

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 November 8, 2021,

Regular Council Land Use meeting be adopted.

RES.R21-1977

Carried

B. LAND USE APPLICATIONS**1. 7921-0100-00**

16445 and 16463 - 28 Avenue

Owners: S. Su, NIBS BC Developments Ltd.

Agent: WSP (Scott Pelletier)

**NCP Amendment from Existing One-Acre & Half-Acre Lots to
Single Detached (3-4 u.p.a.)**

Rezoning from RA to RQ

Zoning Bylaw Text Amendment

Development Permit / Development Variance Permit

in order to permit subdivision into seven single family 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. A Bylaw be introduced to amend Map 11, North Grandview Heights of Schedule G, Section E, of Surrey Zoning Bylaw, 1993, No. 12000, to identify the properties at 16445 - 28 Avenue and 16463 - 28 Avenue within Area B and a date be set for Public Hearing.
3. Council authorize staff to draft Development Permit No. 7921-0100-00 for Sensitive Ecosystems (Streamside Areas) generally in accordance with the attached drawings (Appendix V).
4. Council approve Development Variance Permit No. 7921-0100-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RQ Zone from 24 metres to 18.8 metres for proposed Lots 4 and 5, to 19.5 metres for proposed Lot 1 and to 20 metres for proposed Lot 2.
5. Council pass a resolution to redesignate the subject sites from "Existing One-Acre & Half-Acre Lots" to "Single Detached (3-4 u.p.a.)" in the North Grandview Heights Neighbourhood Concept Plan (NCP) when the project is considered for final adoption.
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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) submission of a finalized lot grading plan to the satisfaction of the Planning and Development Department; and
 - (h) submission of a finalized Ecosystem Development Plan to the satisfaction of the Planning and Development Department.

RES.R21-1978

Carried

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20469" pass its first reading.
RES.R21-1979 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. 20469" pass its second reading.
RES.R21-1980 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. 20469" be held at City Hall
on November 22, 2021, at 7:00 p.m.
RES.R21-1981 Carried

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Text Amendment Bylaw, 2021, No. 20470" pass its first reading.
RES.R21-1982 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,
Text Amendment Bylaw, 2021, No. 20470" pass its second reading.
RES.R21-1983 Carried

It was then Moved by Councillor Guerra
Seconded by Councillor Patton
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2021, No. 20470" be held at City
Hall on November 22, 2021, at 7:00 p.m.
RES.R21-1984 Carried

- 2. **7921-0201-00**
13179 - 64 Avenue
 Owners: A. Singh, M. Cheema
 Agent: Gursimer Design & Management Inc. (Nirvair Singh)
Rezoning from RF to RF-10
to allow subdivision into two single-family lots.

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

- 1. A Bylaw be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential (10) Zone (RF-10)" and a date be set for Public Hearing.
- 2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (e) registration of a Section 219 Restrictive Covenant for "no build" on proposed Lot 2 until future development.

RES.R21-1985

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. 20471" pass its first reading.

RES.R21-1986

Carried
 With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

RES.R21-1987 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20471" pass its second reading.
Carried
With Councillor Pettigrew opposed.

RES.R21-1988 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. 20471" be held at City Hall on
November 22, 2021, at 7:00 p.m.
Carried
With Councillor Pettigrew opposed.

3. **7921-0252-00**
2589 - 141 Street
Owner: Tiger First Development Ltd.
Agent: CitiWest Consulting Ltd. (Peter Yue)
Development Variance Permit
to reduce the street side yard setback to facilitate the construction of a single-family dwelling.

RES.R21-1989 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council approve Development Variance
Permit No. 7921-0252-00, to vary Part 14 Half-Acre Residential Zone of the Zoning Bylaw
to reduce the minimum street side yard setback for a principal building from 7.5 metres
to 4.5 metres, proceed to Public Notification.
Carried
With Councillor Pettigrew opposed.

4. **7920-0290-00**
10474 - 132 Street (10476 and 10478 - 132 Street); 13240, 13256 and 13272 - 105 Avenue;
13228 - 105 Avenue (13230 - 105 Avenue); 13248 - 105 Avenue (13250 - 105 Avenue)
Owner: Pura Adera Projects Ltd.
Agent: 105 Ave Adera Projects Ltd. (Emma Cartwright)
Rezoning from RF and RM-D to CD
Development Permit
to permit the development of two 6-storey apartment buildings in City 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 "Duplex Residential Zone (RM-D)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.

