

Present:

Chairperson - Mayor McCallum
Councillor Annis
Councillor Elford
Councillor Guerra
Councillor Hundial
Councillor Locke
Councillor Nagra
Councillor Patton

Absent:

Councillor Pettigrew

Staff Present:

City Manager
City Clerk
General Manager, Corporate Services
General Manager, Engineering
General Manager, Finance
General Manager, Parks, Recreation & Culture
General Manager, Planning & Development
City Solicitor
Manager, Area Planning & Development, North Division
Manager, Area Planning & Development, South Division
Land Development Engineer

A. ADOPTION OF THE AGENDA

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That:

1. The agenda of the March 7, 2022, Regular Council Land Use meeting be amended by adding Item C.1; and
2. The agenda be adopted as amended.

RES.R22-321

Carried

B. LAND USE APPLICATIONS**1. 7914-0147-00**

14499 and 14500 - 59 Avenue

Owners: K. Dhanda, J. Dhanda, 0749813 B.C. Ltd.

Director Information: Parmjit Bal

Officer Information as at February 23, 2021: Paramjit Kaur Bal (President)

Agent: Coastland Engineering and Surveying Ltd. (Mike Helle)

Development Permit / Development Variance Permit

to allow subdivision into five single family lots.

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That:

1. Council authorize staff to draft Development Permit No. 7914-0147-00 for Sensitive Ecosystems (Streamside Areas) generally in accordance with the Ecosystem Development Plan prepared by Binpal Engineering Ltd. and dated January 5, 2021.

2. Council approve Development Variance Permit No. 7914-0147-00, to reduce the minimum rear yard setback of a principal building of the "Single Family Residential (12) Zone (RF-12)" from 7.5 metres to 6.0 metres for proposed Lots 1, 2 and 4, and from 7.5 metres to 5.5 metres for proposed Lot 3, to proceed to Public Notification.

3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
 - (d) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff.

RES.R22-322

Carried

2. **7921-0204-00**
16387 - 50 Avenue
 Owners: P. Singh, G. Kaur
 Agent: P. Singh
Rezoning from A-1 to CD (based on A-1)
to permit a cannabis production facility within an existing Quonset building on the lot.

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Application 7921-0204-00 be denied.
Carried

RES.R22-323

3. **7919-0362-00**
5845, 5851, and 5879 - 148 Street; 5874 - 147B Street
 Owner: The Board of Education of School District No. 36 (Surrey)
 Agent: School District No. 36 (Surrey) (Wendy Crowe)
NCP Amendment from "Single Family Small Lots" to "Schools"
to permit the development of a new elementary school.

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council amend the South Newton
 Neighborhood Concept Plan to redesignate the properties at 5845 - 148 Street and
 5851 - 148 Street from "Single Family Small Lots" to "Schools".

RES.R22-324

Carried

4. **7922-0019-00**
19062 - 34A Avenue
Owner: 1303325 B.C. Ltd.
Director Information: Joshua Gaglardi
No Officer Information Filed.
Agent: Orion Construction (Jack Priestley)
Development Variance Permit
to vary the required number of parking spaces, to permit the addition of a mezzanine for storage.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council approve Development Variance
Permit No. 7922-0019-00, to reduce the minimum number of on-site parking spaces required from 47 to 41, to proceed to Public Notification.

RES.R22-325

Carried

5. **7921-0169-00**
8929 - 148 Street
Owners: G. Dhanoi, L. Dhanoi
Agent: Citiwest Consulting Ltd. (Roger Jawanda)
Rezoning from RF to RF-13
to allow subdivision into two single family small urban 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 (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

- (e) the applicant adequately address the City’s needs with respect to the City’s Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services; and
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.
- RES.R22-326 Carried

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2022, No. 20588" pass its first reading.
 RES.R22-327 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, 2022, No. 20588" pass its second reading.
 RES.R22-328 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, 2022, No. 20588" be held at City Hall on
 March 28, 2022, at 7:00 p.m.
 RES.R22-329 Carried

