconded by Councillor Patton That "Surrey Zoning Bylaw, 1993, No. 12000, pass its second reading. <u>Carried</u> With Councillor Pettigrew opposed.
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RES.R21-1830	It was then Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20462" be held on November 8, 2021, at 7:00 p.m.	Moved by Councillor Guerra Seconded by Councillor Patton That the Public Hearing on "Surrey Zoning <u>Carried</u> With Councillor Pettigrew opposed.
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2. **7921-0097-00**
6077 - 140 Street

Owner: 1302843 B.C. Ltd.
Director Information: Kevin S Dhesa
No Officer Information Filed.
Agent: Coastland Engineering & Surveying Ltd. (Mike Helle)
Rezoning from RA to RF-13
Development Variance Permit
to allow subdivision into 8 single family small lots.

1. 2. 3.	It was 1. A Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing. 2. Council approve Development Variance Permit No. 7921-0097-00, varying the following to proceed to Public Notification: (a) to reduce the minimum lot width of the RF-13 Zone for a Type II corner lot from 15.4 metres to 15.0 metres for proposed Lot 7; 3. Council instruct staff to resolve the following issues prior to final adoption: (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; (b) submission of a subdivision layout to the satisfaction of the Approving Officer; (c) Approval from the Ministry of Transportation & Infrastructure; (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;	Moved by Councillor Guerra Seconded by Councillor Patton That:
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- (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (f) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services; and
- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R21-1831

Carried

It was

Moved by Councillor Guerra
Seconded by Councillor Patton

That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20463" pass its first reading.

RES.R21-1832

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. 20463" pass its second reading.

RES.R21-1833

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. 20463" be held on November 8, 2021, at 7:00 p.m.

RES.R21-1834

Carried**3. 7920-0223-00****17697, 17707, 17719, 17725 and 17739 - 56A Avenue**Owners: Ekam Holdings Ltd., Dr Pawan K Ram Medical Services Inc.,
1177009 B.C. Ltd.Director Information: Pawan Kaur RamOfficer Information as at August 23, 2021:

Pawan Kaur Ram (President, Secretary)

Agent: Barnett Dembek Architects Inc. (Lance F Barnett)

Rezoning from C-15 to CD (based on RM-70)**Development Permit****Heritage Revitalization Agreement***to permit the development of a 5-storey, 72-unit, mid-rise residential building over one level of underground parking on a consolidated site in Cloverdale Town Centre. The proposal also includes the relocation, adaptive re-use and maintenance of the Mooring House and Mooring Cottage.*

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

1. A Bylaw be introduced to rezone the subject site from "Town Centre Commercial Zone (C-15)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. A Bylaw be introduced to allow the property owner and the City of Surrey to enter into a Heritage Revitalization Agreement (HRA) to allow for the relocation, restoration, adaptive re-use and maintenance of the Mooring House and Mooring Cottage on the subject site.
3. Council authorize staff to draft Development Permit No. 7920-0223-00 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) 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) 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;
 - (i) demolition of existing buildings and structures, except those to be preserved under the Heritage Revitalization Agreement, to the satisfaction of the Planning and Development Department;

- (j) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture;
- (k) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services; and
- (l) registration of a volumetric statutory right-of-way for public passage over the proposed public plaza at the south-east corner of the subject site.

RES.R21-1835 Carried

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20464" pass its first reading.

RES.R21-1836 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. 20464" pass its second reading.

RES.R21-1837 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. 20464" be held on
November 8, 2021, at 7:00 p.m.

RES.R21-1838 Carried

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Heritage Revitalization
Agreement Bylaw, 2021, No. 20465" pass its first reading.

RES.R21-1839 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Heritage Revitalization
Agreement Bylaw, 2021, No. 20465" pass its second reading.

RES.R21-1840 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Heritage Revitalization
 Agreement Bylaw, 2021, No. 20465" pass its third reading.

RES.R21-1841

Carried**4. 7921-0266-00****13425 and 13455 - 107A Avenue**

Owner: Holyside Property Development Ltd., Sadhu Properties Ltd.,
 Sterling Whalley Towers Ltd.

Agent: City of Surrey (Ken Woodward)

Temporary Use Permit

to allow for continued operation of a temporary transitional supportive housing facility and ancillary support services for up to an additional three years.

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council approve Temporary UsePermit
 No. 7921-0266-00, to proceed to Public Notification.