2. Council authorize staff to draft Development Permit No. 7920-0290-00 generally in accordance with the attached drawings (Appendix I).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) submission of a Traffic Impact Study (TIS), to the satisfaction of the City Transportation Division;
 - (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 to the satisfaction of the Planning and Development Department;
 - (j) submission of an acoustical report for the units adjacent to 132 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (k) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture; and
 - (l) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services.

RES.R21-1990

Carried

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Comprehensive Development
 Zone 24 (CD.24), 2021, No. 20472" pass its first reading.
 RES.R21-1991 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Comprehensive Development
 Zone 24 (CD.24), 2021, No. 20472" pass its second reading.
 RES.R21-1992 Carried

It was then Moved by Councillor Guerra
 Seconded by Councillor Patton
 That the Public Hearing on "Surrey
 Comprehensive Development Zone 24 (CD.24), 2021, No. 20472" be held at City
 Hall on November 22, 2021, at 7:00 p.m.
 RES.R21-1993 Carried

5. **7921-0194-00**
16582 – 52 Avenue
 Owners: C. Khabra, D. Khabra
 Agent: S. Roxborough
Non-adhering residential use under Section 20.1 of the ALC Act
*to allow the development of a single-family dwelling that exceeds 500 square metres
 in total floor area.*

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council authorize referral of
 Application 7921-0194-00 to the Agricultural Land Commission for consideration
 of approval.
 RES.R21-1994 Carried
 With Councillors Annis and Pettigrew
 opposed.

6. **7921-0108-00**
17475 - 59 Avenue
 Owner: Roman Catholic Archbishop of Vancouver
 Agent: Core Project Managment (Alec Page)
Development Variance Permit
*to vary the front and side yard setbacks for a proposed narthex addition to an existing
 church building and to reduce the total number of required off-street parking spaces.*

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That

1. Council approve Development Variance Permit No. 7921-0108-00, varying the following, to proceed to Public Notification:
 - (a) to vary the minimum south front yard setback of the PA-2 Zone from 15.6 metres to 14 metres to the principal building face;
 - (b) to vary the minimum east side yard setback of the PA-2 Zone from 15.6 metres to 3.5 metres to the principal building face; and
 - (c) to reduce the minimum number of required off-street parking spaces on the site (church, assembly hall and rectory combined) from 172 to 87.

2. 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; and
 - (b) an easement be registered on 17511 59 Avenue (Cloverdale Catholic School) for shared parking use with the church during peak demand times.

RES.R21-1995

Carried

7. **7921-0206-00**
2419 and 2429 - 168 Street
 Owner: Ikonik Homes Ltd.
 Agent: Ikonik Homes (Prabhjot Basraon)
OCP Amendment to increase the maximum density permitted under the Multiple Residential designation
NCP Amendment to introduce a new land use designation: Mixed-Use Commercial/Residential (104 upa/2.5 FAR)
NCP Amendment from Mixed-Use Commercial/Residential (30-45 upa) to Mixed-Use Commercial/Residential (104 upa/2.5 FAR)
Rezoning from RA to CD
to permit the development of one 6-storey building containing 15 commercial units, 13 offices and 159 apartment units, with a total 2.5 FAR.

It was Moved by Councillor Nagra
 Seconded by Councillor Guerra
 That Application 7921-0206-00 be referred
 back to staff.

RES.R21-1996

Carried
 With Councillor Pettigrew opposed.

8. **7920-0130-00**
18362 - 74 Avenue; 7359 - 184 Street
Owners: North 73 Developments Ltd., North 74 Developments Ltd.
Agent: GG Metro Holdings (Kirpa Garcha)
Rezoning from RA to RF-SD
to allow subdivision into 26 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 "Semi-Detached Residential Zone (RF-SD)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a finalized subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant for lane access to Lots 1 – 26;
 - (h) registration of a Section 219 Restrictive Covenant on Lots 1 - 26 for structural independence;
 - (i) registration of a Section 219 Restrictive Covenant on Lots 1 – 26 for "no build" until approval /certification of plans in accordance with Building Code;
 - (j) registration of an access easement on Lots 1 – 26 for the maintenance and use of a party wall; and

- (k) registration of an access easement on Lots 1 - 26 for exterior finishes and drainage.

RES.R21-1997

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. 20473" pass its first reading.

RES.R21-1998

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. 20473" pass its second reading.

