

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

Mayor McCallum announced that a Special Council meeting has been called for August 8, 2022, at 1:00 p.m. in Council Chambers. Items requiring a public hearing on this agenda will be scheduled for the August 8, 2022 Special Meeting.

A. ADOPTION OF THE AGENDA

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That:

1. The agenda of the July 25, 2022, Regular Council Land Use meeting be amended by adding items:
 - B.24: 7921-0209-00;
 - D.2: 7920-0224-00; and
2. The agenda be adopted as amended.

RES.R22-1391

Carried

B. LAND USE APPLICATIONS

1. **7922-0076-00**
2689 McKenzie Ave
Owners: J. Carter
Agent: Peninsula Construction & Project Management (Lance Ponych)
Development Variance Permit
to reduce the number of required parking stalls to facilitate the development of an in-ground swimming pool.

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

1. Council approve Development Variance Permit No. 7922-0076-00, varying the following, to proceed to Public Notification:
 - (a) In Section C, Required Parking Spaces of Part 5, Off-Street Parking and Loading/Unloading, the required off-street parking spaces for a single-family dwelling is reduced from three spaces to two spaces.
2. Council instruct staff to resolve the following issue prior to final approval:
 - (a) registration of a Section 219 Restrictive Covenant prohibiting a secondary suite on the property, provided that a minimum of two off-street parking spaces are available.

RES.R22-1392

Carried

2. **7922-0158-00**
13511 Marine Drive

Owner: 1292546 B.C. Ltd.

Director Information: Aman S. Bains, Davinder S. Gill

No Officer Information Filed.

Agent: 1292546 B.C. Ltd. (Aman Singh Bains)

Development Variance Permit

to reduce the minimum rear yard setback and to increase the maximum permitted floor of a second storey in order to permit construction of a single-family dwelling.

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council approve Development Variance
 Permit No. 7922-0158-00, varying the following, to proceed to Public Notification:

- (a) to reduce the minimum rear yard setback of the "Single Family Residential Zone (RF)" from 7.5 metres to 6 metres to the principal building face; and
- (b) to increase the maximum second floor area requirements of the "Single Family Residential Zone (RF)" from 80% of the ground floor area to 85%.

RES.R22-1393

Carried

3. **7921-0232-00**
14224 - 68 Avenue
Owner: 1018737 B.C. Ltd.
Director Information: Mukhtiar S. Randhawa, Gurpreet S. Sanghera
No Officer Information Filed as at November 10, 2021.
Agent: Gursimer Design & Management Inc. (Nirvair Singh)
Rezoning of a portion from RF to RF-13
Development Permit (Sensitive Ecosystems) / Development Variance Permit
to allow subdivision into two Single Family Small Lots and one Single Family Residential lot.

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 A on the Survey Plan attached as Appendix I from "Single Family Residential Zone (RF)" 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. 7921-0232-00 for Sensitive Ecosystems (Streamside Areas) generally in accordance with the attached drawings (Appendix VIII).
3. Council approve Development Variance Permit No. 7921-0232-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot depth of the RF-13 Zone from 24 metres to 12.3 metres for proposed Lot 1;
 - (b) to reduce the minimum lot depth of the RF-13 Zone from 24 metres to 15.71 metres for proposed Lot 2;
 - (c) to reduce the minimum lot depth of the RF Zone from 28 metres to 19.07 metres for proposed Lot 3;
 - (d) to reduce the minimum front yard setback of the RF-13 Zone from 6 metres to 2 metres to the principal building face for proposed Lots 1 and 2;
 - (e) to reduce the minimum front yard setback of the RF Zone from 6 metres to 2 metres to the principal building face for proposed Lot 3;
 - (f) to reduce the minimum rear yard setback of the RF-13 Zone from 7.5 metres to 3 metres for proposed Lot 1;
 - (g) to reduce the minimum rear yard setback of the RF-13 Zone from 7.5 metres to 4.5 metres for proposed Lot 2;

- (h) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres to 6 metres for proposed Lot 3;
- (i) to increase the maximum driveway width of the RF-13 Zone from 6 metres to 8.93 metres for proposed Lot 1.

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 and road dedication plan to the satisfaction of the Approving Officer;
- (c) completion of a Peer Review of the finalized Ecosystem Development Plan to the satisfaction of City staff;
- (d) submission of the finalized Ecosystem Development Plan, Landscape, Monitoring, and Fencing Security, to the 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) 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;
- (h) registration of a Section 219 Restrictive Covenant prohibiting the addition of a secondary suite on proposed Lot 1 if the applicant cannot provide the minimum of three on-site parking spaces at the detailed design stage; and
- (i) registration of a combined Statutory Right-of-Way / Section 219 Restrictive Covenant over the designated Streamside Protection Area for both "No Build" and conveyance access.

RES.R22-1394

Carried

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2022, No. 20712" pass its first reading.

RES.R22-1395

Carried

The said Bylaw was then read for the second time.

- RES.R22-1396 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2022, No. 20712" pass its second reading.
Carried
- RES.R22-1397 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. 20712" be held at City Hall on
August 8, 2022, at 1:00 p.m.
Carried

4. **7921-0354-00****18745 - 24 Avenue**

Owner: 1366906 B.C. Ltd.

(Director Information: Michael Grubner)No Officer Information Filed.

Agent: CTA Architecture + Design Ltd. (Craig Mitchell)

Development Permit / Development Variance Permit*to permit the development of a 7,045 square metre purpose-built single-tenant cold storage facility.*

- It was Moved by Councillor Guerra
Seconded by Councillor Patton
That:
1. Council file Temporary Use Permit No. 7920-0317-00 and close Land Development Application No. 7920-0317-00 and all applications associated with this project.
 2. Council authorize staff to draft Development Permit No. 7921-0354-00 generally in accordance with the attached drawings (Appendix I), and the draft Ecosystem Development Plan.
 3. Council approve Development Variance Permit No. 7921-0354-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north (rear) yard setback of the CD Zone (By-law No. 17536) from 7.5 metres to 3.6 metres to the principal building face;
 - (b) to vary the maximum building height of the CD Zone (By-law No. 17536) allowed from 14 metres to 20.2 metres; and
 - (c) to reduce the rate at which parking is calculated for industrial floor area associated with the cold storage facility from 1 parking space per 100 square metres to 0.26 parking spaces per 100 square metres.

4. 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 Ecosystem Development Plan to the satisfaction of City staff;
 - (e) registration of a Section 219 Restrictive Covenant requiring additional parking spaces should the use on the property change in the future;
 - (f) registration of a Section 219 Restrictive Covenant for "no build" over, and installation and maintenance of, the Green Infrastructure landscape buffer; and
 - (g) registration of a Section 219 Restrictive Covenant advising future homeowners of the potential farm operations of the adjacent agricultural lands.