6. **7919-0258-00, 7919-0258-01
 10232 Whalley Boulevard**
 Owner: Anthem Surrey Centre 2 Developments Ltd.
 Agent: Anthem Properties Group Ltd. (Alexander Wright)
**City Centre Plan Amendment for a portion from "Residential Mid to High Rise
 Residential 3.5 FAR" to "Mixed-Use 3.5 FAR"**
Rezoning from C-8 to CD
General Development Permit
Detailed Development Permit
Development Variance Permit
*to permit the development of a mixed-use phased development consisting of three
 high-rise mixed-use towers, two low-rise residential buildings and one single-storey
 stand-alone commercial building. Phase 1 consists of a 31-storey mixed-use tower with
 ground floor commercial space and one single-storey stand-alone commercial
 building.*

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

1. A Bylaw be introduced to rezone the subject site from "Community Commercial Zone (C-8)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft General Development Permit No. 7919-0258-00 generally in accordance with the attached drawings (Appendix I).
3. Council authorize staff to draft Detailed Development Permit No. 7919-0258-01 for Phase 1 generally in accordance with the attached drawings (Appendix I).
4. Council approve Development Variance Permit No. 7919-0258-00, 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. 7919-0258-00 and to proceed to Public Notification.
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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (h) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RMC-135 Zone, at the rate in effect at the time of Final Adoption;

- (i) provision of cash-in-lieu or other demand management measures to address the shortfall in residential parking spaces to the satisfaction of the General Manager, Engineering;
- (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 and with respect to the City’s Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services;
- (k) registration of a volumetric statutory right-of-way for public rights-of-passage for the proposed plaza spaces located throughout the development site;
- (l) registration of a shared access and maintenance easement for shared use of the proposed outdoor amenity spaces located throughout the development site; and
- (m) submission of a finalized Traffic Impact Assessment (TIA) to the satisfaction of staff.

6. Council pass a resolution to amend the City Centre Plan to redesignate a portion of the subject site from "Mid to High Rise Residential 3.5 FAR" to "Mixed-Use 3.5 FAR" as shown in Appendix VII, when the project is considered for final adoption.

RES.R22-330 Carried

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Comprehensive Development
 Zone 47 (CD 47), Bylaw, 2022, No. 20589" pass its first reading.

RES.R22-331 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 47 (CD 47), Bylaw, 2022, No. 20589" pass its second reading.

RES.R22-332 Carried

It was then Moved by Councillor Guerra
 Seconded by Councillor Patton
 That the Public Hearing on "Surrey
 Comprehensive Development Zone 47 (CD 47), Bylaw, 2022, No. 20589" be held at
 City Hall on March 28, 2022, at 7:00 p.m.

RES.R22-333 Carried

7. **7921-0289-00**
14387 - 18 Avenue
 Owners: G. Heer, H. Heer
 Agent: G. Heer
Development Variance Permit
to reduce the minimum rear yard setback to permit a single-family dwelling.

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council approve Development Variance
 Permit No. 7921-0289-00, to reduce the minimum rear yard (west) setback of the RF
 Zone from 7.5 metres to 6 metres to the principal building face, to proceed to Public
 Notification.

RES.R22-334 Carried

8. **7921-0366-00**
7677 - 132 Street (7675 - 132 Street)
 Owner: Newplex Surrey Nominee Inc.
 Agent: New Surrey Cabinet Doors (Kuldip Singh Sidhu)
Development Variance Permit
*to increase the maximum height of an accessory structure to permit an existing dust-
 collector.*

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council approve Development Variance
 Permit No. 7921-0366-00, to vary the maximum accessory structure height of the
 IL Zone allowed from 6 metres to 9.8 metres, to proceed to Public Notification.

