
Present:

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

Absent:

Councillor Pettigrew

Staff Present:

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

A. ADOPTION OF THE AGENDA

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That the agenda of the March 28, 2022,

Regular Council Land Use meeting be adopted.

RES.R22-460

Carried

B. LAND USE APPLICATIONS**1. 7921-0181-00**

15661 - 82 Avenue

Owner: Athwal Construction Inc.

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

Rezoning from RA to RF

to allow subdivision into six single family residential lots.

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That:

1. A Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" 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;
- (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (g) registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures.

RES.R22-461

Carried

It was

Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2022, No. 20603" pass its first reading.

RES.R22-462

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. 20603" pass its second reading.

RES.R22-463

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. 20603" be held at City Hall
 on April 11, 2022, at 7:00 p.m.

RES.R22-464

Carried

2. 7922-0020-00

15250 - 104 Avenue

Owner: Flag Automotive Sales & Lease Ltd.

Agent: Five Star Permits (Cy Atkinson)

Development Permit

to increase the maximum sign height and width, and reduce the minimum setback, for freestanding signs, to accommodate existing and new free-standing signage for a car dealership in Guildford.

It was

Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Application 7922-0020-00 be denied.

RES.R22-465

Carried

3. **7921-0373-00**
9580 Oban Place
 Owners: J. Singh, M. Saraow
 Agent: P. Singh
Development Variance Permit
to reduce the minimum rear yard setback for a lot encumbered by a natural gas transmission (Fortis BC) right-of-way in order to construct a single-family dwelling on the lot.

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

1. Council approve Development Variance Permit No. 7921-0373-00, to vary Part 4 General Provisions of the Zoning Bylaw to reduce the minimum rear yard setback from the natural gas transmission (Fortis BC) right-of-way for the principal building from 7.5 metres to 4.2 metres to the principal building and 6.9 metres to the foundation of the covered deck, to proceed to Public Notification.
2. Council instruct staff to resolve the following issue prior to final approval:
 - (a) completion of soil remediation works to the satisfaction of the Engineering Department.

RES.R22-466

Carried

4. **7921-0328-00**
13685 - 102 Avenue
 Owner: Anthem Surrey Holdings Ltd.
 Agent: Anthem Properties Group Ltd. (Sheima Rezai)
Development Permit
to permit a comprehensive sign design package for a 30-storey high-rise with ground floor commercial uses within a multi-phased mixed-use high-rise development in the City Centre.

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

1. Council approve the applicant's request to vary the Sign By-law as described in Appendix I.
2. Council approve Development Permit No. 7921-0328-00, for a comprehensive sign design package and authorize the Mayor and Clerk to execute the Permit.

RES.R22-467

Carried

5. **7921-0210-00**
City Road Right-of-Way along west side of 156 Street,
between 9517 and 9545 - 156 Street
 Owner: City of Surrey
 Agent: Freedom Mobile C/O Cypress Land Services Inc. (Tawny Verigin)
Development Variance Permit
to increase the maximum height of a free-standing antenna system from 12 metres to 14.9 metres, in order to replace an existing streetlight pole with a streetlight pole with antenna system extension.

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council approve Development Variance
 Permit No. 7921-0210-00, to vary Part 4 General Provisions of the Zoning Bylaw to increase the maximum height of a free-standing antenna system from 12 metres to 14.9 metres, to proceed to Public Notification.

RES.R22-468

Carried

6. **7922-0029-00**
13750 - 88 Avenue
 Owner: City of Surrey
 Agent: Priority Permits Ltd. (Jordan Desrochers)
Development Permit
to permit two free-standing signs at the Surrey Arts Centre.

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

1. Council approve the applicant's request to vary the Sign By-law as described in Appendix I.
2. Council approve Development Permit No. 7922-0029-00, and authorize the Mayor and Clerk to execute the Permit.

RES.R22-469

Carried

7. **7921-0049-00**
8509 - 158 Street; 15733 - 85 Avenue
 Owners: Estkin Developments Ltd.
 Agent: Dawson & Sawyer (Matt Reid)
Detailed Development Permit
to permit the construction of four six-storey apartment buildings.