RES.R22-1398

Carried

5. **7921-0342-00**
5930 - 147 Street; 14725 - 59 Avenue
 Owner: G. Grewal
 Agent: Gursimer Design & Management Inc. (Nirvair Singh)
Rezoning of a portion of the site from RA to RF-13
Development Variance Permit
to permit subdivision into six single family small lots.

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

1. A Bylaw be introduced to rezone a portion of the subject site shown as Block A on the attached Survey Plan (Appendix II), from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.

2. Council approve Development Variance Permit No. 7921-0342-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot depth of a Type II Interior Lot and Type II Corner Lot from 24 metres to 21.5 metres for proposed Lot 1 and 21.7 metres for proposed Lot 6; and
 - (b) to reduce the minimum lot width of a Type II Interior Lot from 13.4 metres to 13.0 metres for proposed Lot 5.

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) approval from the Ministry of Transportation & Infrastructure;
 - (d) approval from the Ministry of Forests, Lands and Natural Resource Operations under the Water Sustainability Act for proposed frontage works along 147 Street;
 - (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 adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services; and
 - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R22-1399

Carried

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2022, No. 20713" pass its first reading.

RES.R22-1400

Carried

The said Bylaw was then read for the second time.

7. 7921-0292-00

12674 - 88 Avenue

Owner: 1243153 B.C. Ltd.

Director Information: Munish KatyalNo Officer Information Filed as at March 4, 2022.

Agent: DF Architecture Inc. (Jessie Arora)

Rezoning from RA to IL**Development Permit / Development Variance Permit***to permit the development of a 3,500 square metre industrial building.*

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 "Light Impact Industrial Zone (IL)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7921-0292-00 generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7921-0292-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear (south) yard setback of the IL Zone from 7.5 metres to 3.9 metres for a garbage enclosure; and
 - (b) to reduce the minimum side (east) yard setback of the IL Zone from 7.5 metres to 1.5 metres for a garbage enclosure.
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 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; and
- (g) 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.

RES.R22-1404 Carried

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2022, No. 20714" pass its first reading.

RES.R22-1405 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. 20714" pass its second reading.

RES.R22-1406 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. 20714" be held at City Hall on
 August 8, 2022, at 1:00 p.m.

RES.R22-1407 Carried

8. 7922-0043-00
11137 - 131A Street
 Owners: B. Killam, T. Killam
 Agent: Hub Engineering Inc. (Mike Kompter)
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; and
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R22-1408

Carried

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2022, No. 20715" pass its first reading.

RES.R22-1409

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. 20715" pass its second reading.

RES.R22-1410

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. 20715" be held at City Hall on
 August 8, 2022, at 1:00 p.m.

RES.R22-1411

Carried

9. **7922-0171-00**
6471 - 175A Street
 Owner: Progressive Inter-Cultural Community Services Society
 Agent: Progressive Inter-Cultural Community Services Society (Bob Papau)
Development Permit
to permit construction of temporary on-site fundraising signage associated with a recently approved 3-storey long-term care facility.

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

1. Council approve the applicant's request to vary the Sign By-law for temporary fundraising signage, as described in Appendix I
2. Council approve Development Permit No. 7922-0171-00 and authorize the Mayor and Clerk to execute the Permit.

RES.R22-1412

Carried

10. **7922-0115-00**
6862 - 153 Street
 Owner: Conwest (Bear Creek) GP Ltd.
Director Information: Giovanni Marinelli, Antonio Marinelli
Officer Information as at July 31, 2021:
 Antonio Marinelli (President), Giovanni Marinelli (Vice President)
 Agent: Conwest (Bear Creek) GP Ltd. (Peter Woerler)
Development Permit / Development Variance Permit
NCP Amendment to eliminate a Buffer/Natural Area
to permit the development of a 6,010 square metre multi-tenant industrial building

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

1. Council authorize staff to draft Development Permit No. 7922-0115-00 generally in accordance with the attached drawings (Appendix I).
2. Council approve Development Variance Permit No. 7922-0115-00, to reduce the minimum front yard setback of the Business Park 3 Zone (IB-3) from 7.5 metres to 5 metres, to proceed to Public Notification.
3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

4. Council pass a resolution to amend the East Newton "Business Park" Plan to eliminate the "Buffers/Natural Areas" located on the west portion of the site and redesignate the area to "Mixed Employment" when the project is considered for final approval.

RES.R22-1413

Carried

With Councillor Pettigrew opposed.

11. 7922-0144-00

5790 - 191A Street

Owners: J. Grandoni, L. Walker

Agent: L. Walker

Development Variance Permit

to reduce the east front yard setback to allow for the construction of a detached accessory building on the lot.

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That Council approve Development Variance

Permit No. 7922-0144-00, to reduce the minimum east front yard setback of the "Half-Acre Residential Gross Density Zone (RH-G)" from 18 metres to 1.8 metres for an accessory building greater than 10 square metres in size, to proceed to Public Notification.

RES.R22-1414

Carried

12. 7921-0256-00

12828 - 14A Avenue (12830 - 14A Avenue)

Owner: 1058140 B.C. Ltd.

Director Information: Avtar S Sendher

Officer Information as at December 11, 2021:

Avtar S Sendher (President, Secretary)

Agent: Coastland Engineering & Surveying Ltd. (Michael Helle)

Rezoning from RM-D to CD

to permit subdivision into two single family lots.

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That:

1. A Bylaw be introduced to rezone the subject site from "Duplex Residential Zone (RM-D)" 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;

- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (e) the applicant adequately address the City’s needs with respect to the City’s Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services; and
- (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R22-1415

Carried

It was

Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Comprehensive Development

Zone 77 (CD 77), Bylaw, 2022, No. 20716" pass its first reading.

RES.R22-1416

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 77 (CD 77), Bylaw, 2022, No. 20716" pass its second reading.

RES.R22-1417

Carried

It was then

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

Comprehensive Development Zone 77 (CD 77), Bylaw, 2022, No. 20716" be held at City Hall on August 8, 2022, at 1:00 p.m.

RES.R22-1418

Carried

13. **7921-0327-00**
5886 and 5894 - 128 Street
 Owner: 1318801 B.C. Ltd.
Director Information: Pawandeep Gill
No Officer Information Filed.
 Agent: David Eaton Architect Inc. (Manpreet Singh)
NCP Amendment from "Seniors Housing (20 UPA)" to "Townhouse (25 UPA)"
Rezoning from RA to RM-30
Development Permit / Development Variance Permit
to permit the development of 44 townhouse units.