RES.R22-335 Carried

9. **7917-0301-00**
16483 and 16487 - 89 Avenue
 Owner: 1283653 B.C. Ltd.
Director Information: Anju Bala Batta
No Officer Information Filed.
 Agent: Hub Engineering Inc. (Mike Kompter)
**OCP Amendment from Suburban and Agricultural to Urban
 Rezoning from A-1 to CD
 Development Permit**
*to permit the development of 117 townhouse units and the conveyance of the riparian
 protection area to the City.*

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council refer Application 7917-0301-00
 back to staff to continue to process the application as proposed.

RES.R22-336 Carried

10. 7920-0284-00
 10744 and 10752 City Parkway; 10745 and 10757 - 135A Street;
 10737 - 135A Street (10739 - 135A Street)
 Owner: Berkeley Enterprises Ltd.
 Agent: Chris Dikeakos Architects Inc. (Jalil Azizi)
**OCP Amendment of Figure 16: Central Business District Densities from
 "3.5 FAR" to "7.5 FAR"**
Rezoning from C-8 and C-15 to CD
**City Centre Plan Amendment "Residential Mid-High Rise 3,5 FAR" to
 "Mixed-Use Residential 7.5 FAR"**
Development Permit
*to permit the development of a 48-storey mixed-use building in City Centre, including
 6,690 square metres of office and commercial floor space within the four-storey
 podium and 593 market residential dwelling units above.*

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

1. A Bylaw be introduced to amend the Official Community Plan (OCP) Figure 16: Central Business District Densities for the subject site from "3.5 FAR" to "7.5 FAR" and a date be set for Public Hearing.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the OCP, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A Bylaw be introduced to rezone the subject site from "Community Commercial Zone (C-8)" and "Town Centre Commercial Zone (C-15)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft Form and Character Development Permit No. 7920-0284-00 generally in accordance with the attached drawings (Appendix I).
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) 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 address the density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (g) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RMC-135 Zone, at the rate in effect at the time of Final Adoption;
 - (h) provision of cash-in-lieu or other transportation demand management measures to address the shortfall in residential parking spaces to the satisfaction of the General Manager, Engineering;
 - (i) submission of an acoustical report for the residential units and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (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 right-of-way for public rights-of-passage for the area between the building face and the street edges;
 - (l) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services;
 - (m) submission of a finalized Traffic Impact Assessment to the satisfaction of staff;
 - (n) the applicant provide access to 10732 City Parkway, immediately south of the subject site, through registration of an access easement through the site; and
 - (o) registration of a volumetric statutory right-of-way for public rights-of-passage for the proposed plaza spaces located throughout the development site.
6. Council pass a resolution to amend the Surrey City Centre Plan to redesignate the land from "Mid-High Rise Residential 3.5 FAR" to "Mixed-Use 7.5 FAR" designation.

RES.R22-337

Carried

11. **7918-0088-00**
5400 - 148 Street
 Owner: Ridgeview Panorama Estates Ltd.
 Agent: Aplin & Martin Consultants Ltd. (Maggie Koka)
OCP Amendment from "Suburban" to "Urban"
NCP Amendment to introduce a new land use designation: "Residential (15 upa)"
NCP Amendment from "Park" and "Proposed Business Park" to
"Residential (15 upa)" and from "Business Park" to "Park"
Rezoning from RA to CD (based on RM-15)
Development Permit
to permit the development of 39 townhouse units.

