

**Present:**

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

**Absent:****Staff Present:**

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

**A. ADOPTION OF THE AGENDA**

It was

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the agenda of the July 11, 2022, Regular

Council Land Use meeting be adopted.  
RES.R22-1234

Carried

**B. LAND USE APPLICATIONS****1. 7921-0172-00**

**12513 and 12519 - 106A Avenue; 10656 and 10664- 125 Street**

Owner: Vancouver Automotive College Ltd.

Director Information: Sukhdev S. Jhand

No Officer Information Filed as at June 22, 2020.

Agent: Citiwest Consulting Ltd. (Peter Moroso)

**Temporary Use Permit**

*to permit the continued operation of a truck parking facility for a period not to exceed three years.*

It was

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That:

1. Council approve Temporary Use Permit No. 7921-0172-00, to proceed to Public Notification.

- 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) address comments from Metro Vancouver;
  - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (d) installation of site landscaping and perimeter fencing to the satisfaction of the Planning and Development Department;
  - (e) installation of signage to prohibit truck access to 106A Avenue, and to direct truck drivers to use 125A Street to Old Yale Road, to the satisfaction of the Planning and Development Department;
  - (f) removal of all wrecked vehicles from the site to the 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; and
  - (h) submission of a \$5,000.00 security to ensure that the site is restored following termination of the Temporary Use Permit.

RES.R22-1235

Carried

2. **7921-0132-00**  
**18793 - 32 Avenue**

Owner: The Crown in Right of British Columbia Parliament Buildings

Agent: Ph5 Architecture (Peeroj Thakre)

**Development Permit**

*to permit an addition to the Provincial Tree Seed Centre.*

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That:

- 1. Council authorize staff to draft Development Permit No. 7921-0132-00 generally in accordance with the attached drawings (Appendix I).
- 2. Council instruct staff to resolve the following issues prior to approval:
  - (a) submission of a finalized landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

RES.R22-1236

Carried

3. **7921-0058-00**  
**9039 - 164 Street**  
Owner: 1017153 B.C. Ltd.  
Director Information: Gurpreet S. Parmar, Arminder S. Parmar  
Officer Information as at October 23, 2021:  
Arminder S Parmar (President, Secretary)  
Agent: Hub Engineering Inc. (Mike Kompter)  
**Rezoning from RA to RH**  
**Development Permit / Development Variance Permit**  
*to permit subdivision into two half-acre 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 "Half-Acre Residential Zone (RH)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7921-0058-00 Sensitive Ecosystems (Streamside Areas) and Farm Protection generally in accordance with the attached drawings (Appendix I), and the finalized Ecosystem Development Plan.
3. Council approve Development Variance Permit No. 7921-0058-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot width of the RH Zone from 30 metres to 24.2 metres for proposed Lot 1 and Lot 2;
  - (b) to reduce the minimum north side yard setback requirements of the RH Zone from 4.5 metres to 3 metres to the principle building face for proposed Lot 1; and
  - (c) to reduce the minimum south side yard setback requirements of the RH Zone from 4.5 metres to 3 metres to the principle building face for proposed Lot 2.
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;

- (c) approval from the Ministry of Forests, Lands and Natural Resource Operations under the Water Sustainability Act for frontage works around the Class B watercourse;
- (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 finalized Ecosystem Development Plan to the satisfaction of City staff;
- (h) 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;
- (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (j) registration of a Section 219 Restrictive Covenant for installation and maintenance of the landscape buffer;
- (k) registration of a combined Statutory Right-of-Way / Section 219 Restrictive Covenant over the designated Streamside Protection Area and Farm Protection buffer area for both "No Build" and conveyance access;
- (l) registration of a Section 219 Restrictive Covenant for a minimum front yard setback of approximately 17.5 metres for the principal building on proposed Lots 1 and 2, to ensure a minimum 37.5 metre setback from the Agriculture Land Reserve (ALR) boundary; and
- (m) registration of a Section 219 Restrictive Covenant advising future homeowners of the potential farm operations on the adjacent agricultural lands.

RES.R22-1237

Carried

It was

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2022, No. 20690" pass its first reading.

RES.R22-1238

Carried

The said Bylaw was then read for the second time.

RES.R22-1239 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2022, No. 20690" pass its second reading.  
Carried

RES.R22-1240 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. 20690" be held at City Hall  
on July 25, 2022, at 7:00 p.m.  
Carried

4. **7922-0180-00**

**14672 - 108A Avenue; 14727 - 108 Avenue**

Owner: Mil-Mil Properties Ltd.

Director Information: Jasbir K. Mann, Kulbir S. Rana

Officer Information as at May 8, 2022: Jasbir K. Mann (Secretary),  
Kulbir S. Rana (President)

Agent: Arvand Construction Consultant Limited (Koosha Kheradmandnia)

**Development Variance Permit**

*to reduce minimum parking requirements to facilitate the operation of a child care centre, within the existing building at 14672 – 108A Avenue.*

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

1. Council approve Development Variance Permit No. 7922-0180-00, varying the following, to proceed to Public Notification:

(a) to reduce the rate at which parking for a child care centre is calculated from 0.7 parking spaces per employee to 0.65, and from 0.15 parking spaces per licensed child for drop-off to 0.1.

2. Council instruct staff to resolve the following issues prior to final approval:

(a) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and

(b) registration of an updated Section 219 Restrictive Covenant / access easement and parking agreement to ensure access to the proposed shared parking between 14672 – 108A Avenue and 14727 – 108 Avenue.

RES.R22-1241 Carried

5. 7922-0079-00  
 16736 - 16 Avenue  
 Owner: 1330029 B.C. Ltd.  
Director Information: Harjinder S. Shokar, Talwinder S. Sudan  
No Officer Information Filed.  
 Agent: Aplin & Martin Consultants Ltd. (Samira Khayambashi)  
**Rezoning from RH to RF-SD**  
*to allow subdivision into six semi-detached 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 "Half-Acre Residential Zone (RH)" to "Semi-Detached Residential Zone (RF-SD)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a 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; and
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R22-1242 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. 20691" pass its first reading.

