

Present:

Chairperson - Mayor McCallum
Councillor Annis
Councillor Elford
Councillor Guerra
Councillor Nagra
Councillor Patton
Councillor Pettigrew

Absent:

Councillor Hundial
Councillor Locke

Staff Present:

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

A. ADOPTION OF THE AGENDA

It was

Council Land Use meeting be adopted.

RES.R22-1041

Moved by Councillor Guerra

Seconded by Councillor Patton

That the agenda of the June 13, 2022, Regular

Carried

B. LAND USE APPLICATIONS**1. 7917-0070-00**

16708 - 16A Avenue; 16653 - 16 Avenue

Owners: S. Gill, S. Gill, 1299121 B.C. Ltd.

Director Information: Gurwinder S. Gill

No Officer Information Filed.

Agent: Hub Engineering Inc. (Mike Kompter)

OCP Amendment from "Suburban" to "Urban" on a portion of the site

Rezoning a portion of the site from RA to RF-13, RF-10 and RF-SD

Development Permit / Development Variance Permit

to allow subdivision into eleven single family small lots and eight semi-detached single family lots.

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That:

1. A Bylaw be introduced to amend the Official Community Plan (OCP) Figure 3: General Land Use Designations for a portion of the subject site from "Suburban" to "Urban" and a date for Public Hearing be set.

2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the OCP, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A Bylaw be introduced to rezone a portion of the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" for Block A on the attached Survey Plan (Appendix I); "Semi-Detached Residential Zone (RF-SD)" for Block B on the attached Survey Plan; and "Single Family Residential (10) Zone (RF-10)" for Block C on the Survey Plan, and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7917-0070-00 for Hazard Lands (Steep Slopes) generally in accordance with the finalized geotechnical report.
5. Council approve Development Variance Permit No. 7917-0070-00, varying the requirement of the "Single Family Residential (13) Zone (RF-13)" to allow driveway access from 16A Avenue for Lots 12 - 19 when a rear lane is provided, to proceed to Public Notification.
6. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (f) submission of a finalized Geotechnical Report to the satisfaction of City staff;
 - (g) registration of a Section 219 Restrictive Covenant for geotechnical requirements;
 - (h) discharge of Section 219 Restrictive Covenant Nos. CA6302422 and CA7458875 for No-Build for Future Development; and
 - (i) registration of a Section 182 access easement and Section 219 Restrictive Covenant.

RES.R22-1042

Carried
With Councillor Pettigrew opposed.

RES.R22-1043 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2022, No. 20661" pass its first reading.
Carried
With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

RES.R22-1044 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2022, No. 20661" pass its second reading.
Carried
With Councillor Pettigrew opposed.

RES.R22-1045 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. 20661" be
held at City Hall on June 27, 2022, at 7:00 p.m.
Carried
With Councillor Pettigrew opposed.

RES.R22-1046 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2022, No. 20662" pass its first reading.
Carried
With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

RES.R22-1047 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2022, No. 20662" pass its second reading.
Carried
With Councillor Pettigrew opposed.

RES.R22-1048 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. 20662" be held at City Hall
on June 27, 2022, at 7:00 p.m.
Carried
With Councillor Pettigrew opposed.

2. 7922-0038-00

10472 Scott Road

Owner: 10472 Scott Road Investments Ltd.

Agent: KL Tech Engineering Ltd. (Curtis Gray)

Detailed Development Permit

to permit the construction of a 5,400 square metre commercial building.

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

1. Council authorize staff to draft Detailed Development Permit No. 7922-0038-00 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; and
 - (c) registration of an updated (as required) Section 219 Restrictive Covenant to restrict habitable floor area below the Flood Construction Level (FCL) and to inform current and future Owners that the subject property is located within a floodplain area and that any buildings or structures constructed upon the lot may be damaged by flooding or erosion.

RES.R22-1049

Carried

3. 7921-0245-00

6164 - 168 Street

Owners: T. Chatha, K. Chatha

Agent: Mainland Engineering Corporation (Rajeev Mangla)

Rezoning from RF to RF-13

to permit subdivision into two single family small lots.