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 the subject site from "Suburban" to "Urban" and a date be set for Public Hearing.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the OCP, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD) (based on "Multiple Residential 15 Zone (RM-15)")" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7918-0088-00 generally in accordance with the attached drawings (Appendix I), the finalized Ecosystem Development Plan, and finalized geotechnical report.
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) approval from Metro Vancouver (Greater Vancouver Sewerage and Drainage District);
 - (e) approval from BC Hydro;
 - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;

- (g) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (h) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (i) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (j) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff;
 - (k) submission of a finalized Geotechnical Report to the satisfaction of City staff;
 - (l) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (m) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (n) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to Public Art and the Tier 1 Community Amenity Contribution, to the satisfaction of the General Manager, Planning and Development Department.
 - (o) registration of a Section 219 Restrictive Covenant advising future homeowners of farm practices in the area that may produce noise, odour and dust;
 - (p) registration of a Section 219 Restrictive Covenant to ensure that the future construction is in accordance with the recommendations in the submitted geotechnical report, and to indemnify the City from any future damage resulting from development in the hazard area for steep slopes; and
 - (q) registration of an access easement through the development site to provide access to the conveyed park lot.
6. Council pass a resolution to introduce a new land use designation "Residential (15 upa)" in the East Panorama Ridge Concept Plan; and to amend the East Panorama Ridge Concept Plan to redesignate the townhouse site from "Park" and "Proposed Business Park" to "Residential (15 upa)" and the conveyed park lot from "Business Park" to "Park" when the project is considered for final adoption.

RES.R22-344

Carried

12. **7918-0164-00**
10150 - 177A Street
 Owner: Qualico Developments (Vancouver) Inc
 Agent: Aplin & Martin Consultants Ltd. (Maggie Koka)
OCP Amendment for a portion of the site from "Suburban" to "Urban"
LAP Amendment for a portion of the site from "Low Density Townhouse 12-15 UPA"
and "Single Family Residential 4-6 UPA" to "Urban Residential 8-10 UPA"
Rezoning portions from RA to RF and RF-13
Development Permit / Development Variance Permit
to allow subdivision into six RF lots, 21 RF-13 lots, an open space (riparian protection) lot, and a remnant lot.

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

1. A Bylaw be introduced to amend the Official Community Plan (OCP) Figure 3: General Land Use Designations for a portion of the subject site (Appendix V), from "Suburban" to "Urban" and a date be set for Public Hearing.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the OCP, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A Bylaw be introduced to rezone the portion of the subject site as shown as Block 1 on the attached Survey Plan (Appendix I), from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and Block 2 on the attached Survey Plan from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7918-0164-00 generally in accordance with the finalized Ecosystem Development Plan and Geotechnical Report.
5. Council approve Development Variance Permit No. 7918-0164-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the RF-13 Zone from 7.5 metres to 6 metres to the principal building face for proposed Lots 9, 10, 11, 13 and 26;
 - (b) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres to 2.4 metres to the principal building face and to reduce the minimum front yard setback from 7.5 metres to 3.6 metres to the principal building face and 6 metres to the garage for proposed Lot 24;
 - (c) to reduce the minimum rear yard setback of the RF-13 Zone from 7.5 metres to 5.5 metres for 50% of the rear principal building face and 4 metres for the other 50% of the rear principal building face for proposed Lot 25;

- (d) to reduce the minimum lot depth of the RF-13 Zone from 24 metres to 21 metres for proposed Lots 25 and 26; and
 - (e) to reduce the minimum lot depth of the RF Zone from 28 metres to 20.4 metres for proposed Lot 24.
6. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) Approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (f) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
 - (g) conveyance of riparian areas and Biodiversity Conservation Strategy areas to the City;
 - (h) submission of a finalized Geotechnical Report to the satisfaction of City staff;
 - (i) registration of a Section 219 Restrictive Covenant to ensure that future buildings, structures, or improvements comply with the accepted geotechnical recommendations;
 - (j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (k) 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.
7. Council pass a resolution to amend the Abbey Ridge Local Area Plan (LAP) to redesignate a portion of the land from "Low Density Townhouse 12-15 UPA" and "Single Family Residential 4-6 UPA" to "Urban Residential 8-10 UPA" and also amend the road layout to provide a through road and additional cul-de-sac to the site when the project is considered for final adoption (Appendix V).