RES.R22-1243 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. 20691" pass its second reading.

RES.R22-1244 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. 20691" be held at City Hall  
 on July 25, 2022, at 7:00 p.m.

RES.R22-1245

Carried  
 With Councillor Pettigrew opposed.

6. **7922-0039-00**  
**6451 - 184 Street**

Owner: Akal Sahai Properties Ltd.  
Director Information: Sukhpal S. Sran  
No Officer Information Filed as at February 10, 2022.

Agent: P. Sran  
**Rezoning from RF to RF, RF-13 and RF-SD**  
**Development Variance Permit**  
*to allow subdivision into eight residential lots.*

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

1. A Bylaw be introduced to rezone the portion of the subject site shown as Block B on the attached Survey Plan (Appendix I), from "Single Family Residential Zone (RF)" to "Semi-Detached Residential Zone (RF-SD)" and the portion of the subject site shown as Block C on the Survey Plan (Appendix I), from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)", Block A is proposed to remain zoned "Single Family Residential Zone" (RF), and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7922-0039-00, to reduce the minimum interior lot width of the RF-SD Zone from 7.2 metres to 7 metres for proposed Lots 1-6, to proceed to Public Notification.
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 adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services;

- (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (g) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 8 (portion of future Lot 9) until future consolidation and development; and
- (h) registration of a Section 219 Restrictive Covenant on proposed Lots 1 to 6 for structural independence, "no build" until registered professional approval and certification in accordance with the British Columbia Building Code, maintenance of exterior finishes and drainage, and party wall agreements and corresponding easements for building maintenance.

RES.R22-1246

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. 20692" pass its first reading.

RES.R22-1247

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. 20692" pass its second reading.

RES.R22-1248

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. 20692" be held at City Hall  
on July 25, 2022, at 7:00 p.m.

RES.R22-1249

Carried  
With Councillor Pettigrew opposed.

- 7. **7921-0374-00**  
**11561 - 132 Street**  
Owner: City of Surrey  
Agent: Arlington Group Planning Inc. (Graham Farstad)  
**Rezoning from I-4 to IL**  
*to allow subdivision (consolidation) with the neighbouring industrial lot to the south (13175 - 115 Avenue) into one industrial lot.*



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

1. A Bylaw be introduced to rezone the subject site from "Special Industry Zone (I-4)" to "Light Impact Industrial Zone (IL)" 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; and
  - (c) Acquisition of the subject City owned property at 11561 – 132 Street by the owner of 13175 - 115 Avenue.

RES.R22-1250 Carried

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2022, No. 20693" pass its first reading.

RES.R22-1251 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. 20693" pass its second reading.

RES.R22-1252 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. 20693" be held at City Hall  
on July 25, 2022, at 7:00 p.m.

RES.R22-1253 Carried

8. **7922-0181-00**  
**12626 – 110 Avenue**  
Owner: City of Surrey  
Agent: City of Surrey (Doug Merry)  
**Development Permit**  
*to permit the development of a sports field complex with a fieldhouse, bleachers and surface parking area located in South Westminster.*

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

1. Council authorize staff to draft Development Permit No. 7922-0181-00 for Form and Character as well as Sensitive Ecosystems (Streamside Areas), generally in accordance with the attached drawings (Appendix I).
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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the General Manager, Parks, Recreation and Culture;
  - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the General Manager, Parks, Recreation and Culture; and
  - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

RES.R22-1254

Carried  
With Councillor Pettigrew opposed.

9. **7922-0185-00**  
**8685 - 164 Street**  
Owners: S. Athwal, R. Athwal  
Agent: CitiWest Consulting Ltd. (Roger Jawanda)  
**Development Variance Permit**  
*to vary the definition of finished grade in the Zoning Bylaw to accommodate construction of a new single family dwelling on the lot.*

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council approve Development Variance Permit No. 7922-0185-00, to vary the definition of *finished grade* in Part 1 Definitions of Zoning Bylaw 12000, as amended, to permit the use of the proposed lot grading plan in Schedule A, attached to the Development Variance Permit, for the purposes of establishing the finished grade on the subject lot, rather than the lot grading plan that was approved by the City at the time of subdivision when the lot was created, to proceed to Public Notification.

RES.R22-1255

Carried

**10. 7922-0209-00****10607 King George Boulevard**

Owner: Trigate Development Corp.

Agent: K. Woodward

**Development Variance Permit***to allow for the installation of mobile washroom and shower facilities.*

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That Council approve Development Variance

Permit No. 7922-0209-00, varying the following, to proceed to Public Notification:

- (a) to reduce the minimum street side yard setback of the CHI Zone from 7.5 metres to 0.0 metres to the building face; and
- (b) to reduce the minimum rear yard setback of the CHI Zone from 7.5 metres to 0.0 metres to the building face.

RES.R22-1256

Carried**11. 7922-0046-00****19116 - 32 Avenue**

Owner: Beedie (19116 - 32nd Avenue) Holdings Ltd.