RES.R21-1842

Carried**5. 7921-0016-00****6899 King George Boulevard**

Owner: John Volken Foundation

Agent: John Volken Foundation (Bil Koonar)

Rezoning from CHI to CD**Development Variance Permit**

To permit the operation of a drug store and medical clinic as accessory uses.

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

1. A Bylaw be introduced to rezone the subject site from "Highway Commercial Industrial Zone (CHI)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7921-0016-00, to proceed to Public Notification, to defer the requirement for works and services per the Subdivision and Development By-law for the proposed rezoning application.
3. Council instruct staff to resolve the following issue prior to final adoption:
 - (a) submission of a road dedication plan to the satisfaction of the Approving Officer.

RES.R21-1843

Carried

RES.R21-1844 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20466" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R21-1845 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20466" pass its second reading.
Carried

RES.R21-1846 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. 20466" be held on
November 8, 2021, at 7:00 p.m.
Carried

6. **7920-0057-00
9868 - 179 Street**
Owner: Pacific-Surrey Construction Ltd.
Agent: Aplin & Martin Consultants Ltd. (Cameron Bourne)
**OCP Amendment for a portion from Suburban to Urban.
LAP Amendment for a portion from Single Family Residential 4-6 UPA and
Suburban Residential 2-4 UPA Gross to Urban Transition 4-5 UPA.
Rezoning from RA, RF and CD (based on RH-G) to RF and RQ
Development Variance Permit**
to allow subdivision into three urban and two suburban single family lots.

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 3) from Suburban to Urban, and a date for Public Hearing be set.
2. A Bylaw be introduced to rezone the portion of the subject site shown as Block A on the attached Survey Plan (Appendix III), from "One-Acre Residential Zone (RA)" and "Single Family Residential Zone (RF)" to "Single Family Residential Zone (RF)", and the portion of the subject site shown as Block B on the attached Survey Plan (Appendix III), from "One-Acre Residential Zone (RA)" and "Comprehensive Development Zone (CD)" (Bylaw No. 19157) to "Quarter Acre Residential Zone (RQ)" 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 approve Development Variance Permit No. 7920-0057-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the RQ Zone from 7.5 metres to 0.5 metres from an oil pipeline right-of-way to the principal building face for proposed Lot 5; and
 - (b) to reduce the minimum lot width of the RF Zone from 15 metres to 14.9 metres for proposed Lot 2 and from 15 metres to 14.8 metres for proposed Lot 3.
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (f) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (h) discharge of "No-Build" covenants that were registered for land consolidation with the subject property.
6. Council pass a resolution to amend the Abbey Ridge Local Area Plan (LAP) to redesignate a portion of the land from "Single Family Residential 4-6 UPA" and "Suburban Residential 2-4 UPA" to "Urban Transition 4-5 UPA" when the project is considered for final adoption.

RES.R21-1848 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Official Community Plan Bylaw,
 2013, No. 18020, Amendment Bylaw, 2021, No. 20467" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R21-1849 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Official Community Plan Bylaw,
 2013, No. 18020, Amendment Bylaw, 2021, No. 20467" pass its second reading.
Carried

RES.R21-1850 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. 20467" be
 held on November 8, 2021, at 7:00 p.m.
Carried

RES.R21-1851 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2021, No. 20468" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R21-1852 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2021, No. 20468" pass its second reading.
Carried

RES.R21-1853 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. 20468" be held on
 November 8, 2021, at 7:00 p.m.
Carried

- 7. **7921-0246-00**
13577 - 20 Avenue
 Owners: L. Lewis, M. Lewis
 Agent: Sarah Gallop Design Inc. (Jaime Schmid)
Development Variance Permit
to permit a basement well to be located in the side yard and to reduce the front yard setback for a swimming pool.

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

- 1. Council approve Development Variance Permit No. 7921-246-00, to vary Part 12 One-Acre Residential Zone of the Zoning Bylaw to, varying the following, to proceed to Public Notification:
 - (a) to permit a basement well between the principal building and the side lot line; and
 - (b) to reduce the minimum setback for accessory buildings and structures greater than 10 square metres in size from 18.0 metres to 14.04 metres to permit an in-ground swimming pool.