RES.R22-351

Carried

RES.R22-352 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2022, No. 20594" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R22-353 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2022, No. 20594" pass its second reading.
Carried

RES.R22-354 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, 2022, No. 20594" be
held at City Hall on March 28, 2022, at 7:00 p.m.
Carried

RES.R22-355 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2022, No. 20595" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R22-356 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2022, No. 20595" pass its second reading.
Carried

RES.R22-357 It was then Moved by Councillor Guerra
Seconded by Councillor Patton
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20595" be held at City Hall on
March 28, 2022, at 7:00 p.m.
Carried

C. ADDITIONAL PLANNING COMMENTS

1. **7921-0160-00, 7921-0161-00**
9933 Barnston Drive East
 Owner: 0794043 B.C. Ltd.
Director Information: Joginder Dhaliwal
Officer Information as of June 13, 2021: Joginder Dhaliwal (President, Secretary)
 Agent: J. Dhaliwal
OCP Amendment from "Commercial" to "Multiple Residential"
LAP Amendment from "Neighbourhood Commercial" to "High Density Mixed-Use Apartments (30-45 UPA)" and "Medium Density Townhouses (15-30 UPA)"
Rezoning from CD to CD (based on RM-70 and C-8)
Development Permit
to permit the development of a 54-unit, five-storey mixed-use building, including 1,554 square metres of ground floor commercial, including a stand-alone daycare, and 43 townhouse units.

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

1. An Official Community Plan (OCP) Amendment Bylaw be introduced to:
 - (a) amend "Figure 3: General Land Use Designations" by redesignating the subject site, from "Commercial" to "Multiple Residential"; and
 - (b) amend "Figure 42: Major Employment Areas" by removing the Commercial designation from the subject site

and a date be set for Public Hearing.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the OCP, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A Bylaw be introduced to rezone the subject site from "Comprehensive Development Zone (CD Bylaw No. 17028)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No.7921-0160-00 generally in accordance with the attached drawings (Appendix I).
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 and Infrastructure;
- (d) approval from the Ministry of Forests, Lands and Natural Resource Operations under the Water Sustainability Act confirming the Class C watercourse;
- (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (f) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (g) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (h) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department if required;
- (i) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan and Sensitive Ecosystem Development Permit (Streamside) to the satisfaction of City staff if required;
- (j) provision of a cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-70 Zone, at the rate in effect at the time of Final Adoption;
- (k) registration of a right-of-way for public rights-of-passage for the area between the mixed-use building face and the street edges;
- (l) registration of an access easements to secure for the proposed shared access between the proposed developments;
- (m) submission of an acoustical report for the units adjacent to Highway 1 and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (n) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning and Development Services; and

(o) a volumetric statutory right-of-way to secure public access to the outdoor amenity space.

6. Council pass a resolution to amend the Abbey Ridge Local Area Plan (LAP) to redesignate the land from "Neighbourhood Commercial" to "High Density Mixed-Use Apartments (30-45 UPA)" for proposed Lot 1 and "Medium Density Townhouses (15-30 UPA)" for proposed Lot 2 when the project is considered for final adoption.

RES.R22-358 Carried

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20596" pass its first reading.

RES.R22-359 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20596" pass its second reading.

RES.R22-360 Carried

It was then Moved by Councillor Guerra
Seconded by Councillor Patton
That the Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20596" be held at City Hall on March 28, 2022, at 7:00 p.m.

RES.R22-361 Carried

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Comprehensive Development Zone 48 (CD 48), Bylaw, 2022, No. 20597" pass its first reading.

RES.R22-362 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 48 (CD 48), Bylaw, 2022, No. 20597" pass its second reading.

RES.R22-363 Carried

- 2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18151"
7913-0176-00
Owner: High Quality Homes Ltd., I. Sandhu
Agent: WSP Canada Inc. (Dexter Hirabe)
RA to RF-10 and RF-12: 5945 – 142 Street - to permit subdivision into 4 single family lots.

Council direction received December 16, 2013

It was
 Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2013, No. 18151" be finally adopted.