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 "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7921-0327-00 generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7921-0327-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side yard setback (south) of the "Multiple Residential 30 Zone (RM-30)" Zone from 6 metres to 4.7 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) Approval from the Ministry of Transportation & Infrastructure;
 - (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 RM-30 Zone, at the rate in effect at the time of Final Adoption;
 - (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (j) submission of an acoustical report for the units adjacent to 128 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (k) Registration of a Section 219 Restrictive Covenant to adequately address the City’s needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture and 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.

5. Council pass a resolution to amend West Newton/Highway 10 NCP to redesignate the land from "Seniors Housing (20 UPA)" to "Townhouses (25 UPA)" when the project is considered for final adoption.

RES.R22-1419

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. 20717" pass its first reading.

RES.R22-1420

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. 20717" pass its second reading.

RES.R22-1421

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. 20717" be held at City Hall on
August 8, 2022, at 1:00 p.m.

RES.R22-1422

Carried
With Councillor Pettigrew opposed.

14. 7920-0279-00
16765 - 25 Avenue
Owner: IK 168 Projects Inc.
Director Information: Harminder S. Basraon
Officer Information as at November 25, 2021:
Harminder S. Basraon (President, Secretary)
Agent: David Eaton Architect Inc. (David Eaton)
NCP Amendment from "Single Family Small Lot with or without Coach Houses" to "Townhouses (15-30 UPA)"
Rezoning from RH to RM-30
Development Permit / Development Variance Permit
to permit the development of 19 townhouse units.

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 "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7920-0279-00 generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7920-0279-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum street side yard (west) setback of the RM-30 Zone from 4.5 metres to 4 metres to the principal building face;
 - (b) to reduce the minimum side yard on a flanking lane (east) setback of the RM-30 Zone from 4.5 metres to 4 metres to the principal building face of building 1;
 - (c) to reduce the minimum rear yard (north) setback of the RM-30 Zone from 6 metres to 3 metres to the principal building face; and
 - (d) to allow stairs consisting of four (4) risers or less to encroach into the building setback area.
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 road dedication plan to the satisfaction of the Approving Officer;

- (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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (f) 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; and
- (g) 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.

5. Council pass a resolution to amend the Orchard Grove Neighbourhood Concept Plan (NCP) to redesignate the land from "Single Family Small Lot with or without Coach Houses" to "Townhouses (15-30 UPA)" when the project is considered for final adoption.

RES.R22-1423

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. 20718" pass its first reading.

RES.R22-1424

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. 20718" pass its second reading.

RES.R22-1425

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. 20718" be held at City Hall on
 August 8, 2022, at 1:00 p.m.

RES.R22-1426

Carried
 With Councillor Pettigrew opposed.

15. **7920-0304-00**
13301 to 13355 – 104 Avenue; 13280 to 13362 – 105 Avenue
 Owner: Bristol Estates 13301 Holdings Ltd.
Director Information: Yue Fan, Helen Chan Sun, Zhen Yu Zhong
No Officer Information Filed as at October 20, 2021.
 Agent: ZGF Architects Inc. (Patrick Cotter)
**OCP Amendment of Figure 16: Central Business District Densities from
 "3.5 FAR" to "5.5 FAR"**
**CCP Amendment from "Mid to High Rise 3.5 FAR" to "High Rise 5.5 FAR" and
 to shift the alignment of the new north-south road**
Rezoning from RM-45 to CD
General Development Permit
*to permit the development of five, high-rise residential buildings and one, mid-rise
 rental apartment building as part of a multi-phased development consisting of
 approximately 2,200 dwelling units in City Centre.*

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

1. A Bylaw be introduced to amend OCP Figure 16: Central Business District Densities to increase the density from 3.5 FAR to 5.5 FAR and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A Bylaw be introduced to rezone the subject site from "Multiple Residential 45 Zone (RM-45)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7920-0304-00 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) 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 enter into a Housing Agreement with the City to secure 185 dwelling units in the proposed 12-storey building, as part of Phase 1, as rental housing for a minimum period of twenty (20) years;
 - (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) registration of a right-of-way for public rights-of-passage for the area between the building face and the street edges;
 - (k) submission of an acoustical report for the units adjacent to 104 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (l) registration of a Section 219 Restrictive Covenant for "no build" on proposed Lots 2 to 5 until Detailed Development Permit approvals have been granted by the City and the related works and services are installed and roads are constructed;

- (m) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services;
- (n) completion of a Highway Licensing Agreement (HLA) to allow some existing buildings and structures to temporarily encroach into the road dedication of the new north/south road; and
- (o) Submission of the necessary legal documents to facilitate the proposed relocation plan of the existing tenants, including the interim retention of the existing buildings.

6. Council pass a resolution to amend the City Centre Plan (CCP) to redesignate the land from "Mid to High Rise 3.5 FAR" to "High Rise 5.5 FAR" and to shift the alignment of the new north-south road, as shown in Appendix V, when the project is considered for final adoption.

RES.R22-1427

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. 20719" pass its first reading.

RES.R22-1428

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. 20719" pass its second reading.

RES.R22-1429

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. 20719" be held at City Hall on August 8, 2022, at 1:00 p.m.

RES.R22-1430

Carried
With Councillor Pettigrew opposed.

RES.R22-1431 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Comprehensive Development
 Zone 76 (CD 76), Bylaw, 2022, No. 20720" pass its first reading.
Carried
 With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

RES.R22-1432 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Comprehensive Development
 Zone 76 (CD 76), Bylaw, 2022, No. 20720" pass its second reading.
Carried
 With Councillor Pettigrew opposed.

RES.R22-1433 It was then Moved by Councillor Guerra
 Seconded by Councillor Patton
 That the Public Hearing on "Surrey
 Comprehensive Development Zone 76 (CD 76), Bylaw, 2022, No. 20720" be held at
 City Hall on August 8, 2022, at 1:00 p.m.
Carried
 With Councillor Pettigrew opposed.

16. 7921-0151-00
1879 King George Boulevard; 1868 Lilac Drive
 Owner: 1346704 B.C. Ltd.
Director Information: Paramjit Singh
No Officer Information Filed.
 Agent: Alvair Development Ltd. (Kunwar Bir Singh)
LAP Amendment from "Low Density Multiple Residential (10 UPA)" to
"Townhouse (30 UPA)"
Rezoning from RF to RM-30
Development Permit / Development Variance Permit
to permit the development of 18 townhouse 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 30 Zone (RM-30)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7921-0151-00 generally in accordance with the attached drawings (Appendix I).