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

1. A Bylaw be introduced to rezone the subject site from "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;
 - (f) the applicant satisfy the Tier 1 Capital Projects Community Amenity Contributions (CAC) requirement to the satisfaction of the Planning and Development Department;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) discharge of the existing on-site right-of-way for Public Rights of Passage;
 - (i) registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures on proposed Lots 1 and 2;
 - (j) registration of a Section 219 Restrictive Covenant for tree retention on proposed Lots 1 and 2; and
 - (k) registration of a Section 219 Indemnity Restrictive Covenant to facilitate roof slope amendments to the existing registered Building Scheme.

RES.R22-1050

Carried

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2022, No. 20663" pass its first reading.

RES.R22-1051

Carried

The said Bylaw was then read for the second time.

3. Council pass a resolution to amend the Central Semiahmoo Peninsula Local Area Plan to redesignate the land from "One Acre" to "Half-Acre Gross Density" when the project is considered for final adoption.
 RES.R22-1054 Carried
 With Councillor Pettigrew opposed.

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2022, No. 20664" pass its first reading.
 RES.R22-1055 Carried
 With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2022, No. 20664" pass its second reading.
 RES.R22-1056 Carried
 With Councillor Pettigrew opposed.

It was then Moved by Councillor Guerra
 Seconded by Councillor Patton
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20664" be held at City Hall
 on June 27, 2022, at 7:00 p.m.
 RES.R22-1057 Carried
 With Councillor Pettigrew opposed.

5. **7921-0093-00**
16709, 16717, 16729 and 16739 - 23 Avenue
 Owner: Raicon 23 Developments Ltd.
 Agent: Barnett Dembek Architects Inc. (Maciej Dembek)
OCP Amendment from "Commercial" to "Urban"
NCP Amendment from "Special Residential 15-25 upa" to "Multiple Residential 15-25 upa"
Rezoning from RA to RM-30
Development Permit / Development Variance Permit
to permit the development of 45 townhouses.

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

1. A Bylaw be introduced to amend the Official Community Plan Figure 3: General Land Use Designations for the subject site from Commercial to Urban and a date for Public Hearing be set.

2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the OCP, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7921-0093-00 generally in accordance with the attached drawings (Appendix I).
5. Council approve Development Variance Permit No. 7921-0093-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setbacks (east and west yard setbacks) of the RM-30 Zone from 4.5 metres to 4 metres to the principal building face; and
 - (b) to reduce the minimum side yard flanking setbacks (north and south yard setbacks) of the RM-30 Zone from 4.5 metres to 4 metres to the principal building face.
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 road dedication 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) 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (i) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
- (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 Department; and
- (k) 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.

7. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan (NCP) to redesignate the land from "Special Residential (15-25 upa)" to "Multiple Residential (15-25 upa)" (Appendix V), when the project is considered for final adoption.

RES.R22-1058

Carried
With Councillor Pettigrew opposed.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20665" pass its first reading.

RES.R22-1059

Carried
With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20665" pass its second reading.

RES.R22-1060

Carried
With Councillor Pettigrew opposed.

- 2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant adequately address the City’s needs with respect to the City’s Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Department; and
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R22-1065

Carried
With Councillor Pettigrew opposed.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2022, No. 20667" pass its first reading.

RES.R22-1066

Carried
With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2022, No. 20667" pass its second reading.

RES.R22-1067

Carried
With Councillor Pettigrew opposed.

It was then Moved by Councillor Guerra
Seconded by Councillor Patton
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20667" be held at City Hall
on June 27, 2022, at 7:00 p.m.

RES.R22-1068

Carried
With Councillor Pettigrew opposed.

7. **7922-0063-00**
16193 - 88 Avenue (16065, 16069, 16079 and 16085 - 88 Avenue)
 Owner: The Catholic Independent Schools of Vancouver Archdiocese;
 The Roman Catholic Archbishop of Vancouver Chancery Office
 Agent: Thinkspace Architecture Planning Interior Design (Lee Blanchard)

Temporary Use Permit
Development Variance Permit

to allow a gravel field to be converted into temporary off-street parking spaces for a period not to exceed three years, to vary the building height of a proposed new secondary school building addition and to reduce the required number of bicycle parking spaces.