RES.R22-366

Carried

BYLAWS WITH PERMITS

- 3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20048"
7918-0455-00
Owner: R. Lidder, Chimney Ridge Investments Ltd.
Agent: Hub Engineering Inc. (Mike Kompter)
RA to RQ - 15558 - 36 Avenue - to subdivide into 3 lots and retain an existing dwelling on one of the lots.

Council direction received March 9, 2020

It was
 Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2020, No. 20048" be finally adopted.

RES.R22-367

Carried

Development Variance Permit No. 7918-0455-01
 15558 - 36 Avenue - to reduce the minimum side yard setback from 2.4 metres to 2 metres and reduce the minimum front yard setback from 7.5 metres to 3.9 metres for proposed Lot 2, in order to retain an existing dwelling on one of the lots.

It was
 Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council authorize the issuance of
 Development Variance Permit No. 7918-0455-01.

RES.R22-368

Carried

4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20196"
7919-0248-00
Owner: Central Creations Ltd.
Agent: Mountain Creations (Ehsan Fatemi)
RF to CD- 14245, 14255 and 14265 – 103A Avenue - to permit the development of a 5-storey apartment building with approximately 65 dwelling units and underground parking.

Council direction received November 9, 2020

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council rescind third reading of Bylaw 20196,
granted by resolution RES.R20-1830, at the November 23, 2020 Regular Council – Public Hearing meeting.

RES.R22-369

Carried

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council amend Bylaw 20196 in Section J.
Special Regulations by deleting sub-section J.1.(c) and replacing it with the following:

- "(c) Indoor amenity space, in the amount of:
i) 3.0 sq. m. [32 sq. ft.] per dwelling unit; and
ii) 1.0 sq. m. [10 sq. ft.] per lock-off suite; and
iii) 4.0 sq. m. [43 sq. ft.] per micro unit; and"

RES.R22-370

Carried

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2020, No. 20196" pass its third reading, as amended.

RES.R22-371

Carried

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2020, No. 20196" be finally adopted.

RES.R22-372

Carried

Development Permit No. 7919-0248-00
14245, 14255 and 14265 – 103A Avenue - to issue a Development Permit for Form and Character.

Council authorized to draft November 9, 2020

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the issuance of
Development Permit No. 7919-0248-00.

RES.R22-373

Carried

5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20411"
7921-0059-00
Owner: Ruzmarin Holdings (B.C.) Ltd.
Agent: Orion Construction (Paul Bangma)
A-I to IB-1 – 3373 - 194 Street – to permit the development of a 9,197 square metre industrial building.

Council direction received July 12, 2021

- * Planning and Development advise (see memorandum in back-up) that the applicant has made changes to the preliminary approval of a high-albedo roof to meet the Climate Adaptation Strategy policy. The new proposed changes, an EPDM roof system with light grey washed river worn rock, with a Solar Radiance Index value of between 0.5 and 0.65.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20411" be finally adopted.

RES.R22-374

Carried

Development Variance Permit No. 7921-0059-00
3373 - 194 Street - to reduce the minimum rear yard requirement from 7.5 metres to 0 metres.

Council supported July 26, 2021

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the issuance of
Development Variance Permit No. 7921-0059-00.

RES.R22-375

Carried

Development Permit No. 7921-0059-00
3373 - 194 Street – to issue a Development Permit for Form and Character.

Council authorized to draft July 12, 2021

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

Development Permit No. 7921-0059-00.
RES.R22-376 Carried

6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20478"
7921-0220-00
Owner: 1323547 B.C. Ltd. (Director Information: Willie Fisher and Ender Ilkay)
Agent: Orion Construction (Paul Bangma)
A-2 to IB-1 – 3505 - 194 Street – to permit the development of an 8,295 square-metre multi-tenant industrial building.

Council direction received November 22, 2021

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20478" be finally adopted.