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

1. Council authorize staff to draft Detailed Development Permit No. 7921-0049-00 generally in accordance with the attached drawings (Appendix I).

2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (b) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-70 Zone, at the rate in effect at the time of issuance; and
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R22-470

Carried

8. **7921-0182-00**
15624 - 24 Avenue
 Owner: 1254423 B.C. Ltd.
Director Information: Ravinder Mann
No Officer Information filed.
 Agent: Isle of Mann Property Group (Jimmy Hansra)
OCP Amendment on a portion of the site from "Urban" to "Multiple Residential"
NCP Amendment on portions of the site from "Mobile Home" to "Single Family Small Lots" and "Townhouses and Apartments"
Rezoning from RF to CD and RF-13
Development Permit / Development Variance Permit
Housing Agreement
to permit the development of four single family small lots, and a multiple residential site with 12 townhouses and 65 market rental apartment 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 a portion of the subject site, as shown as Blocks A and B on the attached survey plan (Appendix I), from "Urban" to "Multiple Residential" and a date for Public Hearing be set.

2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A Bylaw be introduced to rezone a portion of the subject site as shown as Blocks A and B on the attached Survey Plan (Appendix I), from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.
4. A Bylaw be introduced to rezone a portion of the subject site as shown as Block C on the attached Survey Plan (Appendix I), from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
5. A Bylaw be introduced to enter into a Housing Agreement and be granted First, Second and Third Reading.
6. Council authorize staff to draft Development Permit No. 7921-0182-00 generally in accordance with the attached drawings (Appendix I).
7. Council approve Development Variance Permit No. 7921-0182-00, 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 5.1 metres to the principal building face for proposed Lot 2;
 - (b) to reduce the minimum rear yard setback of the RF-13 Zone from 7.5 metres to 6.0 metres to the principal building face for proposed Lot 3;
 - (c) to reduce the minimum rear yard setback of the RF-13 Zone from 7.5 metres to 5.4 metres to the principal building face for 50% of the building for proposed Lot 4; and
 - (d) to reduce the minimum rear yard setback of the RF-13 Zone from 7.5 metres to 5.5 metres to the principal building face for 50% of the building for proposed Lot 5; and
 - (e) to reduce the minimum lot depth for Type II lots of the RF-13 Zone from 24 metres to 21.3 metres for proposed Lots 2 to 5.
8. 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) Approval from the Ministry of Transportation & Infrastructure;
- (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (h) the applicant enter into a Housing Agreement with the City to restrict all of the proposed apartment dwelling units (65) on the subject site to rental housing for a period of 20 years;
- (i) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density for the non-market rental dwelling units, to the satisfaction of the General Manager, Planning and Development Department;
- (j) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the CD Zone, at the rate in effect at the time of Final Adoption;
- (k) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (l) submission of an acoustical report for the units adjacent to 24 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (m) 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, regarding the proposed townhouse units; and
- (n) registration of a Section 219 Restrictive Covenant requiring the applicant to pay all applicable contributions for Public Art, Affordable Housing and/or Capital Projects Community Amenity

Contributions should the project be converted from rental housing to market units at any point in the future, after expiry of the housing agreement.

- 9. Council pass a resolution to amend the King George Corridor South Local Area Plan (LAP) to redesignate portions of the land from "Mobile Home" to "Single Family Small Lots" and "Townhouses and Apartments" when the project is considered for final adoption.

RES.R22-471 Carried

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20604" pass its first reading.

RES.R22-472 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. 20604" pass its second reading.

RES.R22-473 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. 20604" be held at City Hall on April 11, 2022, at 7:00 p.m.

RES.R22-474 Carried

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Comprehensive Development Zone 50 (CD 50), Bylaw, 2022, No. 20605" pass its first reading.

RES.R22-475 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 50 (CD 50), Bylaw, 2022, No. 20605" pass its second reading.

RES.R22-476 Carried

It was then
Comprehensive Development Zone 50 (CD 50), Bylaw, 2022, No. 20605" be held at City Hall on April 11, 2022, at 7:00 p.m.