3. Council approve Development Variance Permit No. 7921-0151-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side (northwest) yard setback of the RM-30 Zone from 6 metres to 3 metres to the principal building face;
 - (b) to reduce the minimum side (southeast) yard setback of the RM-30 Zone from 6 metres to 5.6 metres to the principal building face; and
 - (c) to allow stairs consisting of four (4) risers or less to encroach into the building setback area for building 1.

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) 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) submission of an acoustical report for the units adjacent to King George Boulevard and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and

- (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.

- 5. Council pass a resolution to amend the King George Corridor Local Area Plan (LAP) to redesignate the land from "Low Density Multiple Residential (10 UPA)" to "Townhouse (30 UPA)" when the project is considered for final adoption.

RES.R22-1434

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. 20721" pass its first reading.

RES.R22-1435

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. 20721" pass its second reading.

RES.R22-1436

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. 20721" be held at City Hall on
August 8, 2022, at 1:00 p.m.

RES.R22-1437

Carried
With Councillor Pettigrew opposed.

- 17. **7922-0026-00**
19545 and 19575 - 65 Avenue
Owner: Inspira Development (Insignia) Ltd.
Director Information: Chase Allen, Gurrjit Daara
Officer Information as at April 27, 2022: Gurrjit Daara (President)
Agent: Inspira Development (Insignia) Ltd. (Gurjit Daara)
Development Permit
to permit the development of two 5-storey apartment buildings containing 147 residential units.

- (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (e) submission of a finalized Geotechnical Report to the satisfaction of City staff;
- (f) the applicant adequately address the City’s needs with respect to the City’s Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services;
- (f) the applicant address the Tier 1 Capital Projects Community Amenity Contribution requirements of the Zoning By-law No. 12000, to the satisfaction of the General Manager, Planning & Development Services;
- (g) the applicant’s design consultant to conduct a character study of the surrounding homes and prepare updated finalized Building Design Guidelines;
- (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (i) registration of a Section 219 Restrictive Covenant on proposed Lots 1 and 2 for slope stability and to ensure future house construction is in accordance with the recommendations in the submitted geotechnical report.

RES.R22-1439

Carried

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2022, No. 20722" pass its first reading.

RES.R22-1440

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. 20722" pass its second reading.

RES.R22-1441

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. 20722" be held at City Hall
 on August 8, 2022, at 1:00 p.m.

RES.R22-1442

Carried**19. 7921-0091-00****10261 - 166A Street (a portion of)**

Owners: S. Kesavan, S. Kesavan

Agent: Citiwest Consulting Ltd. (Roger Jawanda)

Rezoning a portion of the site (east of 166A Street) from RF-12 to CD*to accommodate subdivision (unhooking) of the property to create two separate single family residential small lots.*

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

1. A Bylaw be introduced to rezone a portion of the subject site as shown as Block A on the attached Survey Plan (Appendix I), from "Single Family Residential (12) Zone (RF-12)" 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;
 - (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) Discharge BH396065 no-build covenant on previous Lot 13 (LMP19984); and
 - (g) Discharge CA5659245 no-build covenant on east portion of hooked Lot 6 (EPP60087).

RES.R22-1443

Carried

- RES.R22-1444
 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Comprehensive Development
 Zone 78 (CD 78), Bylaw, 2022, No. 20723" pass its first reading.
Carried
- The said Bylaw was then read for the second time.
- RES.R22-1445
 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Comprehensive Development
 Zone 78 (CD 78), Bylaw, 2022, No. 20723" pass its second reading.
Carried
- RES.R22-1446
 It was then Moved by Councillor Guerra
 Seconded by Councillor Patton
 That the Public Hearing on "Surrey
 Comprehensive Development Zone 78 (CD 78), Bylaw, 2022, No. 20723" be held at
 City Hall on August 8, 2022, at 1:00 p.m.
Carried

- 20. 7922-0023-00**
17027 - 40 Avenue
 Owner: Rehal Farms Ltd.
Director Information: Nirmal Rehal, Harminder Rehal
No Officer Information Filed.
 Agent: G. Square Design Ltd. (Gurinder Grewal)
Development Permit (Sensitive Ecosystems) / Development Variance Permit
*to permit the development of a new single-family home and to increase the
 maximum depth of the farm residential home plate.*

- It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That:
1. Council authorize staff to draft Development Permit No. 7922-0023-00 for Sensitive Ecosystems (Streamside Areas) generally in accordance with the attached drawings (Appendix IV).
 2. Council approve Development Variance Permit No. 7922-0023-00, varying the following, to proceed to Public Notification:
 - (a) to increase the maximum setback of a single family dwelling from the front lot line of the A-1 Zone from 50 metres to 230 metres; and
 - (b) to increase the maximum depth of the farm residential footprint from the front lot line of the A-1 Zone from 60 metres to 240 metres.

3. Council instruct staff to resolve the following issues prior to final approval:
- (a) Acceptance of the Riparian Areas Regulation Assessment Report (RAPR) by the Ministry of Forests, Lands, Natural Resources Operations and Rural Development (FLNRORD);
 - (b) completion of a Peer Review of the finalized Ecosystem Development Plan to the satisfaction of City staff;
 - (c) submission of the finalized Ecosystem Development Plan, Landscape, Monitoring, and Fencing Security, to the satisfaction of the Planning and Development Department;
 - (d) 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
 - (e) registration of a Section 219 Restrictive Covenant for protection, installation, and maintenance of the sensitive ecosystem permit area.

RES.R22-1447

Carried**21. 7922-0213-00****13058 - 100 Avenue**

Owner: R. Ahmad

Agent: Viram Custom Builders Ltd. (Manesh Bhartie)

Development Variance Permit*to reduce setbacks for a proposed single-family dwelling on a lot located along a collector road (100 Avenue).*

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That Council approve Development Variance

Permit No. 7922-0213-00, varying the following, to proceed to Public Notification:

- (a) to reduce the minimum (north) side yard on flanking street setback of the RF Zone from 3.6 metres to 1.5 metres to the principal building face; and
- (b) to reduce the minimum (south) side yard setback of the RF Zone from 1.8 metres to 1.2 metres to the principal building face.