RES.R21-1854

Carried

C. ADDITIONAL PLANNING COMMENTS

- 1. **7919-0322-00, 7919-0322-01**
15331 - 68 Avenue; 6856 - 152 Street
 Owner: Conwest (Bear Creek) GP Ltd.
 Agent: Conwest (Bear Creek) GP Ltd. (Dwayne Drobot)
Development Permit
to subdivide into three industrial lots and the development of an 8,361 square metres tilt-up industrial building.

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

- 1. Council authorize staff to draft Development Permit No. 7919-0322-01 generally in accordance with the information and drawings provided in the initial Planning Report dated April 26, 2021; and
- 2. Council instruct staff to resolve the outstanding issues identified in the report attached as Appendix I prior to final adoption.

RES.R21-1855

Carried

With Councillor Pettigrew opposed.

2. **7917-0544-00**
13753 Grosvenor Road (13755 Grosvenor Road); 13809 Grosvenor Road;
Portion of 13775 - Grosvenor Road; Portion of 13781 - Grosvenor Road;
Portion of 13791 Grosvenor Road; 13790 Harper Road;
13684, 13688, 13690, 13702, 13716, 13726 and 13736 Bentley Road;
Portion of 13672 - Bentley Road; Portion of 13746 - Bentley Road

Owners: City of Surrey, 0943151 B.C. Ltd.

Director Information: Harbans Gill, Amarjit Sivia

Officer Information as at June 14, 2019: Jagdip S Sivia (President)

Agent: Douglas E. Johnson Architect Ltd. (Douglas Johnson)

Development Variance Permit

to vary the definition of "Bond" in the Surrey Subdivision and Development Bylaw to include the use of a Surety Bond for the servicing agreement associated with the proposed multi-family development on the site.

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That Council approve Development Variance

Permit No. 7917-0544-00, 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. 7817-0544-00, to proceed to Public Notification.

RES.R21-1856

Carried

3. **7919-0032-00**
2302 and 2306 King George Boulevard

Owner: 1134038 B.C. Ltd.

Director Information: Chia-Hwei Lin

No Officer Information Filed as at September 14, 2019.

Agent: Thinkspace Architecture Planning Interior Design (Henk Kampman)

Housing Agreement Amendment

Development Variance Permit

to permit the development of a four-storey mixed-use building with commercial units on the ground floor and 75 rental residential apartments above, with a variance for rental parking rates. A partial fifth storey is provided for amenity space.

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That:

1. Council rescind Third Reading of Bylaw No. 20359, and amend the bylaw as detailed in Appendix IV.
2. Council approve Development Variance Permit No. 7919-0032-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the parking rates for Multiple Unit Residential Dwelling for 1-bedroom units from 1.3 spaces per dwelling unit to 1.1 spaces per dwelling unit, and from 1.5 spaces per dwelling unit to 1.3 spaces per dwelling unit with 2 or more bedrooms.

3. Resolution of all issues and Conditions of Approval identified in the Planning Report dated May 31, 2021.
- RES.R21-1857 Carried
- It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council rescind third reading of Bylaw No. 20359 granted by Resolution No. R21-894 at the May 31, 2021 Regular Council – Land Use meeting.
- RES.R21-1858 Carried
- It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council amend Bylaw No. 20359 to increase the number of proposed units subject to the Housing Agreement, from 69 to 75.
- RES.R21-1859 Carried
- It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "The 1134038 B.C. Ltd. Housing Agreement, Authorization Bylaw, 2021, No. 20359" pass its third reading, as amended.
- RES.R21-1860 Carried

4. **7918-0068-00**
16044 – 9 Avenue
 Owners: C. Stewart, J. Regan
 Agent: Citiwest Consulting Ltd. (Roger Jawanda)
Rezoning from RF to RF-13
to allow subdivision into two single family small lots.

- It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That:
1. Council set a date for Public Hearing of Rezoning Bylaw No. 20310.
 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (f) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 2 until future consolidation with the adjacent lot to the east at 16066/16068 – 9 Avenue.

RES.R21-1861

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. 20310" be held on
 November 8, 2021, at 7:00 p.m.

RES.R21-1862

Carried**5. 7918-0024-00****15735 Fraser Highway**

Owner: 1298582 B.C. Ltd.

Director Information: Jagmeet S Gill, Kulwinder S Herian
No Officer Information Filed.

Agent: Flat Architecture Inc. (Rajinder Warraich)

**OCP Amendment from Urban to Multiple Residential
 Rezoning from RF to CD (based on RM-70)**

to permit the development of a 6-storey apartment building.