RES.R21-1999

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. 20473" be held at City Hall on
November 22, 2021, at 7:00 p.m.

RES.R21-2000

Carried
With Councillor Pettigrew opposed.

- 9. **7921-0044-00**
3870 - 156 Street
Owner: L. Pitts
Agent: Coastland Engineering and Surveying Ltd. (Mike Helle)
**NCP Amendment from Suburban Half Acre Residential to Suburban
Quarter Acre Residential**
Rezoning from RH to RQ
Development Variance Permit
to allow subdivision into two 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 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. 7921-0044-00, varying the following under Section K.2. of Part 15C "Quarter-Acre Residential Zone," to proceed to Public Notification:
 - (a) to reduce the minimum lot width of proposed Lot B from 24 metres to 20.103 metres.

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; and
 - (e) registration of a Section 219 Covenant for tree protection.

4. Council pass a resolution to amend the Rosemary Heights Central Neighbourhood Concept Plan (NCP) to re-designate the subject property from "Suburban Half Acre Residential" to "Suburban Quarter Acre Residential" as illustrated in Appendix VI, when the project is considered for final adoption.

RES.R21-2001

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. 20474" pass its first reading.

RES.R21-2002

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. 20474" pass its second reading.

RES.R21-2003

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. 20474" be held at City Hall on
 November 22, 2021, at 7:00 p.m.

RES.R21-2004 Carried
 With Councillor Pettigrew opposed.

- 10. 7921-0319-00**
6480 - 175A Street
 Owners: H. Visscher, H. Visscher
 Agent: Ciccozzi Architecture Inc. (Darrell Radom)
Development Variance Permit
to reduce the minimum side yard setback to permit an addition to an automotive repair shop.

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council approve Development Variance
 Permit No. 7921-0319-00, to reduce the minimum side (north) yard setback of the
 IL Zone from 7.5 metres to 5 metres to the principal building face, to proceed to
 Public Notification.

RES.R21-2005 Carried

- 11. 7921-0265-00**
9450 - 128 Street (9460, 9470 and 9480 - 128 Street)
 Owner: 0722138 B.C. Ltd.
Director Information: Navjeet Dhillon
Officer Information as at April 18, 2021: Trina Cui (CFO),
 Navjeet Dhillon (President, Secretary),
 Johnny Chi Shing Lam (Officer Office(s))
 Agent: Bradbury Architecture (Robert Bradbury)
Development Variance Permit
to reduce the required parking spaces and eliminate indoor amenity space requirements in order to allow for the development of 7 new residential rental dwelling units within an existing apartment development.

This report is being forwarded to Council in advance of a full application review as staff do not support the application and it was not considered practical to undertake all of the work associated with refining and detailing the proposal until it is determined if Council is prepared to consider the proposed Development Variance Permits.

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Application 7921-0265-00 be denied.

RES.R21-2006 Carried

C. ADDITIONAL PLANNING COMMENTS

1. 7918-0455-00, 7918-0455-01

15558 - 36 Avenue

Owners: Chimney Ridge Investments Ltd., R. Lidder

Agent: Hub Engineering Inc. (Mike Kompter)

Development Variance Permit*to reduce the minimum front and side yard setbacks to retain an existing single family dwelling as part of a rezoning and subdivision application.*

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

1. Council file Development Variance Permit No. 7918-0455-00.
2. Council approve Development Variance Permit No. 7918-0455-01, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side yard setback of the "Quarter Acre Residential Zone (RQ)" for proposed Lot 2 from 2.4 metres to 2 metres; and
 - (b) to reduce the minimum front yard setback of the "Quarter Acre Residential Zone (RQ)" for proposed Lot 2 from 7.5 metres to 3.9 metres.

RES.R21-2007

Carried

With Councillor Pettigrew opposed.

2. 7918-0281-00

10472 Scott Road

Owner: 10472 Scott Road Investments Ltd.

Agent: KL Tech Engineering Ltd. (Curtis Gray)

General Development Permit*in order to permit design changes to the exterior façade and internal layout for a future two-storey multi-tenant warehouse building.*

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

1. Council authorize staff to draft a revised General Development Permit No. 7918-0281-00, for Form and Character and Hazard Lands (Flood Prone Areas), generally in accordance with the attached drawings (Appendix I).
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) completion of all outstanding requirements identified in the original Planning Report for Development Application No. 7918-0281-00, dated May 27, 2019, as shown in Appendix II.