Moved by Councillor Guerra
Seconded by Councillor Patton
That the Public Hearing on "Surrey

RES.R22-477 Carried

It was
Amendment Bylaw, 2022, No. 20606" pass its first reading.

Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,

RES.R22-478 Carried

The said Bylaw was then read for the second time.

It was
Amendment Bylaw, 2022, No. 20606" pass its second reading.

Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,

RES.R22-479 Carried

It was then
Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20606" be held at City Hall on April 11, 2022, at 7:00 p.m.

Moved by Councillor Guerra
Seconded by Councillor Patton
That the Public Hearing on "Surrey Zoning

RES.R22-480 Carried

It was
Agreement, Authorization Bylaw, 2022, No. 20607" pass its first reading.

Moved by Councillor Guerra
Seconded by Councillor Patton
That "The 1254423 BC Limited Housing

RES.R22-481 Carried

The said Bylaw was then read for the second time.

It was
Agreement, Authorization Bylaw, 2022, No. 20607" pass its second reading.

Moved by Councillor Guerra
Seconded by Councillor Patton
That "The 1254423 BC Limited Housing

RES.R22-482 Carried

The said Bylaw was then read for the third time.

RES.R22-483	<p>It was</p> <p>Agreement, Authorization Bylaw, 2022, No. 20607" pass its third reading.</p>	<p>Moved by Councillor Guerra Seconded by Councillor Patton That "The 1254423 BC Limited Housing <u>Carried</u></p>
-------------	---	--

9. 7921-0203-00

15821 - 40 Avenue

Owners: S. Gill, M. Gill

Agent: M. Gill

Development Permit

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 within the Agricultural Land Reserve.

It was	<p>Moved by Councillor Guerra Seconded by Councillor Patton That:</p>
--------	---

1. Council authorizes referral of the application to the Agricultural Land Commission (ALC) for consideration of approval.
2. Council authorize staff to draft Development Permit No. 7921-0203-00 for Sensitive Ecosystems (Streamside Areas) generally in accordance with the finalized Ecosystem Development Plan.
3. Council instruct staff to resolve the following issues prior to final approval (should the non-adhering residential use be approved by the ALC):
 - (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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (c) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff; and
 - (d) registration of a combined Statutory Right-of-Way / Section 219 Restrictive Covenant over the designated Streamside Protection Area for both "No Build" and conveyance access.

RES.R22-484	<u>Carried</u>
-------------	----------------

10. **7921-0293-00**
17137 - 48 Avenue
Owners: K. Dhaliwal, J. Gill, J. Gill, B. Dhaliwal, B. Dhaliwal
Agent: J. Gill
Development Variance Permit
to reduce the required east side yard setback for the purposes of building a barn.

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

1. Council approve Development Variance Permit No. 7921-0293-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum east side yard setback of the A-1 Zone from 15 metres to 7.32 metres to the principal building face.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues for the removal and rehabilitation of a non-permitted driveway, are addressed to the satisfaction of the General Manager, Engineering.

RES.R22-485

Carried

11. **7920-0099-00**
1918 and 1942 - 167 Street
Owner: Landstar Homes Ltd.
Agent: Hub Engineering Inc. (Mike Kompter)
NCP Amendment from "Low Density Residential (6 - 10 UPA)" to "Medium Density Residential (10 - 15 UPA)"
Rezoning from RA to RF-13
Development Variance Permit
to allow subdivision into 15 single family small lots.