Director Information: Ryan BeedieOfficer Information as at March 29, 2022: Ryan K. Beedie (President, Secretary), David J. Pearson (Other Office(s)), Arthur T. Yuen (Other Office(s))

Agent: Beedie (Jeremy Berger)

**Rezoning from A-2 to IB-2****Development Permit / Development Variance Permit***to permit the development of four multi-tenant industrial buildings, between 4,704 and 5,121 square metres in size.*

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That:

- 1. A Bylaw be introduced to rezone the subject site from "Intensive Agriculture Zone (A-2)" to "Business Park 2 Zone (IB-2)" and a date be set for Public Hearing.
- 2. Council authorize staff to draft Development Permit No. 7922-0046-00 generally in accordance with the attached drawings (Appendix I).
- 3. Council approve Development Variance Permit No. 7922-0046-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum west yard (side) setback of the IB-2 Zone for Lots A and B from 7.5 metres to 4.5 metres to the principal building face;

- (b) to reduce the minimum east yard (side) setback of the IB-2 Zone from 7.5 metres to 0.0 metres to the building face of Building A;
  - (c) to reduce the minimum east yard (side) setback of the IB-2 Zone from 7.5 metres to 5.5 metres and 0.0 metres to the building face of Building B;
  - (d) to reduce the minimum east yard (side) setback of the IB-2 Zone from 7.5 metres to 5.5 metres to the building face of Building C; and
  - (e) to reduce the minimum east yard (side) setback of the IB-2 Zone from 7.5 metres to 4.6 metres to the building face of Building D;
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) registration of access easement on Lot A to ensure future vehicular access to north-south lane for the neighbouring site to the east;
  - (i) 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
  - (j) registration of a Section 219 Restrictive Covenant to prohibit any uses that require a Metro Vancouver air quality permit from locating on the site.

RES.R22-1257

Carried  
With Councillor Pettigrew opposed.

RES.R22-1258 It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2022, No. 20694" pass its first reading.  
Carried  
 With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

RES.R22-1259 It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2022, No. 20694" pass its second reading.  
Carried  
 With Councillor Pettigrew opposed.

RES.R22-1260 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. 20694" be held at City Hall  
 on July 25, 2022, at 7:00 p.m.  
Carried  
 With Councillor Pettigrew opposed.

**12. 7921-0259-00**

**14744, 14754, 14774 and 14764 - 106 Avenue**

Owners: H. Deol, J. Deol, S. Deol, G. Shiu, R. Wong, S. Sandhu, X. Wang, H. Xu

Agent: Dawson and Sawyer Properties Ltd. (Phil Magistrale)

**OCP Amendment of a portion from "Urban" to "Multiple Residential"**

**OCP Text Amendment of a portion to allow a higher density in the  
 "Multiple Residential" designation**

**TCP Amendment of a portion from "Townhouse or Row House" and  
 "Low Rise Apartment" to "Low to Mid Rise Apartment"**

**Rezoning of a portion from RF to CD (based on RM-70)**

**Development Permit / Development Variance Permit**

*to permit the development of a 6-storey apartment building with approximately  
 115 dwelling units and underground parking 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, for a portion of the site shown as Block A on the attached Survey Plan (Appendix I), from "Urban" to "Multiple Residential"; and to amend Table 7A: Land Use Designation Exceptions by adding site specific permission for the subject site to permit a density up to 2.38 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 portion of the subject site shown as Block A 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. Council authorize staff to draft Development Permit No. 7921-0259-00 generally in accordance with the attached drawings (Appendix I).
5. Council approve Development Variance Permit No. 7921-0259-00, to reduce the minimum required lot width from 15 metres to 9.5 metres, under the RF Zone, for a proposed remnant lot created from 14774 – 106 Avenue, intended for future land assembly, 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 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 CD Zone, at the rate in effect at the time of Final Adoption;

- (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (j) registration of a Section 219 Restrictive Covenant (No Build) on the eastern portion of 14774 – 106 Avenue (proposed remnant lot) for future consolidation with the adjacent easterly properties;
- (k) registration of a Section 219 Restrictive Covenant to adequately address the City’s needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture and 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
- (l) 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 re-designate the subject site from "Townhouse or Row House" and "Low Rise Apartment" to "Low to Mid Rise Apartment" as illustrated in Appendix VI when the project is considered for Final Adoption.

RES.R22-1261

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. 20695" pass its first reading.

RES.R22-1262

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. 20695" pass its second reading.

RES.R22-1263

Carried  
With Councillor Pettigrew 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. 20695" be held at City Hall on July 25, 2022, at 7:00 p.m.

RES.R22-1264

Carried  
With Councillor Pettigrew opposed.

RES.R22-1265 It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Comprehensive Development  
 Zone 69 (CD 69), Bylaw, 2022, No. 20696" pass its first reading.  
Carried  
 With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

RES.R22-1266 It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Comprehensive Development  
 Zone 69 (CD 69), Bylaw, 2022, No. 20696" pass its second reading.  
Carried  
 With Councillor Pettigrew opposed.

RES.R22-1267 It was then Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That the Public Hearing on "Surrey  
 Comprehensive Development Zone 69 (CD 69), Bylaw, 2022, No. 20696" be held at  
 City Hall on July 25, 2022, at 7:00 p.m.  
Carried  
 With Councillor Pettigrew opposed.

13. **7920-0144-00**  
**6881 - 126 Street**  
 Owner: 1293584 B.C. Ltd.  
Director Information: Anju B Batta  
No Officer Information Filed.  
 Agent: Hub Engineering Inc. (Mike Kompter)  
**Rezoning from RA to RF-13**  
**Development Permit / Development Variance Permit**  
*to allow subdivision into seven 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 authorize staff to draft Development Permit No. 7920-0144-00 Sensitive Ecosystems (Streamside Areas) generally in accordance with the finalized Ecosystem Development Plan.
3. Council approve Development Variance Permit No. 7920-0144-00, varying the following, to proceed to Public Notification:



- (a) to reduce the minimum lot depth of the RF-13 Zone from 24 metres to 23.8 metres for proposed Lots 1-3;
  - (b) to reduce the minimum lot depth of the RF-13 Zone from 24 metres to 23.3 metres for proposed Lots 4-5
  - (c) to reduce the minimum lot depth of the RF-13 Zone from 24 metres to 23.5 metres for proposed Lot 7.
  - (d) to reduce the minimum setback distance for a Class A (red-coded) channelized stream from 25 metres to 15 metres; and
  - (e) to reduce the minimum setback distance for a Class B (orange-coded) ditch from 7 metres to 3 metres.
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) stream determination confirmation from the Ministry of Land, Water, and Resource Stewardship under the Water Sustainability Act for the frontage ditch on 126 Street proposed for infill;
  - (d) riparian Areas Protection Regulation (RAPR) assessment review confirmation from the Ministry of Land, Water, and Resource Stewardship;
  - (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 finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
  - (h) the applicant satisfy requirements for a P-15 agreement;
  - (i) conveyance of the reduced Streamside Protection Area associated with the Class B ditch and Class A channelized stream (pond) to the City; and
  - (j) 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.

