

**Present:**

Chairperson - Mayor Locke  
Councillor Annis  
Councillor Bains  
Councillor Bose  
Councillor Elford  
Councillor Hepner  
Councillor Kooner  
Councillor Nagra  
Councillor Stutt

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

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

**A. ADOPTION OF THE AGENDA**

It was

Moved by Councillor Annis  
Seconded by Councillor Hepner  
That the agenda of the December 12, 2022,

Regular Council Land Use meeting be adopted.

RES.R22-2239

Carried

**B. LAND USE APPLICATIONS****1. 7921-0371-00****12823 and 12841 No. 10 (58 Avenue) Highway**

Owner: Parkland Corporation

Agent: Pacific Land Group (Laura Jones)

**Rezoning a portion of the site from C-4 and CG-2 to CD****Development Permit**

*to facilitate a lot line adjustment and development of electric vehicle charging stations and landscaping.*

It was

Moved by Councillor Hepner  
Seconded by Councillor Stutt  
That:

1. A Bylaw be introduced to rezone a portion of the site at 12841 No. 10 (58 Avenue) Highway as shown as Block A on the attached Survey Plan, and the subject site at 12823 No. 10 (58 Avenue) Highway from "Local Commercial Zone (C-4)" and "Combined Service Gasoline Station Zone (CG-2)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.

- 2. Council authorize staff to draft Development Permit No. 7921-0371-00 generally in accordance with the attached drawings.
- 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) 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 securities to the Planning & Development Department to secure the installation of the Level-3 electric vehicle charging station.

RES.R22-2240 Carried

It was Moved by Councillor Stutt  
Seconded by Councillor Hepner  
That "Surrey Comprehensive Development  
Zone 97 (CD 97), Bylaw, 2022, No. 20806" pass its first reading.

RES.R22-2241 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Stutt  
Seconded by Councillor Hepner  
That "Surrey Comprehensive Development  
Zone 97 (CD 97), Bylaw, 2022, No. 20806" pass its second reading.

RES.R22-2242 Carried

It was then Moved by Councillor Bains  
Seconded by Councillor Stutt  
That the Public Hearing on "Surrey  
Comprehensive Development Zone 97 (CD 97), Bylaw, 2022, No. 20806" be held at  
City Hall on January 16, 2023, at 7:00 p.m.

RES.R22-2243 Carried

2. 7922-0341-00

**13475 Central Avenue**

Owners: Surrey Centre Tower Holdings (Hotel #1) Ltd.

Director Information: Sean G. Hodgins

No Officer Information Filed as at December 1, 2020.

Surrey Centre Tower Holdings (Retail #1) Ltd.

Director Information: Sean G. Hodgins

No Officer Information Filed as at December 1, 2020.

Agent: Tectonic Architecture Inc. (Marguerite Laquinte Francis)

**Amend CD By-law No. 17702**

*to permit cultural uses within an existing mixed-use high-rise development (3-Civic Plaza).*

It was

Moved by Councillor Bose

Seconded by Councillor Kooner

That a Bylaw be introduced to amend

Comprehensive Development By-law No. 17702 and a date be set for Public Hearing.

RES.R22-2244

Carried

It was

Moved by Councillor Kooner

Seconded by Councillor Bains

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

Amendment Bylaw, 2012, No. 17702, Amendment Bylaw 2022, No. 20807" pass its first reading.

RES.R22-2245

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Stutt

Seconded by Councillor Kooner

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

Amendment Bylaw, 2012, No. 17702, Amendment Bylaw 2022, No. 20807" pass its second reading.

RES.R22-2246

Carried

It was then

Moved by Councillor Kooner

Seconded by Councillor Annis

That the Public Hearing on "Surrey Zoning

Bylaw, 1993, No. 12000, Amendment Bylaw, 2012, No. 17702, Amendment Bylaw 2022, No. 20807" be held at City Hall on January 16, 2023, at 7:00 p.m.

RES.R22-2247

Carried

- 3. **7916-0243-00**  
**14040 - 32 Avenue**  
 Owner: S. Jack  
 Agent: Barry McGinn Architect (Barry McGinn)  
**Heritage Revitalization Agreement Amendment**  
*to allow the development of an additional single-family dwelling by expanding upon the existing garage/studio accessory building.*

It was Moved by Councillor Kooner  
 Seconded by Councillor Stutt  
 That:

- 1. A Bylaw be introduced to amend Heritage Revitalization Agreement By-law, 2005, No. 15804, and a date be set for Public Hearing.
- 2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (b) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
  - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

RES.R22-2248 Carried

It was Moved by Councillor Kooner  
 Seconded by Councillor Stutt  
 That "City of Surrey Heritage Revitalization Agreement Bylaw, 2005, No. 15804, Amendment Bylaw, 2022, No. 20808" pass its first reading.