RES.R21-2008

Carried

3. **7920-0104-00**
10225 City Parkway
 Owner: City of Surrey
 Agent: City of Surrey (Avril Wright)
Rezoning from CD Bylaw No. 20195 to CD
to permit subdivision into 3 lots including conveyance of one lot for the future 102A Avenue.

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

1. Council rescind Third Reading of Rezoning Bylaw No. 20195 granted by Resolution No. R20-1828 at the November 23, 2020, Regular Council – Public Hearing meeting.
2. Council rescind Second Reading of Rezoning Bylaw No. 20195 granted by Resolution No. R20-1676 at the November 9, 2020, Regular Council – Land Use meeting.
3. Council amend Bylaw No. 20195 by increasing the maximum allowable floor area ratio and incorporating modifications to permitted uses, setbacks and subdivision requirements as outlined in the attached amended CD Bylaw, as shown in Appendix IV.
4. Council consider Second Reading of Bylaw No. 20195 (Appendix IV), as amended, and set a date for Public Hearing.
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) All issues outlined in the original Planning & Development Report for 7920-0104-00 and dated November 9, 2020, remain in place.

RES.R21-2009 Carried

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council rescind third reading of Bylaw No. 20195 granted by Resolution No. R20-1828 at the November 23, 2020 Regular Council – Public Hearing meeting.

RES.R21-2010 Carried

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council rescind second reading of Bylaw No. 20195 granted by Resolution No. R20-1676 at the November 9, 2020 Regular Council – Land Use meeting.

RES.R21-2011 Carried

- | | | |
|--------------|--|--|
| RES.R21-2012 | It was

Section B. Permitted Uses, Section D. Density, Section F. Yards and Setbacks and Section K. Subdivision, as detailed in Appendix IV of the Planning Report dated November 8, 2021. | Moved by Councillor Guerra
Seconded by Councillor Patton
That Council amend Bylaw No. 20195 in

<u>Carried</u> |
| RES.R21-2013 | It was

Amendment Bylaw, 2020, No. 20195" | Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
pass its second reading, as amended.
<u>Carried</u> |
| RES.R21-2014 | It was then

Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20195" be held at City Hall on November 22, 2021, at 7:00 p.m. | Moved by Councillor Guerra
Seconded by Councillor Patton
That the Public Hearing on "Surrey Zoning
<u>Carried</u> |

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 Comprehensive Development Zone 01 (CD.01), Bylaw, 2021, No. 20283"
3900-20-20283 – Council Initiative
12505 – 22 Avenue

This Bylaw amends and replaces Bylaw No. 13430 in order to support the inclusion of one secondary suite in existing Comprehensive Development Zones that regulate single family dwellings and that have adequate lot size, width and depth to provide at least three off-street parking spaces, as outlined in Corporate Report 2020-R162.

Council direction received November 9, 2020
Corporate Report No. 2020-R162

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Comprehensive Development
Zone 01 (CD.01), Bylaw, 2021, No. 20283" be finally adopted.

RES.R21-2015

Carried

2. "Surrey Comprehensive Development Zone 02 (CD.02), Bylaw, 2021, No. 20284"
3900-20-20284 – Council Initiative
12549 – 25 Avenue

This Bylaw amends and replaces Bylaw No. 12392 in order to support the inclusion of one secondary suite in existing Comprehensive Development Zones that regulate single family dwellings and that have adequate lot size, width and depth to provide at least three off-street parking spaces, as outlined in Corporate Report 2020-R162.

Council direction received November 9, 2020
Corporate Report No. 2020-R162

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Comprehensive Development
Zone 02 (CD.02), Bylaw, 2021, No. 20284" be finally adopted.

RES.R21-2016

Carried

3. "Surrey Comprehensive Development Zone 03 (CD.03), Bylaw, 2021, No. 20285"
3900-20-20285 – Council Initiative
1777 Ocean Park Road
This Bylaw amends and replaces Bylaw No. 14684 in order to support the inclusion of one secondary suite in existing Comprehensive Development Zones that regulate single family dwellings and that have adequate lot size, width and depth to provide at least three off-street parking spaces, as outlined in Corporate Report 2020-R162.

Council direction received November 9, 2020
Corporate Report No. 2020-R162

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Comprehensive Development
Zone 03 (CD.03), Bylaw, 2021, No. 20285" be finally adopted.