RES.R22-1268

Carried

With Councillor Pettigrew opposed.

RES.R22-1269 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2022, No. 20697" pass its first reading.  
Carried  
With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

RES.R22-1270 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2022, No. 20697" pass its second reading.  
Carried  
With Councillor Pettigrew opposed.

RES.R22-1271 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. 20697" be held at City Hall  
on July 25, 2022, at 7:00 p.m.  
Carried  
With Councillor Pettigrew opposed.

**14. 7922-0088-00  
12101 - 72 Avenue**

Owner: Riokim Holdings (Strawberry Hill) Inc.  
Director Information: John Ballantyne, Jennifer Suess  
Officer Information as at April 15, 2021:  
John Ballantyne (Other Office(s), Vice President)  
Andrew J Duncan (Other Office(s), Vice President)  
Bibi Jageshar (Assistant Secretary)  
Naftali Sturm (Vice President)  
Jennifer Suess (Other Office(s), Secretary, Vice President)  
Qi Tang (CFO, Other Office(s), Vice President)

Agent: RioCan Management Inc. (Stuart Craig)

**Development Permit / Development Variance Permit**  
*to permit the development of a six-storey rental apartment building containing  
123 one- and two-bedroom dwelling units.*

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

1. Council file Development Permit No. 7919-0185-00.
2. Council file Development Variance Permit No. 7919-0185-00.

3. Council authorize staff to draft Development Permit No. 7922-0088-00 generally in accordance with the attached drawings (Appendix I).
4. Council approve Development Variance Permit No. 7922-0088-00, varying the following, to proceed to Public Notification:
  - (a) to vary the maximum building height of CD Bylaw No. 19761 from 14 metres to 19.8 metres; and
  - (b) to reduce the minimum number of on-site parking spaces from 199 to 149 for the six-storey rental apartment building.
5. 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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) registration of a Section 219 Restrictive Covenant to ensure that, if the rental use is discontinued in the future, the City's needs with respect to Community Amenity Contributions (CAC), including Affordable Housing, Capital Projects, and Tier 2 Capital Plan Project CACs, will be adequately met, to the satisfaction of the General Manager, Planning & Development Department; and
  - (f) registration of a Section 219 Restrictive Covenant to ensure that the surface parking stalls that are allocated to the residential use are restricted to the residential use only.

RES.R22-1272

Carried**15. 7922-0074-00****13939 - 104 Avenue**

Owner: Provincial Rental Housing Corporation

Agent: BC Housing (Vanessa Wong)

**Rezoning from C-35 to CD**

*to permit the modification of an existing hotel into residential housing, containing 26 self-contained apartments for the homeless, or those at risk of becoming homeless, and ancillary support services.*

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

1. A Bylaw be introduced to rezone the subject site from "Downtown Commercial Zone (C-35)" to "Comprehensive Development Zone (CD)" 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; and
  - (b) submission of a road dedication plan to the satisfaction of the Approving Officer.

RES.R22-1273 Carried

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Comprehensive Development  
Zone 70 (CD 70), Bylaw, 2022, No. 20698" pass its first reading.

RES.R22-1274 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 70 (CD 70), Bylaw, 2022, No. 20698" pass its second reading.

RES.R22-1275 Carried

It was then Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the Public Hearing on "Surrey  
Comprehensive Development Zone 70 (CD 70), Bylaw, 2022, No. 20698" be held at  
City Hall on July 25, 2022, at 7:00 p.m.

RES.R22-1276 Carried

16. 7920-0291-00  
**13976 and 13988 Laurel Drive; 9611 – 140 Street**  
 Owner: P. Mahal, J. Mahal, 1313472 B.C. Ltd.  
Director Information: Avtar S. Arora, Sandy Y. Singh  
No Officer Information Filed as at June 30, 2022.  
 Agent: DF Architecture (Jessie Arora)  
**OCP Amendment from "Multiple Residential" to "Central Business District 7.5 FAR"**  
**City Centre Plan Amendment from "Low to Mid Rise up to 2.5 FAR" to**  
**"Mixed-Use 7.5 FAR"**  
**Rezoning from RF to CD (based on RM-135 and C-5)**  
**Development Permit**  
*to permit the development of one 34-storey residential high-rise building consisting of 377 dwelling units with ground-floor commercial space on a consolidated site in City Centre.*

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 Multiple Residential to Central Business District and OCP Figure 16: Central Business District Densities to include the site as 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 "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7920-0291-00 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 plan to the satisfaction of the Approving Officer;
  - (c) the applicant is required to dedicate, as road and without compensation, Bylaw Road for Parcel A of Lot 13, Plan 46920, Parcel B of Lot 13, Plan 46920, Parcel E of Lot 13, Plan 68719 as well as the gazette road for the northerly 10.058 metres of 96 Avenue extending from 137B Street to 140 Street;

- (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 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;
- (i) 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;
- (j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (k) submission of an acoustical report for the units located adjacent to 96 Avenue and 140 Street as well as registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and
- (l) 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.

6. Council pass a resolution to amend the City Centre Plan, to re-designate the subject site from "Low to Mid Rise up to 2.5 FAR" to "Mixed-Use 7.5 FAR" as illustrated in Appendix VI when the project is considered for Final Adoption.

RES.R22-1277

Carried

With Councillor Pettigrew opposed.