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

1. Council approve Temporary Use Permit No. 7922-0063-00, to proceed to Public Notification.
2. Council approve Development Variance Permit No. 7922-0063-00, varying the following, to proceed to Public Notification:
 - (a) to vary the maximum building height allowed of the PA-2 Zone from 9 metres to 12.5 metres; and
 - (b) to reduce the minimum number of on-site bicycle spaces from 324 to 65.
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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect.

RES.R22-1069

Carried

8. **7917-0154-00**
12140 - 96 Avenue
Owners: C. Phan, T-N Huynh
Agent: Arcus Consulting Ltd. (Vipul Chauhan)
Rezoning from RF to RM-23
Development Permit / Development Variance Permit
to permit the development of four row house units.

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 "Multiple Residential 23 Zone (RM-23)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7917-0154-00 generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7917-0154-00, varying the Zoning By-law to increase the maximum number of risers permitted within the front yard setback area from 3 to 4 for proposed Lots 1 to 4, to proceed to Public Notification.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (h) submission of an acoustical report for the units adjacent to 96 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and
- (i) registration of a Section 219 Restrictive Covenant on Lots 1 - 4 for structural independence, a "no build" until approval /certification of plans in accordance with Building Code, maintenance, and use of a party wall, and for exterior finishes and drainage.

RES.R22-1070 Carried

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2022, No. 20668" pass its first reading.

RES.R22-1071 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. 20668" pass its second reading.

RES.R22-1072 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. 20668" be held at City Hall
 on June 27, 2022, at 7:00 p.m.

RES.R22-1073 Carried

9. 7917-0155-00
12156 - 96 Avenue
 Owners: S. Bal, S. Nijjar
 Agent: Arcus Consulting Ltd. (Vipul Chauhan)
Rezoning from RF to RM-23
Development Permit / Development Variance Permit
to permit the development of four row house units.

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 "Multiple Residential 23 Zone (RM-23)" and a date be set for Public Hearing.

2. Council authorize staff to draft Development Permit No. 7917-0155-00 generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7917-0155-00, varying the Zoning By-law to increase the maximum number of risers permitted within the front yard setback area from 3 to 4 for Lots 1 to 4, to proceed to Public Notification.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) submission of an acoustical report for the units adjacent to 96 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and
 - (i) registration of a Section 219 Restrictive Covenant on Lots 1 - 4 for structural independence, a "no build" until approval /certification of plans in accordance with Building Code, maintenance, and use of a party wall, and for exterior finishes and drainage.

RES.R22-1074

Carried

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2022, No. 20669" pass its first reading.

RES.R22-1075

Carried

11. **7920-0155-00**
15290 - 66 Avenue
 Owner : 1218656 B.C. Ltd.
Director Information: Ravinder Bhangu, Amrik S. Dhillon, Tejvir Gill,
 Kulbir Johal
No Officer Information Filed as at August 6, 2021.
 Agent: DF Architecture Inc. (Jessie Arora)
OCP Amendment to allow a FAR of 1.3 within the Mixed Employment land use designation
Rezoning from RA to CD (based on IB-3)
Development Permit
to permit the development of a 4,481 square metre business park building.

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Application 7920-0155-00 be referred
 back to staff to work with the applicant to bring forward for Council consideration
 the Application as it was submitted by the Applicant.

RES.R22-1079

Carried

12. **7921-0147-00**
15711, 15721 and 15729 - 104 Avenue
 Owner: Bt157 Holdings Ltd.
 Agent: Architecture Panel Inc. (Ruchir Dhall)
OCP Amendment from "Urban" to "Multiple Residential"
OCP Text Amendment to allow a higher density in the "Multiple Residential" designation
NCP Amendment from "Townhouse or Row House" to "Low Rise Apartment" and "Road"
Rezoning from RA to CD (based on RM-70)
Housing Agreement
Development Permit
to permit the development of a 5-storey market rental apartment building with underground parking located on a consolidated site in Guildford.