RES.R21-2017

Carried

4. "Surrey Comprehensive Development Zone 04 (CD.04), Bylaw, 2021, No. 20286"
3900-20-20286 – Council Initiative
13464, 13484, and 13472 – 13A Avenue
This Bylaw amends and replaces Bylaw No. 13465 in order to support the inclusion of one secondary suite in existing Comprehensive Development Zones that regulate single family dwellings and that have adequate lot size, width and depth to provide at least three off-street parking spaces, as outlined in Corporate Report 2020-R162.

Council direction received November 9, 2020
Corporate Report No. 2020-R162

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Comprehensive Development
Zone 04 (CD.04), Bylaw, 2021, No. 20286" be finally adopted.

RES.R21-2018

Carried

5. "Surrey Comprehensive Development Zone 05 (CD.05), Bylaw, 2021, No. 20287"
3900-20-20287 – Council Initiative
2175 – 123 Street
This Bylaw amends and replaces Bylaw No. 15254 in order to support the inclusion of one secondary suite in existing Comprehensive Development Zones that regulate single family dwellings and that have adequate lot size, width and depth to provide at least three off-street parking spaces, as outlined in Corporate Report 2020-R162.

Council direction received November 9, 2020
Corporate Report No. 2020-R162

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Comprehensive Development
Zone 05 (CD.05), Bylaw, 2021, No. 20287" be finally adopted.

RES.R21-2019

Carried

6. "Surrey Comprehensive Development Zone o6 (CD.o6), Bylaw, 2021, No. 20288"
3900-20-20288 – Council Initiative
13078 – 13 Avenue
This Bylaw amends and replaces Bylaw No. 15448 in order to support the inclusion of one secondary suite in existing Comprehensive Development Zones that regulate single family dwellings and that have adequate lot size, width and depth to provide at least three off-street parking spaces, as outlined in Corporate Report 2020-R162.

Council direction received November 9, 2020
Corporate Report No. 2020-R162

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Comprehensive Development
Zone o6 (CD.o6), Bylaw, 2021, No. 20288" be finally adopted.

RES.R21-2020

Carried

7. "Surrey Comprehensive Development Zone o7 (CD.o7), Bylaw, 2021, No. 20289"
3900-20-20289 – Council Initiative
12532 – 23 Avenue
This Bylaw amends and replaces Bylaw No. 16066 in order to support the inclusion of one secondary suite in existing Comprehensive Development Zones that regulate single family dwellings and that have adequate lot size, width and depth to provide at least three off-street parking spaces, as outlined in Corporate Report 2020-R162.

Council direction received November 9, 2020
Corporate Report No. 2020-R162

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Comprehensive Development
Zone o7 (CD.o7), Bylaw, 2021, No. 20289" be finally adopted.

RES.R21-2021

Carried

8. "Surrey Comprehensive Development Zone o8 (CD.o8), Bylaw, 2021, No. 20290"
3900-20-20290 – Council Initiative
12579 – 27 Avenue
This Bylaw amends and replaces Bylaw No. 16636 in order to support the inclusion of one secondary suite in existing Comprehensive Development Zones that regulate single family dwellings and that have adequate lot size, width and depth to provide at least three off-street parking spaces, as outlined in Corporate Report 2020-R162.

Council direction received November 9, 2020
Corporate Report No. 2020-R162

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Comprehensive Development
Zone o8 (CD.o8), Bylaw, 2021, No. 20290" be finally adopted.

RES.R21-2022

Carried

9. "Surrey Comprehensive Development Zone 09 (CD.09), Bylaw, 2021, No. 20332"
3900-20-20332 – Council Initiative
This Bylaw amends and replaces Bylaw No. 12065 in order to support the inclusion of one secondary suite in existing Comprehensive Development Zones that regulate single family dwellings and that have adequate lot size, width and depth to provide at least three off-street parking spaces, as outlined in Corporate Report No. 2020-R162.

Council direction received November 9, 2020
Corporate Report Item No. 2020-R162

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Comprehensive Development
Zone 09 (CD.09), Bylaw, 2021, No. 20332" be finally adopted.

RES.R21-2023

Carried

10. "Surrey Comprehensive Development Zone 10 (CD.10), Bylaw, 2021, No. 20333"
3900-20-20333 – Council Initiative
This Bylaw amends and replaces Bylaw No. 12657 in order to support the inclusion of one secondary suite in existing Comprehensive Development Zones that regulate single family dwellings and that have adequate lot size, width and depth to provide at least three off-street parking spaces, as outlined in Corporate Report No. 2020-R162.