RES.R22-1278 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2022, No. 20699" pass its first reading.  
Carried  
With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

RES.R22-1279 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2022, No. 20699" pass its second reading.  
Carried  
With Councillor Pettigrew opposed.

RES.R22-1280 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. 20699" be  
held at City Hall on July 25, 2022, at 7:00 p.m.  
Carried  
With Councillor Pettigrew opposed.

RES.R22-1281 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Comprehensive Development  
Zone 68 (CD 68), Bylaw, 2022, No. 20700" pass its first reading.  
Carried  
With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

RES.R22-1282 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Comprehensive Development  
Zone 68 (CD 68), Bylaw, 2022, No. 20700" pass its second reading.  
Carried  
With Councillor Pettigrew opposed.

RES.R22-1283 It was then Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the Public Hearing on  
"Surrey Comprehensive Development Zone 68 (CD 68), Bylaw, 2022, No. 20700" be  
held at City Hall on July 25, 2022, at 7:00 p.m.  
Carried  
With Councillor Pettigrew opposed.

17. 7920-0076-00  
 13557, 13561, 13565 and 13569 Hilton Road; 13585 Bentley Road  
 Owner: 1216798 B.C. Ltd.  
Director Information: Jaswant S. Basi, Amarjit S. Kang,  
 Sukhminder S. Pandher, Harvinder Sidhu  
No Officer Information Filed as at July 18, 2020.  
 Agent: Barnett Dembeck Architects Inc. (Lance Barnett)  
**Rezoning from RF and C-8 to CD**  
**Development Permit**  
*to permit the development of a 6-storey residential apartment building.*

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

1. A Bylaw be introduced to rezone the subject site from "Single Family Residential Zone (RF)" and "Community Commercial Zone (C-8)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7920-0076-00 generally in accordance with the attached drawings (Appendix I).
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (g) 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 Hilton Road and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and



- (i) 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.

RES.R22-1284 Carried

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Comprehensive Development  
 Zone 71 (CD 71), Bylaw, 2022, No. 20701" pass its first reading.

RES.R22-1285 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 71 (CD 71), Bylaw, 2022, No. 20701" pass its second reading.

RES.R22-1286 Carried

It was then Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That the Public Hearing on  
 "Surrey Comprehensive Development Zone 71 (CD 71), Bylaw, 2022, No. 20701" be held at City Hall on July 25, 2022, at 7:00 p.m.

RES.R22-1287 Carried

**18. 7918-0388-00**  
**13433 Gateway Drive**  
 Owner: 1115544 B.C. Ltd.  
Director Information: David H. Tsoi  
No Officer Information Filed as at April 18, 2022.  
 Agent: IBI Group Architects (Canada) Inc. (Jeff Christianson)  
**Rezoning from CD (Bylaw No. 10464) to CD (based on RM-135)**  
**Development Permit**  
*to permit the development of two residential high-rise buildings with ground floor retail and a child care centre in City Centre.*

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

- 1. A Bylaw be introduced to rezone the subject site from "Comprehensive Development Zone (CD)" (Bylaw No. 10464) to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.

2. Council authorize staff to draft Development Permit No. 7918-0388-00 generally in accordance with the attached drawings (Appendix I).
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a road dedication plan to the satisfaction of the Approving Officer;
  - (c) final approval from TransLink;
  - (d) resolution of all urban design issues identified by City staff and Advisory Design Panel 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 provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, if applicable, to the satisfaction of the General Manager, Planning and Development Department;
  - (h) registration of a right-of-way for public rights-of-passage for the area between the building face and the street edges;
  - (i) registration of access easements to ensure access to the proposed shared parking and amenity facilities within the development;
  - (j) submission of an acoustical report for the units adjacent to the SkyTrain guideway and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and
  - (k) Registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture and 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.

RES.R22-1288

Carried

- RES.R22-1289 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Comprehensive Development  
Zone 73 (CD 73), Bylaw, 2022, No. 20702" pass its first reading.  
Carried
- The said Bylaw was then read for the second time.
- RES.R22-1290 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Comprehensive Development  
Zone 73 (CD 73), Bylaw, 2022, No. 20702" pass its second reading.  
Carried
- RES.R22-1291 It was then Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the Public Hearing on  
"Surrey Comprehensive Development Zone 73 (CD 73), Bylaw, 2022, No. 20702" be  
held at City Hall on July 25, 2022, at 7:00 p.m.  
Carried

**19. 7921-0254-00****14869 Blackbird Crescent**

Owner: Reet Homes Ltd.

Director Information: Avtar S. Parmar, Ranjit S. ParmarNo Officer Information Filed as at September 15, 2021.

Agent: Ranjit S. Parmar

**Development Permit for Hazard Lands (Steep Slopes) and  
Sensitive Ecosystems (Streamside Areas)****Development Variance Permit***to permit the development of a new single-family dwelling.*

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

1. Council authorize staff to draft Development Permit No. 7921-0254-00 Hazard Lands (Steep Slopes) and Sensitive Ecosystems (Streamside Areas) generally in accordance with the attached drawings (Appendix III), and the finalized Ecosystem Development Plan and Geotechnical Report.
2. Council approve Development Variance Permit No. 7921-0254-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback of the RF Zone from 7.5 metres to 6.0 metres to the principal building face.

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 finalized geotechnical report to the satisfaction of the General Manager, Planning & Development;
  - (c) submission of the finalized Ecosystem Development Plan Peer Review, Landscape, Monitoring, and Fencing Security, to the satisfaction of the Planning and Development Department;
  - (d) registration of a Section 219 Restrictive Covenant / Right-of-Way over the designated Streamside Protection Area to ensure safeguarding and maintenance of the Protection Area in perpetuity;
  - (e) registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the Ecosystem Development Plan; and
  - (f) registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the finalized geotechnical report.

RES.R22-1292

Carried**20. 7921-0302-00****11973 - 96 Avenue; 9609 and 9623 - 120 Street**

Owner: Maple Leaf Homes Scott 96 Ltd.