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

1. A Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7920-0099-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RF-13 Zone (Type II Corner Lot) from 15.4 metres to 14.7 metres for proposed Lot 1;

- (b) to reduce the minimum lot width of the RF-13 Zone (Type II Interior Lot) from 13.4 metres to 12.8 metres for proposed Lots 2 - 5;
 - (c) to reduce the minimum lot width of the RF-13 Zone (Type II Corner Lot) from 15.4 metres to 13.9 metres for proposed Lot 6;
 - (d) to reduce the minimum lot width of the RF-13 Zone (Type I Interior Lot) from 12 metres to 11.8 metres for Lots 7 - 8;
 - (e) to reduce the minimum lot width of the RF-13 Zone (Type I Interior Lot) from 12 metres to 11.0 metres for Lots 9 - 10;
 - (f) to reduce the minimum lot depth of the RF-13 Zone (Type I Lot) from 28 metres to 26.6 metres for proposed Lots 11 - 12 and Lots 14 - 15;
 - (g) to reduce the minimum lot depth of the RF-13 Zone (Type I Lot) from 28 metres to 27.2 metres for proposed Lot 13;
 - (h) to allow a double garage to accommodate two vehicles parked side-by-side on interior lots narrower than 13.4 metres and on Type I Corner lots for proposed Lots 2 - 5, Lots 7 - 8, Lot 12 and Lot 14; and
 - (i) to allow driveway access from the side lot line for Lots 9 - 11 and Lot 15.
3. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) the applicant 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;
 - (f) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services; and
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

4. Council pass a resolution to amend Sunnyside Heights Neighbourhood Concept Plan (NCP) to redesignate the land from "Low Density Residential (6 - 10 upa)" to "Medium Density Residential (10 - 15 upa)" and for changes to the road network when the project is considered for final adoption.

RES.R22-486 Carried

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2022, No. 20608" pass its first reading.

RES.R22-487 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. 20608" pass its second reading.

RES.R22-488 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. 20608" be held at City Hall
on April 11, 2022, at 7:00 p.m.

RES.R22-489 Carried

12. 7921-0004-00

14110 - 32 Avenue

Owners: R. Duhra, B. Duhra

Agent: Citiwest Consulting Ltd. (Roger Jawanda)

Development Variance Permit

to reduce the minimum side yard setback to allow for subdivision into two RH lots.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council approve Development Variance
Permit No. 7921-0004-00, to reduce the minimum west side yard setback under
Section F.1. of Part 14 "Half-Acre Residential Zone (RH)," from 4.5 metres to 3 metres
to the principal building face on Lot 2, to proceed to Public Notification.

RES.R22-490 Carried

13. **7920-0068-00**
19209 - 96 Avenue
Owner: 650273 Alberta Limited, Inc.
Agent: Aplin Martin Consultants Ltd. (Vipul Chauhan)
Rezoning from C-4 to CD (based on CG-2)
Development Permit
to permit the development of a gas station and convenience store on the subject site.

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

1. A Bylaw be introduced to rezone the subject site from "Local Commercial Zone (C-4)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7920-0068-00 including a comprehensive sign design package 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 road dedication plan to the satisfaction of the Approving Officer;
 - (c) Approval from the Ministry of Transportation & Infrastructure;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (h) submission of adequate security of \$75,000 to ensure the installation of the alternative fuel infrastructure, as per City Policy No. O-58, to the satisfaction of the Planning and Development Department.

RES.R22-491

Carried

RES.R22-492 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Comprehensive Development
 Zone 49 (CD 49), Bylaw, 2022, No. 20609" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R22-493 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Comprehensive Development
 Zone 49 (CD 49), Bylaw, 2022, No. 20609" pass its second reading.
Carried

RES.R22-494 It was then Moved by Councillor Guerra
 Seconded by Councillor Patton
 That the Public Hearing on "Surrey
 Comprehensive Development Zone 49 (CD 49), Bylaw, 2022, No. 20609" be held at
 City Hall on April 11, 2022, at 7:00 p.m.
Carried

14. **7921-0318-00**
3888 - 155 Street
 Owners: G. Grewal, C. Grewal
 Agent: Coastland Engineering and Surveying Ltd. (Mike Helle)
NCP Amendment from "Suburban 1/2 Acre Residential" to
"Suburban 1/4 Acre Residential"
Rezoning from RH to RQ
Development Variance Permit
to reduce the lot width from 24 metres to 23 metres and to allow for subdivision into two lots.