RES.R22-377 Carried

Development Variance Permit No. 7921-0220-00
3505 - 194 Street – to reduce the minimum width of a drive aisle for one-way movement from 7.5 metres to 5.0 metres on the north side of the proposed building.

Council supported December 6, 2021

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

Development Variance Permit No. 7921-0220-00.
RES.R22-378 Carried

Development Permit No. 7921-0220-00
3505 - 194 Street – to issue a Development Permit for Form and Character.

Council authorized to draft November 22, 2021

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

Development Permit No. 7921-0220-00.
RES.R22-379 Carried

7. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20189"
7918-0322-00
Owner: ML Emporio Homes Ltd.
Agent: ML Emporio Homes Ltd.
RF to CD - 13943, 13953, and 13963 – 96 Avenue; 13942, 13952, and 13962 Laurel Drive;
Portion of Lane - to permit the development of two 6-storey apartment buildings with
173 dwelling units.

Council direction received November 9, 2020

RES.R22-380 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2020, No. 20189" be finally adopted.
Carried

Development Permit No. 7918-0322-00
13943, 13953, and 13963 – 96 Avenue; 13942, 13952, and 13962 Laurel Drive – to issue a
Development Permit for Form and Character.

Council authorized to draft November 9, 2020

RES.R22-381 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the issuance of
Development Permit No. 7918-0322-00.
Carried

8. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20165"
7918-0054-00
Owner: 1237359 B.C. Ltd. (Director Information: Kulwant Dhesi, Amandeep Dhillon and
Charnjeev Makkar)
Agent: DF Architecture Inc. (Yuri Afanasiev)
RF to CD - 10450, 10462, 10476, 10494 and 10506 - 125B Street – to permit the
development of 48 townhouse units in South Westminster Heights.

Council direction received September 14, 2020

RES.R22-382 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council amend the South Westminster
Heights Infill Area Neighbourhood Concept Plan to redesignate the subject site
from "Low Density – Tree Protection (6 - 10 upa)" to "Low Density Townhouse
(10-15 upa Gross)" and to amend the local road network.
Carried

Development Variance Permit No. 7914-0117-00
5708 -144 Street – to reduce the side yard setbacks in order to retain the existing dwelling on proposed Lot 1.

Council supported January 12, 2015

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Development Variance Permit No. 7914-0117-00 be filed.

RES.R22-387

Carried

- 10. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2020, No. 20141"
7919-0223-00
Owner: 105 University View Homes Ltd.
Agent: IBI Group (Salim Narayanan)
To amend Figure 16: Central Business District Densities with a permitted density of 5.5 FAR for the site located at 13430 and 13416 - 105A Avenue; 13437 - 105 Avenue; 10536, 10528, 10500, 10492 and 10516 University Drive; 10537, 10529, 10519, 10511 and 10501 - 134A Street - to permit develop for a 2 high-rise market residential towers and 1 mid-rise rental apartment building with a ground level child care facility.

Council direction received July 27, 2020

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

RES.R22-388

Carried

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2020, No. 20141" be finally adopted.

RES.R22-389

Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20142"
RF and RM-D to CD – 13430 and 13416 - 105A Avenue; 13437 - 105 Avenue; 10536, 10528, 10500, 10492 and 10516 University Drive; 10537, 10529, 10519, 10511 and 10501 - 134A Street - to permit develop for a 2 high-rise market residential towers and 1 mid-rise rental apartment building with a ground level child care facility.

Council direction received July 27, 2020

* Planning and Development advise (see memorandum in back-up) that subsequent to Third Reading the Surrey Development Cost Charge Bylaw, 2021, No. 20291 was introduced. Therefore, the proposed CD Bylaw No. 20142 requires a text amendment in order to include the "Community Commercial (C-8) Zone". Council is requested to rescind third reading, and amend Section L.8 to reflect the residential portion of the C-8 Zone for the child care centre. The revision does not affect use or density, and a new public hearing is not required.