Director Information: Satish SharmaOfficer Information as at March 18, 2022: Satish Sharma (President)

Agent: Maple Leaf Homes Ltd. (Satish Sharma)

**OCP Amendment from "Urban" to "Multiple Residential"****OCP Text Amendment to allow a higher density in the "Multiple Residential" designation****Rezoning from CG-2 & RF to CD (based on RM-70)****Development Permit***to permit the development of a 6-storey residential building including three live-work townhouse units fronting 120 Street.*

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 to amend Table 7a: Land Use Designation Exceptions by adding site specific permission for the subject site to permit a density up to 2.83 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 "Combined Service Gasoline Station Zone (CG-2)" and "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7921-0302-00 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) confirmation from the Ministry of Environment that the site contamination has been remediated;
  - (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) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-70 Zone, at the rate in effect at the time of Final Adoption;
  - (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;
  - (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (j) submission of an acoustical report for the units adjacent to 120 Street (Scott Road) and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
  - (k) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture and with respect to

the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development;

- (l) registration of a Section 219 "No-Build" Restrictive Covenant" to ensure the live-work units will be built incorporating the commercial units in accordance with the BC Building Code; and
- (m) registration of a volumetric right-of-way for public rights-of-passage over the publicly accessible open space (corner plaza) within the site.

Before the question was put

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Application 7921-0302-00 be referred  
 back to staff to work with the applicant on density and building height.

RES.R22-1293

Carried  
 With Councillors Annis, Hundial, Locke and  
 Pettigrew opposed.

**21. 7920-0024-00**

**10375 - 133 Street; 13242 and 13252 - 104 Avenue**

Owner: ML Emporio Investments Ltd.

Director Information: Inderjot Gill, Jagmeet Mangat, Surjit Singh  
No Officer Information Filed as at December 15, 2021.

Agent: ML Emporio Investments Ltd. (Oskar Winnat)

**OCP Amendment of a portion to Figure 3: General Land Use Designations from "Multiple Residential" to "Central Business District", to Figure 16: "Central Business District" Densities to permit a density of "7.5 FAR" and to Figure 42: "Major Employment Areas" by adding the "Central Business District" designation**

**CCP Amendment from "Low to Mid Rise up to 2.5 FAR" to "High Rise 7.5 FAR" and "Park"**

**Rezoning a portion from RF to CD (based on RM-135)**

**Development Permit**

*to permit the development of a 36-storey residential tower with a child care centre.*

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 "Multiple Residential" to "Central Business District"; to include the portion in OCP Figure 16: "Central Business District" Densities at a density of "7.5 FAR"; and to amend the OCP Figure 42: "Major Employment Areas" by adding the "Central Business" designation to a portion of 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 properties at 13242 and 13252 104 - Avenue, along with a portion of the property at 10375 - 133 Street shown as Block A 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. Council authorize staff to draft Development Permit No. 7920-0024-00 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) conveyance of proposed Lot 2 to the City as Parkland;
  - (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 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;
  - (i) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-135 Zone, at the rate in effect at the time of Final Adoption;
  - (j) submission of an acoustical report and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and

(k) Registration of a Section 219 Restrictive Covenant to adequately address the City’s needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture and 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.

6. Council pass a resolution to amend the City Centre Plan (CCP) to redesignate the subject site from "Low to Mid Rise up to 2.5 FAR " to "High Rise 7.5 FAR", which is a new designation, as shown in Appendix V, and "Park" when the project is considered for final adoption.

RES.R22-1294

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. 20705" pass its first reading.

RES.R22-1295

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. 20705" pass its second reading.

RES.R22-1296

Carried  
With Councillor Pettigrew 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. 20705" be held at City Hall on July 25, 2022, at 7:00 p.m.

RES.R22-1297

Carried  
With Councillor Pettigrew opposed.

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Comprehensive Development Zone 72 (CD 72), Bylaw, 2022, No. 20706" pass its first reading.

RES.R22-1298

Carried  
With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.



- RES.R22-1299 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Comprehensive Development  
Zone 72 (CD 72), Bylaw, 2022, No. 20706" pass its second reading.  
Carried  
With Councillor Pettigrew opposed.
- RES.R22-1300 It was then Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the Public Hearing on "Surrey  
Comprehensive Development Zone 72 (CD 72), Bylaw, 2022, No. 20706" be held at  
City Hall on July 25, 2022, at 7:00 p.m.  
Carried  
With Councillor Pettigrew opposed.

22. **7921-0270-00**  
**13381 and 13387 - 102A Avenue; 10262 and 10284 - 133A Street; 13390 - 103 Avenue**  
Owners: City of Surrey, 1172367 B.C. Ltd.  
Director Information: Chia-Hwei Lin  
Officer Information as at July 18, 2021: Harpreet Purba (CEO)  
Agent: IBI group (Martin Bruckner-Orod Aris)  
**OCP Amendment to Figure 16: "Central Business District" Densities from "5.5 FAR" to "7.5 FAR" and to Table 7a to allow for the proposed density of "10.4 FAR"**  
**CCP Amendment from "High Rise 5.5 FAR" to "Mixed-Use 7.5 FAR"**  
**Rezoning of a portion from RF to CD (based on RM-135 and C-8)**  
**Development Permit**  
**Housing Agreement**  
*to permit the development of a 43-storey mixed-use tower with an 8-storey apartment podium, 343 square metres of ground floor commercial and approximately 516 residential dwelling units, including 94 rental 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 16: Central Business District Densities, for portions of the subject site from "5.5 FAR" to "7.5 FAR" (Appendix VI); and to amend Table 7a: Land Use Designation Exceptions by adding site specific permission for the subject site to permit a density up to 10.4 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 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 10284 – 133A Street, 10262 – 133A Street, a portion of 13381 – 102A Avenue shown as "Block 5" on the attached Survey Plan (Appendix I); a portion of 13390 - 103 Avenue shown as "Block 4" on the Survey Plan; and portions of road and lane shown as "Block 1, 2 and 3" on the Survey Plan from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft Detailed Development Permit No. 7921-0270-00 generally in accordance with the attached drawings (Appendix I).
5. A Bylaw be introduced to enter into a Housing Agreement and be given First, Second and Third Reading (Appendix X).
6. Council approve the applicant's request to reduce the amount of required outdoor amenity space from 1,622 square metres to 1,597 square metres.
7. 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (g) submission of an acoustical report and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
  - (h) registration of a volumetric statutory right-of-way for public rights-of-passage for the proposed plaza located on the southwest portion of the site;