RES.R22-1448

Carried

22. **7922-0178-00**
10627, 10651 and 10665- 128 Street
 Owner: 1292900 B.C. Ltd.
Director Information: Paramjit S. Sanghera
No Officer Information Filed.
 1305038 B.C. Ltd.
Director Information: Paramjit S. Sanghera
No Officer Information Filed.
 Agent: DF Architecture Inc. (Jessie Arora)
NCP Amendment from "Low-Medium Density (10-15 UPA)" and
"Medium Density Residential Lane Served (15-23 UPA)" to "Low Density
Townhouse (15 – 20 UPA Gross)"
Rezoning from RF to RM-30
Development Permit / Development Variance Permit
to permit the development of 49 townhouse 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 30 Zone (RM-30)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7922-0178-00 generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7922-0178-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum south side yard setback of the RM-30 Zone from 6 metres to 3 metres for Building No. 5 and 3 metres for Building No. 7, as measured to the principal building face, for the proposed townhouse development; and
 - (b) to reduce the minimum north side yard setback of the RM-30 Zone from 6 metres to 4.5 metres for Building No. 3, as measured to the principal building face, for the proposed townhouse development.
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) 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) submission of an acoustical report for the units adjacent to 128 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (j) 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;
 - (k) registration of a reciprocal access easement, between the subject property and the adjacent lots to the north (10671/83 - 128 Street) and south (10605/17 - 128 Street), to provide for future access though the subject site should the adjacent parcels redevelop to a ground-oriented, multiple residential form; 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 Department.
5. Council pass a resolution to amend the South Westminster Heights Infill Area Plan to redesignate the subject site from "Low-Medium Density (10-15 UPA)" and "Medium Density Residential Lane Served (15-23 UPA)" to "Low Density Townhouse (15 - 20 UPA Gross)", and eliminate the lane through the site, when the project is considered for final adoption.

RES.R22-1449

Carried

With Councillor Pettigrew opposed.

RES.R22-1450 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2022, No. 20724" pass its first reading.
Carried
With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

RES.R22-1451 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2022, No. 20724" pass its second reading.
Carried
With Councillor Pettigrew opposed.

RES.R22-1452 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. 20724" be held at City Hall
on August 8, 2022, at 1:00 p.m.
Carried
With Councillor Pettigrew opposed.

23. 7922-0147-00

9744 - 176 Street

Owner: 1316407 B.C. Ltd.

Director Information: Sarbjot Purewal, Harjinder Purewal

No Officer Information Filed.

Agent: Aplin & Martin Consultants Ltd. (Maggie Koka)

Temporary Use Permit

to permit the temporary use of the site for outdoor storage and truck parking 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. 7922-0147-00, 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) completion of required road pavement widening and upgrades along 177A Street, 97 Avenue, 179 Street, 96 Avenue, and 180 Street to provide truck access (8 metres pavement) from the site through to Golden Ears Way at 180 Street.

- (c) input from the Ministry of Transportation & Infrastructure;
- (d) input from TransLink;
- (e) submission of a finalized landscaping and fencing plan and landscaping and fencing 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) installation and subsequent inspection and approval of all required landscape screening and fencing works along the north, west, and south sides of the property, to the satisfaction of the General Manager, Planning & Development;
- (h) submission of financial securities to ensure that landscaping and fencing is maintained over the course of the Temporary Use Permit, to the satisfaction of the General Manager, Planning & Development; and
- (i) the applicant to undertake the necessary work and obtain permits, as required, for the proposed use of the ground floor of the existing school building on the site for office space and washroom facility purposes.

RES.R22-1453

Carried

With Councillor Pettigrew opposed.

24. 7921-0209-00

12244 - 102 Avenue

Owner: 1260119 B.C. Ltd.

Director Information: Baldev Hans, Amarinderjit Nandha, Gurpreet Toor

No Officer Information Filed.

Agent: Flat Architecture Ltd. (Jaswinder Gabri)

OCP Amendment for a portion from "Urban" to "Multiple Residential"

Rezoning a portion of the site from RF to CD

Development Permit / Development Variance Permit

to permit the development of 18 townhouse units and 1 single-family lot, plus 1 lot for riparian protection.

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 portion of the subject site as shown as Block A on the attached Survey Plan (Appendix I), site from "Urban" to "Multiple Residential" and a date for Public Hearing be set.

2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the 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 as shown as Block A on the attached Survey Plan (Appendix I), from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" (based on "Multiple Residential 15 Zone (RM-15)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7921-0209-00 generally in accordance with the attached drawings (Appendix I), and the finalized Ecosystem Development Plan and Geotechnical Report.
5. Council approve Development Variance Permit No. 7921-0209-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum setback distance for a Class B (yellow-coded) Stream from 15 metres to 10 metres as measured from the top-of-bank.
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 FortisBC;
 - (d) Approval from BC Hydro regarding the proposed location of the Pad Mounted Transformer (PMT) box;
 - (e) Approval from the Ministry of Forests, Lands and Natural Resource Operations under the Water Sustainability Act (WSA) and Riparian Areas Protection Regulation (RAPR);
 - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department including working with staff and FortisBC to design the right-of-way area as passive outdoor space with appropriate landscape treatments;
 - (g) submission of a finalized grading plan to the satisfaction of City staff and improvement of the on-site grading to follow the natural topography of the site;
 - (h) submission of a finalized emergency access site plan to demonstrate compliance to BCBC and Surrey Fire Service requirements;

- (i) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (j) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (k) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (l) submission of a finalized Ecosystem Development Plan, Detailed Planting Plan, and Impact Mitigation Plan to the satisfaction of City staff;
- (m) the applicant satisfy the requirements for a P-15 agreement;
- (n) conveyance of the riparian areas (proposed Lot 2) to the City without compensation;
- (o) submission of a finalized Geotechnical Report;
- (p) registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the geotechnical report;
- (q) 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; and
- (r) 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.R22-1454

Carried

With Councillor Pettigrew opposed.

It was

Moved by Councillor

Seconded by Councillor

That "Surrey Official Community Plan Bylaw,

2013, No. 18020, Amendment Bylaw, 2022, No. 20727" pass its first reading.

RES.R22-1455

Carried

With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

RES.R22-1456 It was Moved by Councillor
Seconded by Councillor
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20727" pass its second reading.
Carried
With Councillor Pettigrew opposed.

RES.R22-1457 It was then Moved by Councillor
Seconded by Councillor
That the Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20727" be held at City Hall on August 8, 2022, at 1:00 p.m.
Carried
With Councillor Pettigrew opposed.

RES.R22-1458 It was Moved by Councillor
Seconded by Councillor
That "Surrey Comprehensive Development Zone 79 (CD 79), Bylaw, 2022, No. 20728" pass its first reading.
Carried
With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

RES.R22-1459 It was Moved by Councillor
Seconded by Councillor
That "Surrey Comprehensive Development Zone 79 (CD 79), Bylaw, 2022, No. 20728" pass its second reading.
Carried
With Councillor Pettigrew opposed.