RES.R22-2249 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Bose  
 Seconded by Councillor Hepner  
 That "City of Surrey Heritage Revitalization Agreement Bylaw, 2005, No. 15804, Amendment Bylaw, 2022, No. 20808" pass its second reading.

RES.R22-2250 Carried

RES.R22-2251

It was then  
 Moved by Councillor Bains  
 Seconded by Councillor Stutt  
 That the Public Hearing on "City of Surrey  
 Heritage Revitalization Agreement Bylaw, 2005, No. 15804, Amendment Bylaw,  
 2022, No. 20808" be held at City Hall on January 16, 2023, at 7:00 p.m.  
Carried

4. **7922-0298-00**  
**13731 - 57B Avenue**  
 Owners: B. Gill, R. Gill  
 Agent: B. Gill  
**Development Variance Permit**  
*to reduce the required front yard setback to allow the construction of a swimming pool and accessory building.*

RES.R22-2252

It was  
 Moved by Councillor Bains  
 Seconded by Councillor Kooner  
 That Council approve Development Variance  
 Permit No. 7922-0298-00, to reduce the minimum front yard setback (north) of  
 the RH Zone for an accessory structure from 18 metres to 9 metres for the  
 proposed shop and to 9 metres to the proposed in-ground pool, to proceed to  
 Public Notification.  
Carried

5. **7922-0265-00**  
**City Road Right-of-Way on 71A Avenue, West of 148 Street**  
**(Adjacent to 7145 - 148 Street)**  
 Owner: City of Surrey  
 Agent: Cypress Land Services (Agents for Rogers) (Kristina Bell)  
**Development Variance Permit**  
*to increase the maximum height of a free-standing antenna system from 12 metres to 15 metres, in order to replace an existing streetlight pole with a streetlight pole with antenna system extension.*

RES.R22-2253

It was  
 Moved by Councillor Bains  
 Seconded by Councillor Stutt  
 That Council approve Development Variance  
 Permit No. 7922-0265-00, to vary Section B.1.(a) ii. b) of Part 4 General Provisions  
 of the Zoning By-law to increase the maximum height of a free-standing light pole  
 and antenna from 12 metres to 15 metres, to proceed to Public Notification.  
Carried

- 6. **7922-0084-00**  
**3250 - 144 Street**  
 Owners: J. Alexson, K. Alexson  
 Agent: CitiWest Consulting Ltd. (Jasleen Kaur)  
**LAP Amendment from "One Acre" to "Half-Acre Gross Density"**  
**Rezoning from RA to RH**  
*to allow subdivision into two single-family residential lots.*

It was Moved by Councillor Kooner  
Seconded by Councillor Bose  
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 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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect.
- 3. Council pass a resolution to amend the Central Semiahmoo Peninsula Local Area Plan to redesignate the land from "One Acre" to "Half-Acre Gross Density" when the project is considered for final adoption.

RES.R22-2254 Carried

It was Moved by Councillor Bains  
Seconded by Councillor Stutt  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2022, No. 20809" pass its first reading.

RES.R22-2255 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Stutt  
Seconded by Councillor Hepner  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2022, No. 20809" pass its second reading.

RES.R22-2256 Carried

It was then Moved by Councillor Bains  
 Seconded by Councillor Stutt  
 That the Public Hearing on "Surrey Zoning  
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20809" be held at City Hall  
 on January 16, 2023, at 7:00 p.m.

RES.R22-2257

Carried

## 7. 7922-0182-00

**6884 and 6904 - 152 Street; 6875 - 153 Street**

Owner: Conwest (Bear Creek) Gp Ltd.

Director Information: Giovanni Marinelli, Antonio MarinelliOfficer Information as at July 31, 2022: Antonio Marinelli (President),

Giovanni Marinelli (Vice President)

Agent: Conwest (Peter Woerler)

**Rezone a portion of the site from A-1 to IB-3****Development Permit / Development Variance Permit***to permit the development of a multi-tenant tilt-up industrial building.*

It was Moved by Councillor Bains  
 Seconded by Councillor Bose  
 That:

1. A Bylaw be introduced to rezone a portion of the site, 6884 - 152 Street and 6904 - 152 Street, from "General Agriculture Zone (A-1)" to "Business Park 3 Zone (IB-3)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7922-0182-00 generally in accordance with the attached drawings.
3. Council approve Development Variance Permit No. 7922-0182-00, to vary the following, to proceed to Public Notification:
  - (a) to reduce the minimum front (west) yard setback of the IB-3 Zone from 7.5 metres to 7.1 metres to architectural elements on the principal building face; and
  - (b) to reduce the minimum width of a continuous landscaping strip along the developed portion of the lot abutting a highway required in the IB-3 Zone, from 3 metres to 1.5 metre along the south property line.
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) 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 satisfies the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (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 installation and maintenance of the landscape buffer; and
- (h) discharge of Restrictive Covenant CA9795929 for no-build.