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

1. A Bylaw be introduced to rezone the subject site from "Half-Acre Residential Zone (RH)" to "Quarter Acre Residential Zone (RQ)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7921-0318-00, varying the following under Section K.2. of Part 15C "Quarter-Acre Residential Zone (RQ)," to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RQ Zone from 24 metres to 23 metres for proposed Lot A & B.
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 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;
- (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 (use for Single Family Residential projects); and
- (f) finalized spatial separation report to the satisfaction of the Building Division.

4. Council pass a resolution to amend the Rosemary Heights Central Neighbourhood Concept Plan (NCP) to re-designate the subject property from "Suburban 1/2 Acre Residential" to "Suburban 1/4 Acre Residential" as illustrated in Appendix V when the project is considered for final adoption.

RES.R22-495 Carried

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2022, No. 20610" pass its first reading.

RES.R22-496 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. 20610" pass its second reading.

RES.R22-497 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. 20610" be held at City Hall
 on April 11, 2022, at 7:00 p.m.

RES.R22-498 Carried

C. ADDITIONAL PLANNING COMMENTS

This section had no items to consider.

D. ITEMS REFERRED BACK**1. 7917-0301-00****16483 and 16487 – 89 Avenue**

Owner: 1283653 B.C. Ltd.

Director Information: Anju Bala BattaNo Officer Information Filed.

Agent: Hub Engineering Inc. (Mike Kompter)

OCP Amendment for a portion of the site from "Suburban" to "Urban"**Rezoning a portion of the site from A-1 and RH-G 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:

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 shown as Block A on the attached Survey Plan (Appendix I), from "Suburban" to "Urban" and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A Bylaw be introduced to rezone a portion of the subject site shown as Block A on the attached Survey Plan (Appendix I), from "General Agriculture Zone (A-1)" and "Half-Acre Residential Gross Density Zone (RH-G)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No.7917-0301-00 generally in accordance with the attached drawings (Appendix I), the finalized Geotechnical Report, and finalized Ecosystem Development Plan.
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 plan to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) 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 design for the pedestrian path from the southern portion of the Godwin Farm Biodiversity Preserve to 89 Avenue through the subject property to the satisfaction of the General Manager, Parks, Recreation and Culture along with registration of a right-of-way for public rights-of-passage;
- (h) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff;
- (i) conveyance of proposed Lot B, the riparian protection area, at no cost, to the City;
- (j) registration of a combined Statutory Right-of-Way / Section 219 Restrictive Covenant over the designated Streamside Protection Area along the eastern edge of the site for both "No Build" and conveyance access;
- (k) submission of a finalized Geotechnical Report to the satisfaction of City staff along with registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions of the Geotechnical Report;
- (l) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, as applicable, to the satisfaction of the General Manager, Planning and Development Department;
- (m) 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 Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services;
- (n) registration of a Section 219 Restrictive Covenant for installation and maintenance of the Agricultural Land Reserve landscape buffer;
- (o) registration of a Section 219 Restrictive Covenant advising future homeowners of the potential farm operations of the adjacent agricultural lands;
- (p) the applicant dedicate the existing 9-metre-wide panhandle portion of the site to the City as road and provide a financial contribution to the City in the amount of \$600,000.00 to cover the cost of ultimate road construction and interim maintenance costs.

6. Council pass a resolution to designate a portion of the subject site shown as Block A on the attached Survey Plan (Appendix I), as "Townhouse" in the Fleetwood Plan if this application proceeds for final adoption prior to Stage 2 of the Fleetwood Plan.

An amendment was Moved by Councillor Guerra
Seconded by Councillor Patton
That the requirement listed under
recommendation 5(p) be removed from consideration.
amendment motion Carried
With Councillors Annis and Locke opposed.

RES.R22-499 main motion, as amended, Carried
With Councillors Annis and Locke opposed.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2022, No. 20611" pass its first reading.
RES.R22-500 Carried
With Councillors Annis and Locke opposed.

The said Bylaw was then read for the second time.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2022, No. 20611" pass its second reading.
RES.R22-501 Carried
With Councillors Annis and Locke opposed.