- (i) 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;
- (j) complete the closure, acquisition and consolidation of the existing City-owned road allowance, including the lane and 103 Avenue, proposed to form part of the development site and the portion of 133A Street proposed to be closed with title raised as a City-owned lot;
- (k) complete the land sale and exchange agreement with the City to create the subject development site (proposed Lot 2) and the future City Centre bus layover site (proposed Lot 3), to be conveyed to the City;
- (l) the applicant enter into a lease agreement with the City to allow for the underground parking within 133A Street, which is proposed to be closed and become a City-owned lot (proposed Lot 1).
- (m) final Water Sustainability Act (WSA) confirmation that the green coded ditches are not classified watercourses and can be filled in. If WSA confirms that they are classified watercourses, a Development Permit for Sensitive Ecosystems, Streamside Areas, will be required.
- (n) final submission and approval of the Transportation Impact Assessment, prepared by IBI Group;
- (o) registration of a section 219 restrictive covenant to secure for the shared market and rental amenity area easement on the eighth floor; and
- (p) registration of an access easement to secure for potential shared access with future development north of 103 Avenue.

6. Council pass a resolution to amend the Surrey City Centre Plan to redesignate portions of the land from "High Rise 5.5 FAR" to "Mixed-Use 7.5 FAR" and to allow for an FAR of 10.4 within the "Mixed-Use 7.5 FAR" designation when the project is considered for final adoption.

RES.R22-1301

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. 20707" pass its first reading.

RES.R22-1302

Carried

With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

RES.R22-1303 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2022, No. 20707" pass its second reading.  
Carried  
With Councillor Pettigrew opposed.

RES.R22-1304 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. 20707" be  
held at City Hall on July 25, 2022, at 7:00 p.m.  
Carried  
With Councillor Pettigrew opposed.

RES.R22-1305 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Comprehensive Development  
Zone 67 (CD 67), Bylaw, 2022, No. 20708" pass its first reading.  
Carried  
With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

RES.R22-1306 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Comprehensive Development  
Zone 67 (CD 67), Bylaw, 2022, No. 20708" pass its second reading.  
Carried  
With Councillor Pettigrew opposed.

RES.R22-1307 It was then Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the Public Hearing on "Surrey  
Comprehensive Development Zone 67 (CD 67), Bylaw, 2022, No. 20708" be held at  
City Hall on July 25, 2022, at 7:00 p.m.  
Carried  
With Councillor Pettigrew opposed.

RES.R22-1308 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "The ML Emporio Towers Ltd. Housing  
Agreement, Authorization Bylaw, 2022, No. 20709" pass its first reading.  
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) final approval from TransLink;
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (d) submission of a finalized landscaping plan, landscaping cost estimate and arborist report 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) registration of shared access easements and parking agreements to ensure the banquet hall has ongoing access to parking at 12333 and 12345 Pattullo Place;
  - (h) the applicant complete conversion of 4 parking spaces on the banquet hall site to accessible parking spaces (to increase from 5 to 9 accessible parking spaces);
  - (i) the applicant is to submit a revised sign permit to authorize existing signage already installed on the building and site; and
  - (j) submission of securities to ensure that curb stops are installed within the gravel parking lots for proper parking stall delineation to the satisfaction of the Planning & Development Department.

RES.R22-1311

Carried**C. ADDITIONAL PLANNING COMMENTS**

1. **7918-0425-00**  
**10472, 10482 and 10492 - 140 Street**  
Owner: 112522 B.C. Ltd.  
Director Information: Amir Rahimtula  
No Officer Information Filed as at July 4, 2021.  
Agent: Studio One architecture Inc. (Tomas Wolf)  
**Amend CD Bylaw No. 20061**  
*to adjust the required parking rate for a proposed 6-storey apartment building consisting of 108 dwelling units.*

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

1. Council rescind Third Reading of Rezoning Bylaw No. 20061, granted by Resolution R20-544 at the April 20, 2020 Regular Council – Public Hearing meeting.
2. Council rescind Second Reading of Rezoning Bylaw No. 20061, granted by Resolution R20-403 at the April 6, 2020 Regular Council –Land Use meeting.
3. Council amend Rezoning Bylaw No. 20061 by replacing Section H. Off-Street Parking and Loading/Unloading with the attached revised version (Appendix I).
4. Council consider Second Reading of Bylaw No. 20061, as amended, and set a date for Public Hearing.

RES.R22-1312 Carried

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council rescind third reading of  
Bylaw No. 20061, granted by Resolution No. R20-544 at the April 20, 2022,  
Regular Council – Public Hearing Meeting.

RES.R22-1313 Carried

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council rescind second reading of  
Bylaw No. 20061, granted by Resolution No. R20-403 at the April 6, 2020, Regular  
Council – Land Use Meeting.

RES.R22-1314 Carried

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council amend Bylaw No. 20061 in  
Section H. Off Street Parking and Loading/Unloading related to omissions in the  
original bylaw regarding the calculation of parking stalls and the permitted  
reductions in parking as per the Alternative Parking Provisions specified in the  
Zoning Bylaw.