RES.R22-2258

Carried

It was

Moved by Councillor Bains  
Seconded by Councillor Annis  
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20810" pass its first reading.

RES.R22-2259

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Bains  
Seconded by Councillor Hepner  
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20810" pass its second reading.

RES.R22-2260

Carried

It was then

Moved by Councillor Bains  
Seconded by Councillor Bose  
That the Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20810" be held at City Hall on January 16, 2023, at 7:00 p.m.

RES.R22-2261

Carried



8. 7921-0268-00  
13412 - 96 Avenue (13414 - 96 Avenue) and 13420 - 96 Avenue  
Owners: 1275280 B.C. Ltd.  
Director Information: Harmunpreet Dhillon, Akashdeep Villing  
No Officer Information Filed  
Agent: Flat Architecture Inc. (Rajinder Warraich)  
**Rezoning from RF to CD (based on RM-70)**  
**Development Permit**  
**Housing Agreement**  
*to permit the development of a 6-storey rental apartment building consisting of 60 dwelling units in City Centre.*

It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That:

1. 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.
2. A Bylaw be introduced to enter into a Housing Agreement and be given First, Second and Third Reading.
3. Council authorize staff to draft Development Permit No. 7921-0268-00 generally in accordance with the attached drawings (Appendix I).
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 enter into a Housing Agreement with the City to restrict the proposed 60 dwelling units on the subject site to rental for a period of twenty (20) years;
- (h) 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;
- (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 96 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and
- (k) registration of a Section 219 Restrictive Covenant requiring the applicant to pay all deferred financial contributions for Public Art, Affordable Housing, and/or Capital Projects Community Amenity Contributions for the development should the project be converted from rental housing to market units at any point in the future, after expiry of the Housing Agreement.

RES.R22-2262

Carried

It was Moved by Councillor Bose  
 Seconded by Councillor Bains  
 That "Surrey Comprehensive Development  
 Zone 96 (CD 96), Bylaw, 2022, No. 20811" pass its first reading.

RES.R22-2263

Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Bains  
 Seconded by Councillor Annis  
 That "Surrey Comprehensive Development  
 Zone 96 (CD 96), Bylaw, 2022, No. 20811" pass its second reading.

RES.R22-2264

Carried

It was then Moved by Councillor Bains  
 Seconded by Councillor Stutt  
 That the Public Hearing on "Surrey  
 Comprehensive Development Zone 96 (CD 96), Bylaw, 2022, No. 20811" be held at  
 City Hall on January 16, 2023, at 7:00 p.m.

RES.R22-2265

Carried



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) 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;
  - (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.
  
4. Council pass a resolution to amend South Newton Neighbourhood Concept Plan (NCP) to redesignate the land from "Suburban Residential 1/2 Acre" to "Suburban Residential 1/4 Acre" when the project is considered for final adoption.

RES.R22-2269 Carried

It was Moved by Councillor Bose  
Seconded by Councillor Hepner  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2022, No. 20813" pass its first reading.

RES.R22-2270 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Bose  
Seconded by Councillor Hepner  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2022, No. 20813" pass its second reading.

RES.R22-2271 Carried

It was then Moved by Councillor Stutt  
 Seconded by Councillor Annis  
 That the Public Hearing on "Surrey Zoning  
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20813" be held at City Hall on  
 January 16, 2023, at 7:00 p.m.

RES.R22-2272

Carried**10. 7921-0274-00****5682 - 146 Street**

Owners: S. Levarsky, P. Levarsky

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

**NCP Amendment to redesignate the site from "Suburban Residential 1/2 Acre"  
 to "Suburban Residential 1/4 Acre"****Rezoning from RH to RQ***to allow subdivision into two single-family residential lots.*

It was Moved by Councillor Bains  
 Seconded by Councillor Stutt  
 That:

1. A Bylaw be introduced to rezone the subject site from "Half-Acre Residential Zone (RH)" to "Quarter Acre Residential Zone (RQ)" and a date be set for Public Hearing.
2. Council 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) 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) 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.

3. Council pass a resolution to amend South Newton Neighbourhood Concept Plan (NCP) to redesignate the land from "Suburban Residential 1/2 Acre" to "Suburban Residential 1/4 Acre" when the project is considered for final adoption.