It was

Moved by Councillor Guerra
 Seconded by Councillor Patton
 That:

1. Council rescind Third Reading of OCP Amendment Bylaw No. 20297 granted by Resolution No. R21-408 at the March 8, 2021, Regular Council – Public Hearing meeting.
2. Council rescind Third Reading of Rezoning Bylaw No. 20298 granted by Resolution No. R21-409 at the March 8, 2021, Regular Council – Public Hearing meeting.
3. Council rescind Second Reading of Rezoning Bylaw No. 20298 granted by Resolution No. R21-239 at the February 22, 2021, Regular Council – Land Use meeting.
4. Council set a date for Public Hearing of OCP Amendment Bylaw No. 20297.
5. Council amend Bylaw No. 20298 to incorporate the following revised density provisions, as shown in Appendix III:
 - (a) Maximum floor area ratio has been amended from 2.37 to 2.43.
6. Council consider Second Reading of Bylaw No. 20298, as amended, and set a date for Public Hearing.
7. Council approve the applicant's request to reduce the amount of required outdoor amenity space from 216 square metres to 194 square metres.

8. Council instruct staff to resolve the following issues prior to final adoption:

- (a) All issues outlined in the original Planning & Development Report for 7918-0024-00 and dated February 22, 2021, remain in place; and
- (b) The applicant adequately address the impact of reduced outdoor amenity space with the additional requirement for the provision of a cash-in-lieu contribution to satisfy the outdoor amenity space requirement of the RM-70 Zone.

RES.R21-1863

Carried
With Councillor Pettigrew opposed.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council rescind third reading of Bylaw
No. 20297 granted by Resolution No. R21-408 at the March 8, 2021 Regular Council
– Public Hearing meeting.

RES.R21-1864

Carried
With Councillor Pettigrew opposed.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council rescind third reading of Bylaw
No. 20298 granted by Resolution No. R21-409 at the March 8, 2021 Regular Council
– Public Hearing meeting.

RES.R21-1865

Carried
With Councillor Pettigrew opposed.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council rescind second reading of
Bylaw No. 20298 granted by Resolution No. R21-239 at the February 22, 2021
Regular Council – Land Use meeting.

RES.R21-1866

Carried
With Councillor Pettigrew opposed.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council amend Bylaw No. 20298 in
Section D. Density to increase the maximum floor area ratio from 2.37 to 2.43.

RES.R21-1867

Carried
With Councillor Pettigrew opposed.

- RES.R21-1868 It was then
Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20297" be held on November 8, 2021, at 7:00 p.m.
Moved by Councillor Guerra
Seconded by Councillor Patton
That the Public Hearing on "Surrey Official
Carried
With Councillor Pettigrew opposed.
- RES.R21-1869 It was
Amendment Bylaw, 2021, No. 20298" pass its second reading, as amended.
Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Carried
With Councillor Pettigrew opposed.
- RES.R21-1870 It was then
Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20298" be held on November 8, 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.

D. ITEMS REFERRED BACK

This section had no items to consider.

E. CORPORATE REPORTS

This section had no items to consider.

F. CORRESPONDENCE

This section had no items to consider.

G. NOTICE OF MOTION

This section had no items to consider.

H. BYLAWS AND PERMITS

BYLAWS

- 1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19836"
7916-0481-00
Owner: H. D. and J. Takhar, N. and S. Dhillon, M. Madhar, L. Purewal
Agent: Hub Engineering Inc. (Mike Kompter)
RA to RF-13 – 19376 – 71 Avenue - to subdivide into 3 single family small lots and
1 oversized single family small lot with future subdivision potential.

Council direction received May 13, 2019

It was
 Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council amend the East Clayton
 Neighborhood Concept Plan to redesignate the subject site from "Half-Acre
 Residential" to "6-10 U.P.A (Low Density)".

RES.R21-1871

Carried

It was
 Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2019, No. 19836" be finally adopted.

RES.R21-1872

Carried

BYLAWS WITH PERMITS

- 2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17037"
7908-0275-00
Owner: 153 St. Holdings Ltd.
Agent: Barnett Dembek Architects Inc. (Lance Barnett)
RF and C-15 to CD - 10161, 10171, 10181, 10191 and 10201 - 153 Street, and Portion of
Lane - to permit the development of a 5-storey retail/office building with two
levels of underground parking.