It was then Moved by Councillor Guerra
Seconded by Councillor Patton
That the Public Hearing on "Surrey Official
Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20611" be
held at City Hall on April 11, 2022, at 7:00 p.m.
RES.R22-502 Carried
With Councillors Annis and Locke opposed.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Comprehensive Development
Zone 51 (CD 51), Bylaw, 2022, No. 20612" pass its first reading.
RES.R22-503 Carried
With Councillors Annis and Locke opposed.

The said Bylaw was then read for the second time.

RES.R22-504	<p>It was</p> <p>Zone 51 (CD 51), Bylaw, 2022, No. 20612</p>	<p>Moved by Councillor Guerra Seconded by Councillor Patton That "Surrey Comprehensive Development Zone 51 (CD 51), Bylaw, 2022, No. 20612" pass its second reading. <u>Carried</u> With Councillors Annis and Locke opposed.</p>
-------------	--	--

RES.R22-505	<p>It was then</p> <p>Comprehensive Development Zone 51 (CD 51), Bylaw, 2022, No. 20612" be held at City Hall on April 11, 2022, at 7:00 p.m.</p>	<p>Moved by Councillor Guerra Seconded by Councillor Patton That the Public Hearing on "Surrey Comprehensive Development Zone 51 (CD 51), Bylaw, 2022, No. 20612" be held at City Hall on April 11, 2022, at 7:00 p.m. <u>Carried</u> With Councillors Annis and Locke opposed.</p>
-------------	---	--

E. CORPORATE REPORTS

This section had no items to consider.

F. CORRESPONDENCE

This section had no items to consider.

G. NOTICE OF MOTION

This section had no items to consider.

H. BYLAWS AND PERMITS

BYLAWS

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19802" 7918-0301-00
 Owner: S. Rangī, B. Rangī and 1169398 B.C. Ltd.
 (Director Information Talwinder Singh Sudan)
 Agent: Ecora (David Drummond)
 RF to CD – 5738 – 172 Street - to subdivide into two single family lots.

Note: Change of Owner and Agent

Council direction received April 1, 2019

RES.R22-506	<p>It was</p> <p>Amendment Bylaw, 2019, No. 19802" be finally adopted.</p>	<p>Moved by Councillor Guerra Seconded by Councillor Patton That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19802" be finally adopted. <u>Carried</u></p>
-------------	--	--

General Development Permit No. 7918-0281-00
10472 Scott Road – to issue a General Development Permit for Form and Character and Hazard Lands (Flood Prone Areas).

Council authorized to draft November 8, 2021

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the issuance of
General Development Permit No. 7918-0281-00.

RES.R22-510 Carried

4. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2020, No. 20170"

7919-0319-00

Owner: 112374 B.C. Ltd. (Director Information: Amarjit Kang)

Agent: Citiwest Consulting Ltd. (Donni Chanyungco)

To redesignate the property located at 17444, 17456, and 17468 - 100 Avenue from Suburban to Urban.

Council direction received September 14, 2020

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council amend the Abbey Ridge Local
Area Plan to redesignate a portion of the subject site from "Low Density
Townhouse 12-15 UPA Gross" to "Townhouse 15-20 UPA Gross".

RES.R22-511 Carried

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2020, No. 20170" be finally adopted.

RES.R22-512 Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20171"
RA to CD – 17444, 17456, and 17468 - 100 Avenue - to permit the development of
39 townhouse units.

Council direction received September 14, 2020

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2020, No. 20171" be finally adopted.

RES.R22-513 Carried

Development Permit No. 7919-0319-00
17444, 17456, and 17468 - 100 Avenue – to issue a Development Permit for Form
Character and Sensitive Ecosystems.

Council authorized to draft September 14, 2020

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

Development Permit No. 7919-0319-00.

RES.R22-514

Carried

PERMITS - APPROVALS

- 5. Development Variance Permit No. 7921-0215-00
Owner: R. Batth
Agent: K. Singh
13890 - 92 Avenue - to reduce the minimum front (north) yard setback from 7.5 metres to 6.1 metres to the foundation of the front deck; reduce the minimum front (north) yard setback from 7.5 metres to 6.2 metres to the principal building face; reduce the minimum rear (south) yard setback from 7.5 metres to 6.1 metres to the principal building face; reduce the minimum (west) side yard setback from 1.8 metres to 1.5 metres to the principal building face; and reduce the minimum (east) side yard on flanking street setback from 3.6 metres to 3.4 metres to the principal building face. These variances will allow the applicant to construct a single family dwelling facing towards 92 Avenue, consistent with existing houses along this section of 92 Avenue.