Council direction received November 9, 2020
Corporate Report Item No. 2020-R162

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Comprehensive Development
Zone 10 (CD.10), Bylaw, 2021, No. 20333" be finally adopted.

RES.R21-2024

Carried

11. "Surrey Comprehensive Development Zone 11 (CD.11), Bylaw, 2021, No. 20334"
3900-20-20334 – Council Initiative
This Bylaw amends and replaces Bylaw No. 13242 in order to support the inclusion of one secondary suite in existing Comprehensive Development Zones that regulate single family dwellings and that have adequate lot size, width and depth to provide at least three off-street parking spaces, as outlined in Corporate Report No. 2020-R162.

Council direction received November 9, 2020
Corporate Report Item No. 2020-R162

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Comprehensive Development
Zone 11 (CD.11), Bylaw, 2021, No. 20334" be finally adopted.

RES.R21-2025

Carried

- 15. "Surrey Comprehensive Development Zone 15 (CD.15), Bylaw, 2021, No. 20338"
3900-20-20338 – Council Initiative
This Bylaw amends and replaces Bylaw No. 13935 in order to support the inclusion of one secondary suite in existing Comprehensive Development Zones that regulate single family dwellings and that have adequate lot size, width and depth to provide at least three off-street parking spaces, as outlined in Corporate Report No. 2020-R162.

Council direction received November 9, 2020
Corporate Report Item No. 2020-R162

- * Planning and Development advise (See memorandum in back up) that subsequent to third reading, a transcription error was identified in the Bylaw. Council is requested to rescind third reading, and amend accordingly. The Bylaw will then be in order for final adoption.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council rescind third reading of Bylaw
No. 20338, granted by Resolution No. RES.R21-1147 at the June 14, 2021, Regular
Council – Public Hearing meeting.

RES.R21-2029 Carried

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council amend Schedule A, Section A.
Intent by deleting the phrase "This Zone is intended for *single family dwellings* on small urban *lots*." and replacing with "This Zone is intended exclusively for *single family dwellings* on large urban *lots* in existing urban areas."

RES.R21-2030 Carried

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Comprehensive Development
Zone 15 (CD.15), Bylaw, 2021, No. 20338" pass its third reading, as amended.

RES.R21-2031 Carried

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Comprehensive Development
Zone 15 (CD.15), Bylaw, 2021, No. 20338" be finally adopted.

RES.R21-2032 Carried

16. "Surrey Comprehensive Development Zone 16 (CD.16), Bylaw, 2021, No. 20339"
3900-20-20339 – Council Initiative
This Bylaw amends and replaces Bylaw No. 14798 in order to support the inclusion of one secondary suite in existing Comprehensive Development Zones that regulate single family dwellings and that have adequate lot size, width and depth to provide at least three off-street parking spaces, as outlined in Corporate Report No. 2020-R162.

Council direction received November 9, 2020
Corporate Report Item No. 2020-R162

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Comprehensive Development
Zone 16 (CD.16), Bylaw, 2021, No. 20339" be finally adopted.

RES.R21-2033

Carried

17. "Surrey Comprehensive Development Zone 17 (CD.17), Bylaw, 2021, No. 20385"
3900-20-20385 – Council Initiative
12707 to 12781 – 67 Avenue (odd numbers); 6681 to 6703 – 128 Street (odd numbers)
This Bylaw amends and replaces Bylaw No. 13030 in order to support the inclusion of one secondary suite in existing Comprehensive Development Zones that regulate single family dwellings and that have adequate lot size, width and depth to provide at least three off-street parking spaces, as outlined in Corporate Report 2020-R162.

Council direction received November 9, 2020
Corporate Report No. 2020-R162

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Comprehensive Development
Zone 17 (CD.17), Bylaw, 2021, No. 20385" be finally adopted.

RES.R21-2034

Carried

18. "Surrey Comprehensive Development Zone 18 (CD.18), Bylaw, 2021, No. 20386"
3900-20-20386 – Council Initiative
15910 – 15969 – 91A Avenue; 9176 – 159 Street
This Bylaw amends and replaces Bylaw No. 14209 in order to support the inclusion of one secondary suite in existing Comprehensive Development Zones that regulate single family dwellings and that have adequate lot size, width and depth to provide at least three off-street parking spaces, as outlined in Corporate Report 2020-R162.

Council direction received November 9, 2020
Corporate Report No. 2020-R162

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Comprehensive Development
Zone 18 (CD.18), Bylaw, 2021, No. 20386" be finally adopted.