Council direction received November 2, 2009

It was
 Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2009, No. 17037" be finally adopted.

RES.R21-1873

Carried

Development Permit No. 7908-0275-00
10161, 10171, 10181, 10191 and 10201 153 Street, and Portion of Lane - to permit the development of a 5-storey retail/office building with two levels of underground parking.

Council authorized to draft November 2, 2009

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the issuance of
Development Permit No. 7908-0275-00.

RES.R21-1874 Carried

3. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2020, No. 20104"
7919-0202-00
Owner: King George Developments Ltd.
Agent: King George Developments Ltd. (Satish Sharma)
10440 Whalley Boulevard – to amend Figure 16: Central Business District Densities from 3.5 FAR to 5.5 FAR

Council direction received May 25, 2020

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council amend the City Centre Plan to
redesignate the subject site from "Residential Mid to High Rise 3.5 FAR" to
"High Rise 5.5 FAR".

RES.R21-1875 Carried

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2020, No. 20104" be finally adopted.

RES.R21-1876 Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20096"
C-35 to CD – 10440 Whalley Boulevard- to permit the development of a 31-storey
high-rise residential tower consisting of approximately 234 dwelling units.

Council direction received May 25, 2020

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2020, No. 20096" be finally adopted.

RES.R21-1877 Carried

Development Permit No. 7919-0202-00
10440 Whalley Boulevard - to permit the development of a 31-storey high-rise residential tower consisting of approximately 234 dwelling units.

Council authorized to draft May 25, 2020

It was
Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the issuance of
Development Permit No. 7919-0202-00.

RES.R21-1878 Carried

4. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2020, No. 20192"
7919-0214-00
Owner: 1123590 B.C. Ltd. (Director Information: Dennis Au-Yeung)
Agent: Concord Pacific Developments Inc. (Ellen Sy)
To amend Figure 16 of the OCP to include Central Business District Densities with a permitted density of "7.5 FAR" for the sites located at 10493, 10501, 10511, 10519, 10529, 10537, 10547 City Parkway; 10492, 10500, 10510, 10518, 10528, 10536 - 134A Street; and 13468 - 105A Avenue.

Council direction received November 9, 2020

It was
Moved by Councillor Guerra
Seconded by Councillor Patton
That Council amend the City Centre Plan to
redesignate the subject site from "Residential Mid to High Rise 3.5 FAR" to "
High Rise 7.5 FAR".

RES.R21-1879 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. 20192" be finally adopted.

RES.R21-1880 Carried
With Councillor Pettigrew opposed.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20193"
RF to CD – 10493, 10501, 10511, 10519, 10529, 10537, 10547 City Parkway; 10492, 10500, 10510, 10518, 10528, 10536 - 134A Street; and 13468 - 105A Avenue - to permit the development of 2 high-rise residential towers consisting of approximately 1,014 dwelling units.

Council direction received November 9, 2020

RES.R21-1881 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2020, No. 20193" be finally adopted.
Carried
With Councillor Pettigrew opposed.

Development Variance Permit No. 7919-0214-00
To vary the definition of "Bond" in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended, to include the use of a Surety Bond for Servicing Agreement No. 7819-0214-00.

Council supported November 23, 2020

RES.R21-1882 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the issuance of
Development Variance Permit No. 7919-0214-00.
Carried
With Councillor Pettigrew opposed.

Development Permit No. 7919-0214-00
10493, 10501, 10511, 10519, 10529, 10537, 10547 City Parkway; 10492, 10500, 10510, 10518, 10528, 10536 - 134A Street; and 13468 - 105A Avenue - to permit develop 2 high-rise residential towers consisting of approximately 1,014 dwelling units.

Council authorized to draft November 9, 2020

RES.R21-1883 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the issuance of
Development Permit No. 7919-0214-00.
Carried
With Councillor Pettigrew opposed.

5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19299, Amendment Bylaw, 2020, No. 20253"
7920-0018-00
Owner: Tien Sher Investment (Flamingo) Group Inc.
Agent: Tien Sher (Ryan Jenkins)
To allow office uses as a principle use in Phase 1 of a previously approved mixed-use development (Flamingo Block) located at 13675 – 107A Avenue (10760 - 136A Street and 10767 Whalley Boulevard). This application is requesting that a portion of the currently designated residential use units be approved for office use.