RES.R22-1315 Carried

RES.R22-1316	<p>It was</p> <p>Amendment Bylaw, 2020, No. 20061"</p>	<p>Moved by Councillor Guerra          Seconded by Councillor Patton          That "Surrey Zoning Bylaw, 1993, No. 12000,          pass its second reading, as amended.  <u>Carried</u></p>
--------------	--	---

RES.R22-1317	<p>It was then</p> <p>Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20061" be held at City Hall on July 25, 2022, at 7:00 p.m.</p>	<p>Moved by Councillor Guerra          Seconded by Councillor Patton          That the Public Hearing on "Surrey Zoning          Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20061" be held at City Hall  <u>Carried</u></p>
--------------	---	---

**D. ITEMS REFERRED BACK**

This section had no items to consider.

**E. CORPORATE REPORTS**

This section had no items to consider.

**F. CORRESPONDENCE**

This section had no items to consider.

**G. NOTICE OF MOTION**

This section had no items to consider.

**H. BYLAWS AND PERMITS**

**BYLAWS WITH PERMITS**

1. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20303"  
 7919-0183-00  
 Owners: YVR Living (Sev C) Holdings Inc.  
 Agent: YVR Living (Sev C) Holdings Inc. (Duncan Wade)  
 To amend Figure 3: General Land Use Designations from Urban to Multiple Residential for the site located at 15729 and 15719 - 16 Avenue; 1634, 1642, 1652, 1662 and 1672 - 157 Street.

Council direction received February 22, 2021

**Note:** Change of Owner and Agent



RES.R22-1318 It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Official Community Plan Bylaw,  
 2013, No. 18020, Amendment Bylaw, 2021, No. 20303" be finally adopted.  
Carried  
 With Councillor Pettigrew opposed.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20304"  
 RF to CD - 15729 and 15719 - 16 Avenue; 1634, 1642, 1652, 1662 and 1672 - 157 Street - to  
 permit the development of a 4-storey stacked townhouse building and two 6-storey  
 apartment buildings.

Council direction received February 22, 2021

- \* Planning and Development advise (see memorandum in back-up) that the architect had not correctly calculated lot coverage. The CD By-law 20304 has been amended to reflect the correct lot coverage for the site. The revisions do not affect use or density, and a new public hearing is not required

RES.R22-1319 It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Council rescind third reading of  
 Bylaw 20304, granted by resolution RES.R21-532, at the April 12, 2021 Regular  
 Council – Public Hearing meeting.  
Carried  
 With Councillor Pettigrew opposed.

RES.R22-1320 It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Council amend Section E. Lot Coverage  
 of Bylaw No. 20304 in sub-section E. 2 (a) Block A by deleting "35%" and replacing  
 with "42%" and sub-section E.2(b) Block B by deleting "44" and replacing with "50".  
Carried  
 With Councillor Pettigrew opposed.

RES.R22-1321 It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2021, No. 20304" pass its third reading, as amended.  
Carried  
 With Councillor Pettigrew opposed.





## PERMITS – APPROVALS

3. Development Variance Permit No. 7921-0051-00  
14488 - 72 Avenue (14474 - 72 Avenue)  
Owners: The Pentecostal Assemblies of Canada  
Agent: Vivid Green Architecture Inc. (Rosa Salcido)  
The applicant is requesting a variance to reduce the minimum front (north) yard setback from 7.5 metres to 6 metres to the principal building face, and to reduce the minimum width of the continuous screen planting along all lot lines from 3 metres to 2.4 metres for 12.3 metres of the western property line. The requested variances will allow an addition to an existing church.

Council supported May 9, 2022

- \* Planning and Development advise (see memorandum in back-up) the applicant submitted revised landscaping plans. As a result, the schedules for Development Variance Permit No. 7921-0051-00 are now referenced as 7921-0051-00(A) through (F).

It was  
Development Variance Permit No. 7921-0051-00 .

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

RES.R22-1328

Carried

4. Development Variance Permit No. 7916-0380-00  
Owner: G. Bhangu  
Agent: Citiwest Consulting Ltd. (Roger Jawanda)  
10625 and 10627 - 127 Street  
To reduce the minimum lot depth from 28.0 metres to 27.5 metres for proposed Lots 1-4 and to reduce the minimum front yard setback from 7.5 metres to 6.0 metres to the attached garage and allow a stairwell and landing to encroach into the south side yard setback on proposed Lot 6. The applicant is proposing to consolidate the properties and subdivide the site into six (6), single-family residential lots.

Council supported June 29, 2020

It was  
Development Variance Permit No. 7916-0380-00.

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

RES.R22-1329

Carried

With Councillor Pettigrew opposed.

Development Permit No. 7916-0380-00  
10625 and 10627 – 127 Street - For Hazard Lands (Steep Slopes)

Council authorized to draft June 15, 2020

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

RES.R22-1330 Development Permit No. 7916-0380-00.  
Carried  
With Councillor Pettigrew opposed.

5. Development Variance Permit No. 7921-0323-00  
16657 - 92A Avenue  
Owners: A. Qayyum, A. Khan  
Agent: Jathol Enterprises Ltd. (Ashfaq Ahmed Jathole)  
The applicant is requesting a variance to reduce the minimum front yard setback from 7.5 metres to 5.3 metres and the minimum east side yard setback from 1.8 metres to 1.2 metres to the principal building face, in order to construct a single family dwelling on the lot.

Council supported April 25, 2022

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

RES.R22-1331 Development Variance Permit No. 7921-0323-00.  
Carried

Development Permit No. 7921-0323-00  
16657 - 92A Avenue- For Sensitive Ecosystems

Council authorized to draft April 11, 2022

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

RES.R22-1332 Development Permit No. 7921-0323-00.  
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

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the July 11, 2022 Regular Council – Land

Use meeting be adjourned.

RES.R22-1333

Carried

The Regular Council - Land Use meeting adjourned at 5:33 p.m.

Certified correct:

\_\_\_\_\_  
Jennifer Ficocelli, City Clerk

\_\_\_\_\_  
Mayor Doug McCallum