RES.R22-2273 Carried

It was Moved by Councillor Hepner  
Seconded by Councillor Bose  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2022, No. 20814" pass its first reading.

RES.R22-2274 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Stutt  
Seconded by Councillor Bains  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2022, No. 20814" pass its second reading.

RES.R22-2275 Carried

It was then Moved by Councillor Bains  
Seconded by Councillor Stutt  
That the Public Hearing on "Surrey Zoning  
Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20814" be held at City Hall  
on January 16, 2023, at 7:00 p.m.

RES.R22-2276 Carried

- 11. 7922-0009-00**  
**106 Peace Park Drive**  
Owners: M. Khan, S. Khan  
Agent: M. Khan  
**Development Permit / Development Variance Permit**  
*to permit construction of a single-family dwelling.*

It was Moved by Councillor Bains  
Seconded by Councillor Kooner  
That:

1. Council authorize staff to draft Development Permit No. 7922-0009-00 for Hazard Lands (Steep Slopes) and Sensitive Ecosystems (Streamside Areas).
2. Council approve Development Variance Permit No. 7922-0009-00, varying the following, to proceed to Public Notification:
  - (a) to vary Part 12.1 Section F. of the One Acre Residential (RA) Zone to reduce the minimum side yard (north) setback for a principal dwelling from 4.5 metres to 1.2 metres to the principal building face, provided that the opposite side yard setback is a minimum of 2.4 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 tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (c) completion of a Peer Review of the finalized Ecosystem Development Plan to the satisfaction of City staff;
  - (d) submission of a finalized Ecosystem Development Plan, Landscape, Monitoring, and Fence Security, to the satisfaction of the Planning and Development Department;
  - (e) submission of a finalized Geotechnical Report to the satisfaction of City staff;
  - (f) 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; and
  - (g) registration of a Section 219 Restrictive Covenant to ensure that all on-site preparation and construction complies with the recommendations of the accepted Geotechnical Report.

RES.R22-2277

Carried

**12. 7922-0354-00  
2350 - 148 Street**

Owner: Mount Olive Lutheran Church of White Rock B.C.

Agent: Options Community Services (Neil Arao)

**Temporary Use Permit**

*to allow a temporary winter shelter for individuals experiencing homelessness to operate within an existing church.*

It was

Moved by Councillor Bains

Seconded by Councillor Bose

That Council approve Temporary Use Permit

No. 7922-0354-00, to proceed to Public Notification.

RES.R22-2278

Carried

**C. ADDITIONAL PLANNING COMMENTS****1. 7917-0002-00, 7917-0002-01  
19283 - 28 Avenue**

Owner: Natt Development Ltd.

Director Information: Gurbinder Natt, Ishwinder Natt

Officer Information as at February 11, 2022: Gurbinder Natt (President)

Agent: KCC Architecture and Design Ltd. (Karla Castellanos)

**Development Permit / Development Variance Permit**

*to permit the development of a 9,632 square metre multi-tenant light industrial business park building.*

It was

Moved by Councillor Bains

Seconded by Councillor Kooner

That:

1. Council file Development Variance Permit No. 7917-0002-00.
2. Council authorize staff to draft amended Development Permit No. 7917-0002-00 generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7917-0002-01, varying the following, to proceed to Public Notification:
  - (a) to vary Part 5 Off-Street Parking and Loading/Unloading, Section F. Off-Street Loading/Unloading, 1(a), by allowing passenger vehicle spaces to be located in front of overhead loading doors.
4. Council instruct staff to resolve the following issues prior to final adoption of the associated rezoning bylaw:
  - (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) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff;
- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (h) 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
- (i) registration of a Section 219 Restrictive Covenant to prohibit any use that require a Metro Vancouver air quality permit from locating on the site.

RES.R22-2279

Carried

2. **7913-0003-00, 7913-0003-01**  
**15542 - 32 Avenue**  
 Owners: S. Samra, P. Samra  
 Agent: Zenterra Croydon Ltd. (Derek Fenton)  
**Development Permit / Development Variance Permit**  
*to permit the development of a business park building.*

It was

Moved by Councillor Bains  
 Seconded by Councillor Kooner  
 That:

1. Council authorize staff to draft Development Permit No. 7913-0003-00 generally in accordance with the attached drawings (Appendix I), the finalized Ecosystem Development Plan, Geotechnical Report and Hydrogeological Report.
2. Council approve Development Variance Permit No. 7913-0003-01, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback of the IB-3 Zone from 7.5 metres to 5.5 metres;
  - (b) to reduce the minimum east side yard setback of the IB-3 Zone from 7.5 metres to 3.6 metres;
  - (c) to reduce the minimum landscape screen planting requirement in the IB-3 Zone from 6 metres to 4.2 metres along the west property line, narrowing to 1 metres at the curved parking access ramp; from 6 metres to 3.6 metres along the east property line;
  - (d) to reduce the minimum landscape screen planting requirement in the IB-3 Zone from 3 metres to 2.5 metres along the north property line; and

- (d) to reduce the minimum setback distance for a Class A (red-coded) natural stream from 30 metres to a variable setback between 15 metres and 27.3 metres.