Council direction received December 21, 2020

RES.R21-1884	It was	Moved by Councillor Guerra Seconded by Councillor Patton That Council amend the City Centre Plan to redesignate the subject site from "High Rise 5.5 FAR" to "Mixed-Use 5.5 FAR". <u>Carried</u>
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RES.R21-1885	It was	Moved by Councillor Guerra Seconded by Councillor Patton That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19299, Amendment Bylaw, 2020, No. 20253" be finally adopted. <u>Carried</u>
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Development Variance Permit No. 7920-0018-00
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 the Servicing Agreement for the project.

Council supported January 11, 2021

RES.R21-1886	It was	Moved by Councillor Guerra Seconded by Councillor Patton That Council authorize the issuance of Development Variance Permit No. 7920-0018-00. <u>Carried</u>
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Development Permit No. 7920-0018-00
13675 – 107A Avenue (10760 - 136A Street and 10767 Whalley Boulevard) – to permit the development of a single, high rise tower comprised of 375 dwelling units, with a mixed-use podium, and a 6-storey office building.

Council authorized to draft December 21, 2020

RES.R21-1887	<p>It was</p> <p>Development Permit No. 7920-0018-00.</p>	<p>Moved by Councillor Guerra Seconded by Councillor Patton That Council authorize the issuance of</p> <p><u>Carried</u></p>
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6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19677"
 7916-0185-00
 Owner: 1272600 BC Ltd. (Director Information: Tarlok Sablok)
 Agent: Hub Engineering Inc (Mike Kompter)
 RF to RF-13 – 11439 Millar Road - to subdivide into 3 single family small lots.

Note: Change of Owner

Council direction received September 17, 2018

RES.R21-1888	<p>It was</p> <p>Amendment Bylaw, 2018, No. 19677" 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>
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Development Variance Permit No. 7917-0185-00
 11439 Millar Road - To reduce lot depth and front and rear building setbacks for all
 3 proposed lots. In addition, reduce required parking spaces from 3 to 2 and
 eliminate the enclosed parking space requirement for the existing house on
 proposed Lot B.

Council support received October 1, 2018

RES.R21-1889	<p>It was</p> <p>Development Variance Permit No. 7917-0185-00.</p>	<p>Moved by Councillor Guerra Seconded by Councillor Patton That Council authorize the issuance of</p> <p><u>Carried</u></p>
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7. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 20001"
 7918-0316-00
 Owner: Red Brick Development Inc., Inc. No. BC1229527
 Agent: Matthew Cheng Architect Inc.(Matthew Cheng)
 RF to CD - 10653, 10663, 10673, 10675 and 10679 - 137A Street - to develop a 6-storey
 apartment building consisting of 77 apartment units and 9 townhouse units.

Note: Change of Owner

Council direction received December 2, 2019

* Planning and Development advise (see memorandum in back-up) that subsequent to Third Reading staff identified incorrect lot dimensions, and balconies were inadvertently missed in the setback provisions. Council is requested to rescind third reading, and amend the lot width and lot depth, and setback regulations to allow for proposed balconies. The revisions do not affect use or density, and a new public hearing is not required.

RES.R21-1890 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council rescind third reading of Bylaw 20001, granted by resolution RES.R19-2329, at the December 16, 2019 Regular Council - Public Hearing meeting.
Carried

RES.R21-1891 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council amend Bylaw 20001 in Section F, Yards and Setbacks to permit balconies to encroach into the setbacks and Section K, Subdivision to correct the lot width and lot depth dimensions.
Carried

RES.R21-1892 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 20001" pass its third reading, as amended.
Carried

RES.R21-1893 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 20001" be finally adopted.
Carried

Development Permit 7918-0316-00
 10653, 10663, 10673, 10675 and 10679 - 137A Street - to develop a 6-storey apartment building consisting of 77 apartment units and 9 townhouse units.

Council authorized to draft December 2, 2019

RES.R21-1894 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council authorize the issuance of Development Permit No. 7918-0316-00.
Carried

PERMIT APPROVALS

- 8. Development Permit No. 7921-0020-00
 Owner: Estkin Developments Ltd.
 Agent: Dawson & Sawyer (Matt Reid)
 15738 85 Ave
 To permit the development of a 6-storey residential apartment building.

Council authorized to draft July 26, 2021

RES.R21-1895

It was

Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council amend the Fleetwood Town
 Centre Plan (Stage 1) to redesignate the subject site from "Medium Density
 Townhouse" to "Apartment 2.0 FAR 6 Storey Maximum".
Carried
 With Councillor Pettigrew opposed.

