

Present:

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

Absent:

Councillor Bains

Staff Present:

City Manager
Deputy 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

Council Land Use meeting be adopted.
RES.R23-1173

Moved by Councillor Stutt
Seconded by Councillor Kooner
That the agenda of the June 19, 2023, Regular

Carried

B. LAND USE APPLICATIONS**1. 7923-0058-00****City Road Right-of-Way at southwest corner of 160 Street and 108A Avenue**

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 14.9 metres, in order to replace an existing streetlight pole with a streetlight pole with antenna system extension.

It was

RES.R23-1174

Moved by Councillor Kooner
Seconded by Councillor Hepner
That Council approve Development Variance

Permit No. 7923-0058-00, to vary Part 4 General Provisions of the Zoning Bylaw to increase the maximum height of a free-standing antenna system from 12 metres to 14.9 metres, to proceed to Public Notification.

Carried

2. **7922-0372-00**
10318 Whalley Boulevard (10320 Whalley Boulevard, 13735 and 13737 Central Avenue),
10324 Whalley Boulevard (10322, 10326 and 10328 Whalley Boulevard)
Owner: 1348147 B.C. Ltd.
Director Information: Varun Kaura, Kazim Syed
No Officer Information Filed
Agent: Chris Dikeakos Architects Inc. (Richard Bernstein)
OCP Amendment to Figure 16: Central Business District Densities from
3.5 FAR to 7.5 FAR
City Centre Amendment from "Mid to High Rise Residential" to "High Rise
Mixed-Use – Type II"
Rezoning from C-8 to CD
Development Permit
to permit the development of a 37-storey mixed-use tower with a 5-storey podium
consisting of 389 dwelling units and ground floor commercial space.

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

1. A Bylaw be introduced to amend the Official Community Plan (OCP) Figure 16: Downtown Densities for the subject site from 3.5 FAR to 7.5 FAR (Appendix VI), and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the OCP, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A Bylaw be introduced to rezone the subject site from "Community Commercial Zone (C-8)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft Detailed Development Permit No. 7922-0372-00 generally in accordance with the attached drawings (Appendix I).
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) 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 RMC-135 Zone, at the rate in effect at the time of Final Adoption;
- (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (j) registration of a Section 219 Restrictive Covenant 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;
- (k) registration of a volumetric statutory right-of-way for public rights-of-passage for the proposed plaza spaces located throughout the development site and the east-west walkway; and
- (l) submission of a finalized Traffic Impact Assessment (TIA) to the satisfaction of staff.

6. Council pass a resolution to amend the City Centre Plan to redesignate the subject site from "Mid to High Rise Residential" to "High Rise Mixed-Use – Type II" as shown in Appendix V, when the project is considered for final adoption.

RES.R23-1175

Carried

It was

Moved by Councillor Kooner
Seconded by Councillor Hepner
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2023, No. 20968" pass its first reading.

RES.R23-1176

Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Kooner
Seconded by Councillor Hepner
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2023, No. 20968" pass its second reading.
RES.R23-1177 Carried

It was then Moved by Councillor Bose
Seconded by Councillor Hepner
That the Public Hearing on "Surrey Official
Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 20968" be
held at City Hall on July 10, 2023, at 7:00 p.m.
RES.R23-1178 Carried

It was Moved by Councillor Bose
Seconded by Councillor Stutt
That "Surrey Comprehensive Development
Zone 132 (CD 132), Bylaw, 2023, No. 20969" pass its first reading.
RES.R23-1179 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Hepner
Seconded by Councillor Bose
That "Surrey Comprehensive Development
Zone 132 (CD 132), Bylaw, 2023, No. 20969" pass its second reading.
RES.R23-1180 Carried

It was then Moved by Councillor Bose
Seconded by Councillor Hepner
That the Public Hearing on "Surrey
Comprehensive Development Zone 132 (CD 132), Bylaw, 2023, No. 20969" be held
at City Hall on July 10, 2023, at 7:00 p.m.
RES.R23-1181 Carried

3. **7922-0252-00**
14916 - 68A Avenue
Owners: K. Khosa, H. Sahota, N. Dhaliwal
Agent: Gursimer Design & Management Inc. (Nirvair Singh)
Rezoning from RA to RF
to allow subdivision into three single family lots.

It was

Moved by Councillor Kooner
Seconded by Councillor Stutt
That:

1. Council endorse the Public Notification to proceed for Bylaw No. 20972 to rezone the subject site from "One Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)".
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (g) that the classification of the feature located along 149 Street be confirmed through a Water Sustainability Act (WSA) stream determination to the satisfaction of the General Manager, Planning & Development Department.

RES.R23-1182

Carried

4. **7922-0235-00**
5678 - 184 Street
Owners: M. Mannan, T. Mannan
Agent: Hub Engineering Inc. (Mike Kompter)
Rezoning from RF to RF-13
to allow subdivision into two single family small lots.