RES.R21-2035

Carried

19. "Surrey Comprehensive Development Zone 19 (CD.19), Bylaw, 2021, No. 20387"
3900-20-20387 – Council Initiative
15516 to 15590 – 89A Avenue (even numbers); 15556 to 15591 – 89 Avenue;
8935 to 8947 – 155A Street
This Bylaw amends and replaces Bylaw No. 14535 in order to support the inclusion of one secondary suite in existing Comprehensive Development Zones that regulate single family dwellings and that have adequate lot size, width and depth to provide at least three off-street parking spaces, as outlined in Corporate Report 2020-R162.

Council direction received November 9, 2020
Corporate Report No. 2020-R162

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Comprehensive Development
Zone 19 (CD.19), Bylaw, 2021, No. 20387" be finally adopted.

RES.R21-2036

Carried

20. "Surrey Comprehensive Development Zone 20 (CD.20), Bylaw, 2021, No. 20388"
3900-20-20388 – Council Initiative
6116 to 6172 – 127 Street (even numbers); 6155 to 6181 – 127A Street;
6119 to 6149 - 128 Street (odd numbers); 12716 to 12760 – 61A Avenue
This Bylaw amends and replaces Bylaw No. 14818 in order to support the inclusion of one secondary suite in existing Comprehensive Development Zones that regulate single family dwellings and that have adequate lot size, width and depth to provide at least three off-street parking spaces, as outlined in Corporate Report 2020-R162.

Council direction received November 9, 2020
Corporate Report No. 2020-R162

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Comprehensive Development
Zone 20 (CD.20), Bylaw, 2021, No. 20388" be finally adopted.

RES.R21-2037

Carried

21. "Surrey Comprehensive Development Zone 21 (CD.21), Bylaw, 2021, No. 20389"
3900-20-20389 – Council Initiative
6670 – 127 Street; 6673 & 6683 – 127A Street; 6657 to 6677 – 128 Street (odd numbers);
12708 to 12788 – 67 Avenue (even numbers)
This Bylaw amends and replaces Bylaw No. 14919 in order to support the inclusion of one secondary suite in existing Comprehensive Development Zones that regulate single family dwellings and that have adequate lot size, width and depth to provide at least three off-street parking spaces, as outlined in Corporate Report 2020-R162.

Council direction received November 9, 2020
Corporate Report No. 2020-R162

24. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20440"
 7921-0113-00
 Owners: S. Barker, E. Barker
 Agent: WSP (Scott Pelletier)
 RF to CD - 2963 McBride Avenue – to permit the construction of a new
 single family dwelling.

Council direction received September 13, 2021

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2021, No. 20440" be finally adopted.

RES.R21-2041

Carried

BYLAWS WITH PERMITS

25. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2019,
 No. 20009"
 7918-0125-00
 Owner: ML Emporio Development Ltd.
 Agent: ML Emporio Development Ltd. (Jacqueline Huynh)
 10315, 10327 and 10335 – 133 Street - to redesignate the site - - from Multiple
 Residential to Central Business District and include the site in Figure 16: Central
 Business District Densities with a permitted density of "3.5 FAR".

Note: Change of Owner

Council direction received December 16, 2019

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council amend the City Centre Plan from
 "Residential Low to Mid Rise 2.5 FAR" to "Residential Mid to High Rise 3.5 FAR" and
 the road network on the subject site located at 10315, 10327 and 10335 – 133 Street.

RES.R21-2042

Carried

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Official Community Plan Bylaw,
 2013, No. 18020, Amendment Bylaw, 2019, No. 20009" be finally adopted.

RES.R21-2043

Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 20010"
RF to CD – 10315, 10327 and 10335 – 133 Street - to develop a 26-storey high-rise residential tower consisting of approximately 223 dwelling units.

Council direction received December 16, 2019

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2019, No. 20010" be finally adopted.

RES.R21-2044 Carried

Development Permit No. 7918-0125-00
10315, 10327 and 10335 – 133 Street - to develop a 26-storey high-rise residential tower consisting of approximately 223 dwelling units.

Council authorized to draft December 16, 2019

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the issuance of

Development Permit No. 7918-0125-00.
RES.R21-2045 Carried

- 26. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19688"
7917-0229-00
Owner: J. Sangha
Agent: Mainland Engineering Design Corporation. (Rajeev Mangla)
RA to RF – 13535 No. 10 Highway (58 Avenue) - to subdivide into 2 single family lots.