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 from "Urban" to "Multiple Residential"; and amend Table 7a: Land Use Designation Exceptions by adding the following site specific permission for the subject site to permit a density up to 2.40 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 "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. A Bylaw be introduced authorizing Council to enter into a Housing Agreement for the 52 market rental units proposed on-site and be given First, Second and Third Reading.
5. Council authorize staff to draft Development Permit No. 7921-0147-00, generally in accordance with the attached drawings (Appendix I).
6. Council instruct staff to resolve the following issues prior to final adoption of the subject Rezoning and Housing Agreement Bylaws:
 - (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) input and 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 a total of 52 dwelling units on the subject site to rental housing for a period of twenty (20) years;
 - (i) registration of a Section 219 Restrictive Covenant to reflect the 52 rental units and ensure the proposal will adequately address the City's needs with respect to Public Art, Affordable Housing and Capital Project CACs (Tier 1 and Tier 2) if the market rental tenure of the proposed development changes, at any point in the future;

- (j) submission of an acoustical report for the dwelling units adjacent to 104 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (k) the applicant ensure that all requirements associated with providing car share vehicles on the subject site are addressed to the satisfaction of the General Manager, Engineering;
- (l) 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; and
- (m) Council approval of Stage 2 of the Guildford Town Centre – 104 Avenue Corridor Plan (TCP).

7. Council pass a resolution to amend the Guildford Town Centre – 104 Avenue Corridor Plan (Stage 1) to redesignate the subject site from "Townhouse or Row House" and "Road" to "Low Rise Apartment" and "Road" (Appendix VI), when the project is considered for final adoption.

RES.R22-1080

Carried

It was

Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20670" pass its first reading.

RES.R22-1081

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. 20670" pass its second reading.

RES.R22-1082

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. 20670" be held at City Hall on June 27, 2022, at 7:00 p.m.

RES.R22-1083

Carried

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20243"
7919-0063-00
Owner: 1169467 B.C. Ltd. (Director Information: Sheng Dong Liu, Xin Quan Pan, Zisheng Zhu)
Agent: Martin Liew WG Architecture Inc. (Martin Liew)
RF to CD – 17722 and 17734 – 58 Avenue; 5765, 5771, 5779, and 5789 – 177B Street; 17715, 17725, and 17735 – 57A Avenue; Portion of unopened lane - to permit the development of three 5-storey apartment buildings with a shared one-storey podium, consisting of 197 dwelling units (145 market strata and 52 secured market rental) in Cloverdale Town Centre.

Council direction received December 7, 2020

RES.R22-1096
It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20243" be finally adopted.
Carried
With Councillors Annis and Pettigrew opposed.

"The 1169467 B.C. Ltd. Housing Agreement Authorization Bylaw, 2020, No. 20244"
17722 and 17734 – 58 Avenue; 5765, 5771, 5779, and 5789 – 177B Street; 17715, 17725, and 17735 – 57A Avenue – to enter into a Housing Agreement to secure 52 dwelling units located in one of the 5-storey apartment units for a period of 20 years.

Council direction received December 7, 2020

RES.R22-1097
It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "The 1169467 B.C. Ltd. Housing Agreement Authorization Bylaw, 2020, No. 20244" be finally adopted.
Carried
With Councillors Annis and Pettigrew opposed.

Development Permit No. 7919-0063-00
17722 and 17734 – 58 Avenue; 5765, 5771, 5779, and 5789 – 177B Street; 17715, 17725, and 17735 – 57A Avenue - to issue a Development Permit for Form and Character.

Council authorized to draft December 7, 2020

RES.R22-1098
It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the issuance of
Development Permit No. 7919-0063-00.
Carried
With Councillors Annis and Pettigrew opposed.

PERMITS - APPROVALS

- 3. Development Permit No. 7921-0152-00
 Owner: City of Surrey
 Agent: City of Surrey (Doug Merry)
 13750 – 88 Avenue - to issue a Development Permit for Form and Character.

Council authorized to draft January 17, 2022

It was	Moved by Councillor Guerra Seconded by Councillor Patton That Council authorize the issuance of
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Development Permit No. 7921-0152-00. RES.R22-1099	<u>Carried</u>
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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 June 13, 2022 Regular Council –
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Land Use meeting be adjourned. RES.R22-1100	<u>Carried</u>
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The Regular Council - Land Use meeting adjourned at 5:43 p.m.

Certified correct:

Jennifer Ficocelli, City Clerk

Mayor Doug McCallum