RES.R22-390 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council rescind third reading of Bylaw
 20142, granted by resolution RES.R21-1523, at the July 26, 2021 Regular Council -
 Public Hearing meeting.
Carried

RES.R22-391 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council amend Bylaw 20142 in Section L.
 Other Regulations by adding the following at the end of sub-section L.8:
 "for the residential portion and the C-8 Zone for the *child care centre*"
Carried

RES.R22-392 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2020, No. 20142" pass its third reading, as amended.
Carried

RES.R22-393 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2020, No. 20142" be finally adopted.
Carried

Detailed Development Permit No. 7919-0223-01
 13430 and 13416 - 105A Avenue; 13437 - 105 Avenue; 10536, 10528, 10500, 10492 and
 10516 University Drive; 10537, 10529, 10519, 10511 and 10501 - 134A Street – to issue a
 Detailed Development Permit for Form and Character.

Council authorized to draft November 23, 2020

RES.R22-394 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council authorize the issuance of
 Development Permit No. 7919-0223-01.
Carried

General Development Permit No. 7919-0223-00
13430 and 13416 - 105A Avenue; 13437 - 105 Avenue; 10536, 10528, 10500, 10492 and 10516 University Drive; 10537, 10529, 10519, 10511 and 10501 - 134A Street – to issue a Development Permit for Sensitive Ecosystems (Streamside Areas) and Form and Character.

Council authorized to draft July 17, 2020

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That General Development Permit

No. 7919-0223-00 be filed.

RES.R22-395

Carried

PERMITS - APPROVALS

11. Development Variance Permit No. 7917-0473-00
Owner: R. Kumar, S. Phull and S. Devi
Agent: CitiWest Consulting Ltd. (Roger Jawanda)
12339 – 100 Avenue – to reduce the minimum lot width from 15 metres to 13.9 metres for proposed Lots 1 and 2 and to reduce the minimum side yard setbacks from 1.8 metres to 1.2 metres for principal buildings on proposed Lots 1 and 2.

Council supported February 25, 2019

- * Planning and Development advise (see memorandum in back-up) that five onsite Western Red Cedar trees are now proposed for removal. This removal is subject to the replacement of trees that are a minimum 75% coniferous trees.

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

Development Variance Permit No. 7917-0473-00.

RES.R22-396

Carried

12. Development Variance Permit No. 7921-0279-00
Owner: 1063550 B.C. Ltd. (Director Information: Diane Balsor, Brock Dorward)
Agent: WSP Canada Inc (Scott Pelletier)
18310 – 68 Avenue – to reduce the minimum rear yard setback from 7.5 metres to 2 metres to the principle building face in order to construct a single family dwelling.

Council supported January 31, 2022

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

Development Variance Permit No. 7921-0279-00.

RES.R22-397

Carried

APPLICATIONS/BYLAWS/PERMITS TO BE CLOSED

- 13. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18679"
7915-0342-00
Owner: Jasbir Lail
Agent: Coastland Engineering & Surveying Ltd. (Michael Helle)
RF to RF-12 – 6041 King George Boulevard - to subdivide into 5 single family lots.

Council direction received March 7, 2016

It was
and file Bylaw No. 18679.

Moved by Councillor Guerra
Seconded by Councillor Patton
That Council close Application No. 7915-0342-00

RES.R22-398

Carried

- 14. Development Variance Permit No. 7913-0122-00
Owner: M. Nitsch.
Agent: M. Nitsch
13021 Crescent Road – to reduce the minimum front yard setback for accessory building from 18 metres to 7.16 metres.

Council supported December 15, 2014

It was
That Council close Application No. 7913-0122-00.

Moved by Councillor Guerra
Seconded by Councillor Patton

RES.R22-399

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 March 7, 2022 Regular Council –

Land Use meeting be adjourned.
RES.R22-400

Carried

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

Certified correct:

Jennifer Ficocelli, City Clerk

Mayor Doug McCallum