Council supported March 7, 2022

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

Development Variance Permit No. 7921-0215-00.

RES.R22-515

Carried

- 6. Development Variance Permit No. 7918-0093-00
Owner: 1298837 B.C. Ltd. (Director Information: Pritam Mudhar, Sundeep Mudhar, Aveent Mudhar, Manjit Mudhar and Jaspal Mudhar)
Agent: McElhanney Consulting Services Ltd. (Clover Mei)
11813 River Road - to reduce the minimum lot width and side yard setbacks for principal buildings on proposed Lots 1 and 2 in order to allow for a two-lot subdivision that will maximize the buildable floor area of a new single family dwelling on proposed Lots 1 and 2.

Note: Change of Owner

Council supported May 13, 2019

APPLICATIONS/BYLAWS/PERMITS TO BE CLOSED

9. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19599"
7915-0404-00
Owner: U. Randhawa, B. Sandher, A. Sandher, L. Sandher
Agent: Hub Engineering Inc. (Mike Kompter)
RF to RF-13 – 17378 – 60 Avenue - to subdivide into three single family small lots.

Council direction received May 28, 2018

It was
Moved by Councillor Guerra
Seconded by Councillor Patton
That Council close Application

No. 7915-0404-00 and file Bylaw No. 19599.

RES.R22-519

Carried

10. Development Variance Permit No. 7921-0165-00
Owner: G. Brar, K. Brar
Agent: G. Brar
17071 - 88 avenue - the applicant is requesting a variance to increase the maximum height for a single family dwelling from 9 metres to 9.98 metres in order to raise the proposed dwelling above the flood construction level.

Council supported February 14, 2022

- * Planning and Development advise (see memorandum in back-up) the incorrect flood construction level (FCL) was quoted in the Planning Report. With the correct FCL a Development Variance Permit was not required. Council is requested to close Application No. 7921-0165-00.

It was
Moved by Councillor Guerra
Seconded by Councillor Patton
That Council close Application

No. 7921-0165-00.

RES.R22-520

Carried

11. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2020, No. 20190"
7919-0356-00
Owner: Youngearth Developments (Clayton) Ltd. (Director Information: Samir Choudhary, Priya Janghu, Mahalaxmi Iyer, Sachin Jhanghu)
Agent: Youngearth Developments (Clayton) Ltd. (Sachin Jhanghu)
To amend Figure 3 of the OCP from Urban to Commercial and to amend Figure 42: Major Employment Areas by adding Commercial designation for the site located at 7168 – 192 Street.

Council direction received November 9, 2020

RES.R22-521 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council amend the East Clayton
Neighbourhood Concept Plan to redesignate the subject site from "Half-Acre
Residential" to "Commercial/Residential".
Carried

RES.R22-522 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2020, No. 20190" be finally adopted.
Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20191"
RA to CD - 7168 - 192 Street - to permit the development of a four-storey mixed-use
building with approximately 3,350 square metres of retail and office space and
21 residential dwelling units.

Council direction received November 9, 2020

RES.R22-523 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2020, No. 20191" be finally adopted.
Carried

Development Permit No. 7919-0356-00
7168 - 192 Street - to issue a Development Permit for Form and Character.

Council authorized to draft November 9, 2020

RES.R22-524 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the issuance of
Development Permit No. 7919-0356-00.
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
Land Use meeting be adjourned.
RES.R22-525

Moved by Councillor Guerra
Seconded by Councillor Patton
That the March 28, 2022 Regular Council –
Carried

The Regular Council - Land Use meeting adjourned at 6:02 p.m.

Certified correct:

Jennifer Ficocelli, City Clerk

Mayor Doug McCallum