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) 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) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
- (h) the applicant enter into a P-15 agreement with the City's Parks Department for maintenance of replanting in the conveyed riparian areas;
- (i) conveyance of riparian areas to the City;
- (j) submission of a finalized Geotechnical Report and Hydrogeological Report to the satisfaction of City staff;
- (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;
- (l) discharge of Easement BB577077 from the Common Property of Strata Plan EPS 3152, the adjacent townhouse complex to the west of the subject site at 15454 - 32 Avenue.
- (m) Completion of a groundwater monitoring program and an updated hydrogeological report which incorporates seasonal water table data.

RES.R22-2280

Carried

**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**

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20296"  
7917-0448-00  
Owners: S. Sandhu, R. Sandhu  
Agent: Citiwest Consulting Ltd. (Roger Jawanda)  
CD Bylaw No. 17673 to CD - 18681 - 54 Avenue - to permit subdivision into two lots.

Council direction received February 22, 2021

It was Moved by Councillor Kooner  
Seconded by Councillor Hepner  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2021, No. 20296" be finally adopted.

RES.R22-2281

Carried

**BYLAWS WITH PERMITS**

2. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018,  
No. 19608"  
7916-0398-00  
Owner: Sidhu Homes & Construction Ltd. (Director Information: Karmvir Sidhu,  
Gurmail Singh Sidhu, Maninder Sidhu)  
Agent: Citiwest Consulting Ltd. (Donni Chanyungco)  
To redesignate the property 16770 - 15 Avenue from Suburban to Urban.

Council direction received June 11, 2018





- \* Planning and Development advise (see memorandum in back-up) that the OCP designation was amended at part of City Centre Plan CR R137. These amendments received final adoption on July 25, 2022 Regular Council – Public Hearing. The proposed development complies with the "Multiple Residential" designation in the OCP. It is requested that Council file the OCP bylaw 20145.

RES.R22-2288 It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2020, No. 20145" be filed.  
Carried

RES.R22-2289 It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That Council amend a minor modification to the City Centre Plan to introduce a 15 metre wide flex road into the plan, transecting the subject site from east to west to the road network as described in Appendix I.  
Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20146" RF to CD – 13809 and 13753 Grosvenor Road; 13790 Harper Road, 13726, 13688, 13736, 13690, 13716, 13684 and 13702 Bentley Road, Portion of 13791, 13775 and 13781 Grosvenor Road, Portion of 13672 and 13746 Bentley Road and a portion of lane – to permit the development of seven, 5 to 6-storey apartment buildings.

Council direction received July 27, 2020

- \* Planning and Development advise (see memorandum in back-up) that a minor modification is required to the Yards and Setbacks. This adjustment to the CD Bylaw 20146 does not affect use or density, and a new public hearing is not required.

RES.R22-2290 It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That Council rescind third reading of Bylaw 20146, granted by resolution RES.R22-1866, at the October 3, 2022 Regular Council – Land Use meeting.  
Carried

RES.R22-2291 It was Moved by Councillor Kooner  
Seconded by Councillor Bose  
That Council amend Section F.1 and F.2 Yards and Setbacks of Bylaw No. 20146 as described in Appendix II.  
Carried



**PERMITS - APPROVALS**

- 5. Development Variance Permit No. 7918-0354-00  
 Owner: L. Dosanjh  
 Agent: Mainland Engineering Design Corporation (Rajeev Mangla)  
 9274 - 125 Street  
 To reduce the minimum lot width for proposed Lots 1 and 2 in order to allow for a 2-lot subdivision.

Council supported October 7, 2019

It was	Moved by Councillor Kooner Seconded by Councillor Bains That Council authorize the issuance of
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Development Variance Permit No. 7918-0354-00.

RES.R22-2296

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 Stutt Seconded by Councillor Hepner That the December 12, 2022 Regular Council
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- Land Use meeting be adjourned.

RES.R22-2297

Carried

The Regular Council - Land Use meeting adjourned at 5:46 p.m.

Certified correct:

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Jennifer Ficocelli, City Clerk

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Mayor Brenda Locke