It was

Moved by Councillor Kooner
Seconded by Councillor Bose
That:

1. Council endorse the Public Notification to proceed for Bylaw No. 20973 to rezone the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)".
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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) discharge of Statutory Building Scheme AA112374 that expired on August 29, 1989; and
 - (h) the applicant address any requirements from BC Hydro and Fortis BC with respect to statutory rights-of-way AA183622 (BC Hydro) and AE1779 (BC Gas).

RES.R23-1183

Carried

5. **7922-0254-00**
10164 - 177A Street
Owner: Qualico Developments (Vancouver) Inc.
No Director Information Recorded
Agent: Aplin & Martin Consultants Ltd. (Stephen Hallingham)
OCP Amendment from "Suburban" to "Urban"
Rezoning from RA to CD
LAP Amendment from "Low Density Townhouse 12-15 UPA Gross" to "Townhouse 15-20 UPA Gross"
Development Permit
to permit the development of 58 townhouse units.

It was

Moved by Councillor Hepner
Seconded by Councillor Bose
That:

1. A Bylaw be introduced to amend the Official Community Plan (OCP) to redesignate the subject site from "Suburban" to "Urban" (Appendix VI), and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the OCP, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7922-0254-00 generally in accordance with the attached drawings (Appendix II), and the finalized geotechnical report.
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) input from the Ministry of Transportation & Infrastructure;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department including retaining wall height and retaining wall design as well as changing all vinyl siding to hardie board siding;
 - (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) registration of a Section 219 Restrictive Covenant for installation and maintenance of the landscape buffer;
 - (h) submission of a finalized Geotechnical Report to the satisfaction of City staff;

- (i) submission of an acoustical report for the units adjacent to industrial lands to the north and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures and alert owners to potential noise from neighbouring industrial lands;
- (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 Services;
- (k) amend a portion of the existing landscape buffer Restrictive Covenant from 10 metres to 8.7 metres for the area behind proposed Buildings 11 and 12;
- (l) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (m) 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
- (n) provision of a 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.

6. Council pass a resolution to amend the Abbey Ridge Local Area Plan (LAP) to redesignate the subject site from "Low Density Townhouse 12-15 UPA Gross" to "Townhouse 15-20 UPA Gross" when the project is considered for final adoption (Appendix V).

RES.R23-1184

Carried

It was

Moved by Councillor Kooner
 Seconded by Councillor Stutt
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 20970" pass its first reading.

RES.R23-1185

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Bose
 Seconded by Councillor Hepner
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 20970" pass its second reading.

RES.R23-1186

Carried

- RES.R23-1187 It was then Moved by Councillor Kooner
Seconded by Councillor Hepner
That the Public Hearing on "Surrey Official
Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 20970" be
held at City Hall on July 10, 2023, at 7:00 p.m.
Carried
- RES.R23-1188 It was Moved by Councillor Hepner
Seconded by Councillor Kooner
That "Surrey Comprehensive Development
Zone 133 (CD 133), Bylaw, 2023, No. 20971" pass its first reading.
Carried
- The said Bylaw was then read for the second time.
- RES.R23-1189 It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Comprehensive Development
Zone 133 (CD 133), Bylaw, 2023, No. 20971" pass its second reading.
Carried
- RES.R23-1190 It was then Moved by Councillor Annis
Seconded by Councillor Hepner
That the Public Hearing on "Surrey
Comprehensive Development Zone 133 (CD 133), Bylaw, 2023, No. 20971" be held at
City Hall on July 10, 2023, at 7:00 p.m.
Carried

6. 7922-0078-00

16527 - 84 Avenue

Owner: Saaj Homes Ltd.

Director Information: Inderpal Singh Taggar

No Officer Information Filed as at May 25, 2022

Agent: Mainland Engineering Design Corporation (Rajeev Mangla)

Rezoning from RF to RF-13

Development Variance Permit

to allow subdivision into three single family small lots.

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

1. Council endorse the Public Notification to proceed for Bylaw No. 20974 to
rezone the subject site from "Single Family Residential Zone (RF)" to
"Single Family Residential (13) Zone (RF-13)".

2. Council approve Development Variance Permit No. 7922-0078-00, to permit a double side-by-side garage on lots that are 12.1 metres in width (less than 13.4 metres wide) for proposed Lots 1, 2 and 3, to proceed to Public Notification.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant 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
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R23-1191

Carried

C. ADDITIONAL PLANNING COMMENTS

1. **7912-0303-00, 7912-0303-01, 7912-0303-02
14913 - 64 Avenue (14943 - 64 Avenue)**
Owners: P. Matharu, G. Matharu
Agent: P. Matharu
Development Permit / Development Variance Permit
to permit the development of a single tenant industrial building.