RES.R22-1460 It was then Moved by Councillor
Seconded by Councillor
That the Public Hearing on "Surrey Comprehensive Development Zone 79 (CD 79), Bylaw, 2022, No. 20728" be held at City Hall on August 8, 2022, at 1:00 p.m.
Carried
With Councillor Pettigrew opposed.

C. ADDITIONAL PLANNING COMMENTS

This section had no items to consider.

D. ITEMS REFERRED BACK**1. 7920-0155-00****15290 - 66 Avenue**

Owner: 1218656 B.C. Ltd.

Director Information: Ravinder Bhangu, Amrik S. Dhillon, Tejvir Gill,
Kulbir JohalNo Officer Information Filed as at August 6, 2021.

Agent: DF Architecture Inc. (Jessie Arora)

**OCP Amendment to allow for an 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 4,478 square metre business park building with
accessory commercial uses.*

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That:

1. A Bylaw be introduced to amend the Official Community Plan (OCP), Table 7a: Land Use Designation Exceptions by adding site specific permission for the subject site to permit a density up to 1.3 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)" based on the "Business Park 2 Zone (IB-3)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7920-0155-00 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) 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (f) 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.

RES.R22-1461

Carried

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20725" pass its first reading.

RES.R22-1462

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. 20725" pass its second reading.

RES.R22-1463

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. 20725" be held at City Hall on August 8, 2022, at 1:00 p.m.

RES.R22-1464

Carried

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Comprehensive Development Zone 75 (CD 75), Bylaw, 2022, No. 20726" pass its first reading.

RES.R22-1465

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 75 (CD 75), Bylaw, 2022, No. 20726" pass its second reading.

RES.R22-1466

Carried

It was then Moved by Councillor Guerra
 Seconded by Councillor Patton
 That the Public Hearing on "Surrey
 Comprehensive Development Zone 75 (CD 75), Bylaw, 2022, No. 20726" be held at
 City Hall on August 8, 2022, at 1:00 p.m.

RES.R22-1467

Carried

2. **7920-0224-00**
1083, 1109 and 1177 - 168 Street; 1068 - No 99 Highway; 16620 - 12 Avenue
 Owner: Fergus Creek Homes Ltd.
Director Information: Iqbal Grewal, Gurdev Sandhu
Officer Information as at April 14, 2021: Iqbal Grewal (Secretary),
 Gurdev Sandhu (President)
 Agent: DF Architecture Inc. (Jessie Arora)
OCP Amendment from "Mixed Employment" to "Multiple Residential"
LAP Amendment to introduce a new land use designation: "Townhouses"
LAP Amendment to redesignate a portion of the site from "Business Park"
and "Commercial/Business Park" to "Townhouses" and for changes to the
road network
Rezoning from RA to RM-30
Development Permit / Development Variance Permit
to permit the development of 482 townhouse units.

Councillor Pettigrew recused himself from voting on the matter and left the meeting at 5:17 p.m.

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 "Mixed Employment" to "Multiple Residential" and a date for Public Hearing be set.
2. A Bylaw be introduced to amend the OCP Figure 42: Major Employment Areas for the subject site by removing the Mixed Employment designation for the subject site and a date for Public Hearing be set.
3. 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.
4. 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.

5. Council authorize staff to draft Development Permit No. 7920-0224-00 generally in accordance with the attached drawings (Appendix I), the finalized Ecosystem Development Plan and finalized geotechnical report.
6. Council approve Development Variance Permit No. 7920-0224-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north front yard setback of the RM-30 Zone on proposed Lot 1 from 4.5 metres to 3 metres to the side of unit;
 - (b) to reduce the minimum north side yard setback of the RM-30 Zone on proposed Lot 2 from 6 metres to 4.5 metres to the principal building face;
 - (c) to reduce the minimum east rear yard setback of the RM-30 Zone on proposed Lot 2 from 6 metres to 4.5 metres to the principal building face, and to 3 metres to the side of unit;
 - (d) to reduce the minimum west side yard setback of the RM-30 Zone on proposed Lot 3 from 6 metres to 4.8 metres to the principal building face; and
 - (e) to reduce the minimum south rear yard setback of the RM-30 Zone on proposed Lot 3 from 6 metres to 4.5 metres to the principal building face, and to 3.7 metres to the side of unit.
7. Should Council grant Third Reading to the proposal, Council authorize staff to bring forward a bylaw amendment to Development Cost Charge Bylaw No. 20260 to incorporate a residential charge within the Highway 99 Corridor Local Area Plan.
8. Should Council grant Third Reading to the proposal, Council authorize staff to bring forward a bylaw amendment to Schedule G of Zoning Bylaw, to add a Community Specific Capital Projects Contribution for residential uses for the Highway 99 Corridor Local Area Plan (Appendix VII).
9. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) Approval from the Ministry of Transportation & Infrastructure;
 - (d) approval from the Ministry of Forests, Lands and Natural Resource Operations under the Water Sustainability Act for relocation of the 168 Street Class B watercourse;

- (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (f) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (g) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (h) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (i) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff and submission of a peer review for the Ecosystem Development Plan to the satisfaction of City staff;
- (j) submission of a finalized Geotechnical Report to the satisfaction of City staff, and submission of a peer review for the Geotechnical Report to the satisfaction of City Staff;
- (k) conveyance of riparian areas to the City, at no cost to the City;
- (l) conveyance of a 0.54 hectare (1.33 acres) public active park site, at no cost to the City, in support of the proposed Official Community Plan amendment;
- (m) completion of a P-15 agreement, to the satisfaction of the Parks, Recreation and Culture Department, for monitoring and maintenance of planting for Pacific Water Shrew habitat enhancement, invasive management, and GIN Hub offsets in the conveyed riparian areas;
- (n) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-30 Zone, at the rate in effect at the time of Final Adoption;
- (o) submission of an acoustical report for the units adjacent to Highway No. 99 and 168 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (p) 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;

- (q) 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; and
- (r) registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the provisions identified in the finalized geotechnical report.

10. Council pass a resolution to amend the Highway 99 Corridor Local Area Plan (LAP) to introduce "Townhouses" as a new land use designation, to redesignate the properties located at 1083/ 1109/1177 – 168 Street, 1068 - Highway No. 99 and 16620 – 12 Avenue from "Business Park" and "Commercial/Business Park" to "Townhouses", and to adjust the road network for this quadrant, when the project is considered for final adoption.

RES.R22-1468 Carried by members remaining

It was Moved by Councillor
 Seconded by Councillor
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20729" pass its first reading.

RES.R22-1469 Carried by members remaining

The said Bylaw was then read for the second time.

It was Moved by Councillor
 Seconded by Councillor
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20729" pass its second reading.