Note: Change of Owner

Council direction received October 1, 2018

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council amend the
West Newton/Highway 10 Neighborhood Concept Plan to eliminate the
"Buffers/Greenways" designation on the southern portion of the property.

RES.R21-2046 Carried

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19688" be finally adopted.

RES.R21-2047 Carried

Development Variance Permit No. 7917-0229-00
13535 No. 10 Highway (58 Avenue) – to permit the retention of an existing dwelling as part of a subdivision by reducing the minimum front yard (south) setback on a double fronting lot of the RF Zone from 7.5 metres to 5.7 metres

Council supported September 27, 2021

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the issuance of

RES.R21-2048 Development Variance Permit No. 7917-0229-00.
Carried

27. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19469"
7916-0451-00
Owner: B K G Enterprises Ltd.
Agent: Coastland Engineering and Surveying Ltd. (Mike Helle)
RA to RF-9 and RF-13 – Portion of 14454 – 60 Avenue - to subdivide into 4 single family lots.

Council direction received December 4, 2017

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19469" be finally adopted.

RES.R21-2049 Carried

Development Permit No. 7916-0451-00
Portion of 14454 – 60 Avenue – to issue a Development Permit for Sensitive Ecosystems (Streamside Protection)

Council authorized to draft December 4, 2017

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the issuance of

RES.R21-2050 Development Permit No. 7916-0451-00.
Carried

PERMIT APPROVALS

28. Development Variance Permit No. 7917-0527-00
 Owner: S. Shoker, A. Shoker
 Agent: S. Shoker
 17023 – 88 Avenue - To increase the maximum allowable setback of all portions of a single-family dwelling from 50 metres to 105.2 metres and increase the maximum depth of the farm residential footprint from 60 metres to 109.7 metres.

Council supported May 31, 2021

RES.R21-2051	It was Development Variance Permit No. 7917-0527-00.	Moved by Councillor Guerra Seconded by Councillor Patton That Council authorize the issuance of <u>Carried</u>
--------------	---	---

Development Permit No. 7917-0527-00
 13552 – 32 Avenue – To issue a Development Permit for Sensitive Ecosystems.

Council authorized to draft July 12, 2021

RES.R21-2052	It was Development Permit No. 7917-0527-00.	Moved by Councillor Guerra Seconded by Councillor Patton That Council authorize the issuance of <u>Carried</u>
--------------	--	---

APPLICATIONS/BYLAWS/PERMITS TO BE CLOSED

29. Temporary Use Permit No. 7919-0279-00
 8929 – 8861 - 187 Street
 Owner: 68th Truck Park Inc. Inc. No. BC0752478
 Agent: Adrenaline Surrey Paintball (Joseph Yankanna)
 To permit an outdoor paintball facility for a period not to exceed three years.

Council referred back to staff April 6, 2020

RES.R21-2053	It was	Moved by Councillor Guerra Seconded by Councillor Patton That Application No. 7919-0279-00 be closed. <u>Carried</u>
--------------	--------	---

- 30. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw 1998, No. 13430, Amendment Bylaw, 2019, No. 19826"
7918-0312-00
Owner: J. and T. Baird
Agent: Mike Lord
12505 – 22 Avenue - to amend CD By-law No. 13430 to increase the maximum permitted floor area from 390 square metres (4,200 sq. ft.) to 446 square metres (4,800 sq. ft.) in order to bring the existing single family dwelling into conformance and allow an addition.

Council direction received April 29, 2019

It was
 Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Application No. 7918-0312-00 be closed
 and that Bylaw No. 19826 be filed.

RES.R21-2054

Carried

- 31. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17925"
7913-0031-00
Owner: Lexington Homes (Peace Arch) Ltd
Agent: Hub Engineering Inc.
RA to RF-12 – Portion of 17001 – 1 Avenue - to facilitate a lot line adjustment in order to increase the widths of two (2) adjacent lots at 99 and 105 - 170 Street.

Note: Change of Owner

Council direction received April 22, 2013

It was
 Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Application No. 7913-0031-00 be closed
 and that Bylaw No. 17925 be filed.

RES.R21-2055

Carried

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 November 8, 2021 Regular Council –

Land Use meeting be adjourned.
RES.R21-2056

Carried

The Regular Council - Land Use meeting adjourned at 5:43 p.m.

Certified correct:

Jennifer Ficocelli, City Clerk

Mayor Doug McCallum