RES.R21-1896

It was

Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council authorize the issuance of
 Development Permit No. 7921-0020-00.
Carried
 With Councillor Pettigrew opposed.

MISCELLANEOUS

- 9. "The Surrey Gardens Holdings Ltd. Housing Agreement, Authorization Bylaw,
 2021, No. 20453"
 7920-0146-00
 Owner: Surrey Gardens Holdings Ltd.
 Agent: Primex investments (Greg Mitchell)
 12750 – 103 Avenue; 10272 – 127A Street; 10235 – 128 Street
 To 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,

Council direction received September 27, 2021

- * Planning and Development advise (see memorandum in back-up) that an amendment to the Bylaw is recommended to clarify the lands that will be subject to the housing agreement after project is complete. Council is requested to amend the bylaw accordingly.

- | | | |
|--------------|--|--|
| RES.R21-1897 | <p>It was</p> <p>20453 granted by resolution RES.R21-1744 at the September 27, 2021, Regular Council – Land Use meeting.</p> | <p>Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council rescind third reading of Bylaw</p> <p><u>Carried</u></p> |
| RES.R21-1898 | <p>It was</p> <p>a new Schedule B to identify the lands subject to the Housing Agreement.</p> | <p>Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council amend Bylaw 20453 by inserting</p> <p><u>Carried</u></p> |
| RES.R21-1899 | <p>It was</p> <p>Agreement, Authorization Bylaw, 2021, No. 20453" pass its third reading, as amended.</p> | <p>Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "The Surrey Gardens Holdings Ltd. Housing</p> <p><u>Carried</u></p> |

APPLICATIONS/BYLAWS/PERMITS TO BE CLOSED

10. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1999, No. 13751"
 7997-0296-00
 Owner: C. Rai, M. Rai, N. Kooner, B. Kooner, B.Rai, J.Rai, D. Dhillon, C. Dhillon
 Agent: Airflow Ultralight Aviation Ltd. (Fred Glasbergen)
 4981 King George Highway - A-1 (BL 12000) to CD (BL 12000) - to legalize the existing ultra-light facility.
- Council direction received June 21, 1999
- | | | |
|--------------|---|--|
| RES.R21-1900 | <p>It was</p> <p>No. 7997-0296-00 and file Bylaw No. 13751.</p> | <p>Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council close Application</p> <p><u>Carried</u></p> |
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H. BYLAWS AND PERMITS (Continued)

BYLAWS WITH PERMITS (Continued)

11. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19741"
 7918-0152-00
 Owner: 1283214 BC Ltd
 Agent: ICC (Western) Construction Ltd (Wade Lundquist)
 A-2 to IB-1 – 3030 – 190 Street - to develop a single-tenant industrial building.

Councillor Pettigrew advised that he was unable to read the addendum agenda package prior to the meeting and recused himself from this portion of the meeting at 5:43 p.m.

Note: Change of Owner

Council direction received December 3, 2018

- * Planning and Development advise (see memorandum in back-up) that subsequent to third reading, changes to the road dedication for 191 Street have been made. The reduced road dedication includes an increased landscape buffer and allows the retention of two existing trees.

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2018, No. 19741" be finally adopted.
 RES.R21-1901 Carried by members remaining

Development Variance Permit No. 7918-0152-00
 3030 - 190 Street - To reduce the south yard setback from 7.5 metres (25 ft.) to 6.3 metres (21 ft.) in order to accommodate an architectural element at the southwest corner of the proposed building.

Council support received January 14, 2019

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council authorize the issuance of
 Development Variance Permit No. 7918-0152-00.
 RES.R21-1902 Carried by members remaining

Development Permit No. 7918-0152-00
 3030 - 190 Street - to develop a single-tenant industrial building.

Council authorized to draft December 3, 2018

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council authorize the issuance of
 Development Permit No. 7918-0152-00.
 RES.R21-1903 Carried by members remaining

Councillor Pettigrew rejoined the meeting at 5:45 p.m.

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 October 18, 2021 Regular Council –
Land Use meeting be adjourned.	
RES.R21-1904	<u>Carried</u>

The Regular Council - Land Use meeting adjourned at 5:45 p.m.

Certified correct:

Jennifer Ficocelli, City Clerk

Mayor Doug McCallum