RES.R22-1470 Carried by members remaining

It was then Moved by Councillor
 Seconded by Councillor
 That the Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20729" be held at City Hall on August 8, 2022, at 1:00 p.m.

RES.R22-1471 Carried by members remaining

It was Moved by Councillor
 Seconded by Councillor
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20730" pass its first reading.

RES.R22-1472 Carried by members remaining

The said Bylaw was then read for the second time.

It was Moved by Councillor
Seconded by Councillor
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2022, No. 20730" pass its second reading.
RES.R22-1473 Carried by members remaining

It was then Moved by Councillor
Seconded by Councillor
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20730" be held at City Hall
on August 8, 2022, at 1:00 p.m.
RES.R22-1474 Carried by members remaining

Councillor Pettigrew rejoined the meeting at 5:19 p.m.

E. CORPORATE REPORTS

This section had no items to consider.

F. CORRESPONDENCE

This section had no items to consider.

G. NOTICE OF MOTION

This section had no items to consider.

H. BYLAWS AND PERMITS

BYLAWS

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19803"
7918-0365-00
Owners: R. Minhas, P. Minhas
Agent: Citiwest Consulting Ltd. (Roger Jawanda)
RF to RF-13 – 9114 – 156 Street - to subdivide into 2 single family small lots.

Note: Change of Owner

Council direction received April 1, 2019

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2019, No. 19803" be finally adopted.
RES.R22-1475 Carried

BYLAWS WITH PERMITS

- 2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19598"
7917-0419-00
Owner: Tricast Ventures Ltd. (Director Information: Savita Arora and Raymon Grewal)
Agent: Coastland Engineering and Surveying Ltd. (Mike Helle)
RA to RH – 2487 – 141 Street - to subdivide into 2 half-acre lots.

Council direction received May 28, 2018

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council amend the Central Semiahmoo
Peninsula Local Area Plan to redesignate the land from "One-Acre" to "Half-Acre
Gross Density".

RES.R22-1476 Carried

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19598" be finally adopted.

RES.R22-1477 Carried

Development Variance Permit No. 7917-0419-00
2487 – 141 Street - to reduce the lot width from 30 metres (100 ft.) to 25.1 metres
(82 ft.) for proposed Lots 1 and 2.

Council supported June 11, 2018

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the issuance of
Development Variance Permit No. 7917-0419-00.

RES.R22-1478 Carried

- 3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20346"
7920-0117-00
Owner: 1270010 B.C. Ltd. (Director Information: Kevin S. Dhesa)
Agent: Hub Engineering Inc. (Mike Kompter)
A-1 to RF - 7655 - 155 Street – to subdivide the site into 10 single-family residential
lots and 2 park lots.

Council direction received May 10, 2021

RES.R22-1479

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2021, No. 20346" be finally adopted.
Carried
 With Councillors Locke and Pettigrew
 opposed.

Development Variance Permit No. 7920-0117-00
 7655 - 155 Street
 To reduce the minimum lot width of the RF Zone from 15.0 metres to 14.8 metres for
 proposed Lots 1 and 2 and from 15.0 metres to 13.6 metres for proposed Lot 4, 5 and 6
 and to reduce the minimum side yard setbacks for the principle building from
 1.8 metres to 1.2 metres for proposed Lots 4, 5 and 6.

Council supported May 31, 2021

RES.R22-1480

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council authorize the issuance of
 Development Variance Permit No. 7920-0117-00.
Carried
 With Councillors Locke and Pettigrew
 opposed.

- 4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20463"
 7921-0097-00
 Owner: 1302843 B.C. Ltd. (Director Information: Kevin S. Dhesa)
 Agent: Coastland Engineering & Surveying Ltd. (Mike Helle)
 RA to RF-13 - 6077 - 140 Street – to allow subdivision into 8 single family small lots.

Council direction received October 18, 2021

RES.R22-1481

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2021, No. 20463" be finally adopted.
Carried

Development Variance Permit No. 7921-0097-00
 6077 - 140 Street – to reduce the minimum lot width for a Type II corner lot from
 15.4 metres to 15.0 metres for proposed Lot 7.

Council supported November 8, 2021

Note: Change of Owner and Agent

Council direction received June 14, 2021

RES.R22-1485 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council amend the City Centre Plan to
redesignate from "Low Rise Residential Type II (Up to 1.85 FAR)" to "Residential
Low to Mid Rise up to 2.5 FAR and to adjust the alignment of the east/west road.
Carried
With Councillor Pettigrew opposed.

RES.R22-1486 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2021, No. 20368" be finally adopted.
Carried
With Councillor Pettigrew opposed.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20369"
RF to CD (based on RM-70) - 10814 - 139A Street (13957 - 108 Avenue); 10824 and
10834 - 139A Street; 10827 and 10837 - 140 Street; 13965, 13975 and 13987 - 108 Avenue
To permit the development of two 6 storey apartment buildings in City Centre.

Council direction received June 14, 2021

RES.R22-1487 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20369" be finally adopted.
Carried
With Councillor Pettigrew opposed.

Development Permit No. 7919-0123-00
10814 - 139A Street (13957 - 108 Avenue); 10824 and 10834 - 139A Street; 10827 and
10837 - 140 Street; 13965, 13975 and 13987 - 108 Avenue - For Form and Character

Council authorized to draft June 14, 2021

RES.R22-1488 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the issuance of
Development Permit No. 7919-0123-00.
Carried
With Councillor Pettigrew opposed.

7. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20183"
7919-0057-00
Owner: Glenmont Ventures Corp. (Director Information: Jagjit S. Bhogal,
Amardeep S. Johal)
Agent: Glenmont Ventures Corp (Jason Kapadia)
RA to RM-30 - 1955 - 165A Street; 16508 - 20 Avenue - to permit the development of
a 50-unit townhouse complex

Note: Change of Owner and Agent

Council direction received October 19, 2020

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council amend the Sunnyside Heights
Neighbourhood Concept Plan to redesignate from "Multiple Residential 10-15 upa" to
"Multiple Residential 15-25 upa" and to remove the subject site from the land
consolidation area.

RES.R22-1489

Carried
With Councillor Pettigrew opposed.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2020, No. 20183" be finally adopted.

RES.R22-1490

Carried
With Councillor Pettigrew opposed.

Development Variance Permit No. 7919-0057-00
1955 - 165A Street; 16508 - 20 Avenue
To reduce the minimum side yard setback from 6.0 metres to 4.5 metres for
Buildings 4 and 5 and to 3.0 metres for Building 6. Further a reduction in
minimum rear yard setback from 6 metres to 3 metres for Building 1 is requested.

Council supported November 9, 2020

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the issuance of
Development Variance Permit No. 7919-0057-00.

RES.R22-1491

Carried
With Councillor Pettigrew opposed.

Development Permit No. 7919-0057-00
1955 - 165A Street; 16508 - 20 Avenue - to issue a Development Permit for Form and Character, Hazard Lands and Sensitive Ecosystems.

Council authorized to draft October 19, 2020

It was
Development Permit No. 7919-0057-00.

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

RES.R22-1492

Carried
With Councillor Pettigrew opposed.

8. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20474"
7921-0044-00
Owner: L. Pitts
Agent: Coastland Engineering and Surveying Ltd. (Mike Helle)
RH to RQ - 3870 - 156 Street - to allow subdivision into two single family residential lots.

Council direction received November 8, 2021

It was
Neighbourhood Concept Plan to redesignate from "Suburban Half Acre Residential" to "Suburban Quarter Acre Residential".

Moved by Councillor Guerra
Seconded by Councillor Patton
That Council amend the Rosemary Heights

RES.R22-1493

Carried
With Councillor Pettigrew opposed.

It was
Amendment Bylaw, 2021, No. 20474" be finally adopted.

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

RES.R22-1494

Carried
With Councillor Pettigrew opposed.

Development Variance Permit No. 7921-0044-00
3870 - 156 Street - to reduce the minimum lot width of proposed Lot B from 24 metres to 20.103 metres.

Council supported November 22, 2021

It was
Development Variance Permit No. 7921-0044-00.

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

RES.R22-1495

Carried
With Councillor Pettigrew opposed.

9. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20546"
7918-0392-00
Owner: Beta Enterprises Ltd.
Agent: Novick Scott Architects Ltd. (Andrea Scott)
IL-1 and CHI to CHI – 12788 King George Boulevard – to allow for the development of a drive-through restaurant.

Council direction received December 20, 2021

RES.R22-1496
It was
Amendment Bylaw, 2021, No. 20546" be finally adopted.
Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Carried
With Councillor Pettigrew opposed.

Development Variance Permit No. 7918-0392-00
12788 King George Boulevard – to reduce the minimum front yard (north) setback of the CHI Zone from 7.5 metres to 7.3 metres to the principal building face; to reduce the minimum flanking street side yard (east) building setback from 7.5 metres to 6.7 metres to allow for an architectural feature and from 7.5 metre to 7.3 metres to the principal building face.

Council supported January 17, 2022

RES.R22-1497
It was
Development Variance Permit No. 7918-0392-00.
Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the issuance of
Carried
With Councillor Pettigrew opposed.

Development Permit No. 7918-0392-00
12788 King George Boulevard - to amend the comprehensive sign design package for the subject site to permit two additional fascia signs on a proposed restaurant building.

Council authorized to draft December 20, 2021

RES.R22-1498
It was
Development Permit No. 7918-0392-00.
Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the issuance of
Carried
With Councillor Pettigrew opposed.

- ii. "Surrey Comprehensive Development Zone 47 (CD 47), Bylaw, 2022, No. 20589"
7919-0258-00
Owner: Anthem Surrey Centre 2 Developments Ltd. (Director Information: Eric Carlson)
Agent: Anthem Properties Group Ltd. (Alexander Wright)
C-8 to CD – 10232 Whalley Boulevard – to permit a mixed-use phased development consisting of three high-rise mixed-use towers, two low-rise residential buildings and one single-storey standalone commercial building.

Council direction received March 7, 2022

It was
redesignate portion of the subject site from "Mid to High Rise Residential 3.5 FAR" to "Mixed-Use 3.5 FAR".

Moved by Councillor Guerra
Seconded by Councillor Patton
That Council amend the City Centre Plan to

RES.R22-1502 Carried

It was
Bylaw 20589 granted by resolution RES.R22-548, at the March 28 2022, Regular Council – Public Hearing meeting.

Moved by Councillor Guerra
Seconded by Councillor Patton
That Council rescind third reading of

RES.R22-1503 Carried

It was
Setbacks of Bylaw No. 20589 by adding the following:

"4. Notwithstanding the definition of setback in Part 1 Definitions of "Surrey Zoning By-law, 1993, No. 12000", as amended, canopies may encroach into the required setbacks."

Moved by Councillor Guerra
Seconded by Councillor Patton
That Council amend Section F. Yards and

RES.R22-1504 Carried

It was
Zone 47 (CD 47), Bylaw, 2022, No. 20589" pass its third reading, as amended.

Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Comprehensive Development

RES.R22-1505 Carried

It was
Zone 47 (CD 47), Bylaw, 2022, No. 20589" be finally adopted.

Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Comprehensive Development

RES.R22-1506 Carried

15. Development Permit No. 7920-0216-00
Owner: Bluesky Properties (Brightside) 2020 Inc.
(Director Information: Colin Bosa, Dale Bosa)
Agent: Perkins & Will (Adrien Pratlong)
13587 - 104 Avenue; 10420 City Parkway - to permit the development of Phase 2 of a mixed-use project, consisting of one 53-storey mixed-use tower and one 2-storey standalone commercial building.

Council authorized to draft June 13, 2022

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

Development Permit No. 7920-0216-00.
RES.R22-1514 Carried

16. Development Variance Permit No. 7918-0062-00
16355 - 21 Avenue
Owner: Streetside Developments (South Grandview) Ltd.
Agent: StreetSide Developments (Kyle Foot)
The applicant is requesting a variance to reduce the minimum north side yard setback for Buildings 2 and 5 and the minimum east rear yard setback for the principal building face from 6.0 metres to 4.0 metres, and to allow a maximum of 8 risers within the two setback areas; reduce the minimum south street side yard setback from 4.5 metres to 4.0 metres for the principal building face and to allow a maximum of 5 risers within the setback area; and reduce the minimum west front yard setback from 4.5 metres to 4.0 metres to the principal building face and to allow a maximum of 3 risers within the setback area. These variances will allow the development of 60 townhouse units.

Council supported May 9, 2022

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

Development Variance Permit No. 7918-0062-00.
RES.R22-1515 Carried

Development Permit No. 7918-0062-00
16355 - 21 Avenue - For Form and Character.

Council authorized to draft April 25, 2022

K. ADJOURNMENT

It was

Land Use meeting be adjourned.
RES.R22-1519

Moved by Councillor Guerra
Seconded by Councillor Patton
That the July 25, 2022 Regular Council –

Carried

The Regular Council - Land Use meeting adjourned at 5:29 p.m.

Certified correct:

Jennifer Ficocelli, City Clerk

Mayor Doug McCallum