It was

Moved by Councillor Kooner
Seconded by Councillor Hepner
That:

1. Council file the previously supported Development Permit and Development Variance Permit No. 7912-0303-00, and Development Variance Permit No. 7912-0303-01.
2. Council authorize staff to draft Development Permit No. 7912-0303-01 generally in accordance with the attached drawings (Appendix I), and the finalized Ecosystem Development Plan and geotechnical report.
3. Council approve Development Variance Permit No. 7912-0303-02, varying the following, to proceed to Public Notification:

- (a) to reduce the minimum front yard setback of the IL Zone from 7.5 metres to 1.8 metres to the principal building face;
 - (b) to reduce the minimum western side yard setback of the IL Zone from 7.5 metres to 1.5 metres to the principal building face; and
 - (c) to reduce the minimum setback distance from top-of-bank for a "Natural Class A Stream" (red-coded) from 30 metres to a minimum of 6.5 metres measured from top-of-bank.
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) 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) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
 - (h) conveyance of riparian areas of Hyland Creek to the City;
 - (i) submission of a finalized Geotechnical Report to the satisfaction of City staff; and
 - (j) registration of a right-of-way for public rights-of-passage for drainage access.

RES.R23-1192

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, 2022, No. 20578"
7920-0287-00
Owners: D. Jhutti, K. Jhutti
Agent: Citiwest Consulting Ltd. (Roger Jawanda)
Portion of 10578 - 127A Street
RF to RF-SD – to subdivide the site into one single-family lot and two semi-detached single-family lots.

Council direction received February 14, 2022

It was

Moved by Councillor Hepner

Seconded by Councillor Bose

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

Amendment Bylaw, 2022, No. 20578" be finally adopted.

Carried

RES.R23-1193

BYLAWS WITH PERMITS

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20353"
7920-0004-00
Owners: S. Bhatti, A. Viridi, S. Bhatti, B. Bhatti, B11 Holdings Ltd.
(Director Information: Santosh Bhatti)
Agent: Coastland Engineering and Surveying Ltd. (Mike Helle)
13863 - 114 Avenue; 13842, 13854 and 13868 - 115 Avenue
RF and CD Bylaw No. 14136 to RF-13 – to subdivide the site into 1 single family lot and 19 single family small lots.

Note: Change of owner information

Council direction received May 10, 2021

It was Moved by Councillor Hepner
Seconded by Councillor Bose
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20353" be finally adopted.
RES.R23-1194 Carried

Development Variance Permit No. 7920-0004-00
13863 - 114 Avenue; 13842, 13854 and 13868 - 115 Avenue
To reduce the minimum rear yard setback from 7.5 metres to 1.8 metres to the
principal building face on proposed Lot 20 and to reduce the minimum lot width
required to accommodate a double garage or carport (to accommodate two
vehicles parked side by side) from 13.4 metres to 12.3 metres for proposed Lots 12,
13, and 14, and from 13.4 metres to 12.5 metres for proposed Lots 17, 18, and 19.

Supported by Council May 31, 2021

It was Moved by Councillor Kooner
Seconded by Councillor Hepner
That Council authorize the issuance of
Development Variance Permit No. 7920-0004-00.
RES.R23-1195 Carried

3. "Surrey Comprehensive Development Zone 54 (CD 54), Bylaw, 2022, No. 20633"
7917-0183-00
Owner: RS Coastal Design Inc. (Director Information: Ryan Stajcer)
Agent: Hub Engineering Inc. (Mike Kompter)
16263 - 10 Avenue
RA to CD – to permit the development of 8 single-family residential detached bare
land strata lots.

Council direction received April 25, 2022

It was Moved by Councillor Hepner
Seconded by Councillor Stutt
That "Surrey Comprehensive Development
Zone 54 (CD 54), Bylaw, 2022, No. 20633" be finally adopted.
RES.R23-1196 Carried

Development Permit No. 7917-0183-00
16263 - 10 Avenue
To issue Development Permit for Hazard Lands (Steep Slopes) and Sensitive
Ecosystems (Streamside Areas and Green Infrastructure Areas).

Council authorized to draft April 25, 2022

It was Moved by Councillor Hepner
Seconded by Councillor Kooner
That Council authorize the issuance of
Development Permit No. 7917-0183-00.
RES.R23-1197 Carried

4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20088"
7917-0582-00
Owner: Panorama Riverview Homes Ltd. (Director Information: Harjit S. Atwal,
Sonia K. Bassi, Manjit Lit)
Agent: Douglas R Johnson Architect Ltd. (Douglas Johnson)
11798 and 11808 River Road; Portion of 11779 and 11793 – 100 Avenue
RF to RM-15 – to permit the development of 30 townhouse units and two single-family
residential lots.

Note: Change of owner information

Council direction received May 4, 2020

It was Moved by Councillor Hepner
Seconded by Councillor Kooner
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2020, No. 20088" be finally adopted.
RES.R23-1198 Carried

Development Variance Permit No. 7917-0582-00
11798 and 11808 River Road; 11779 and 11793 – 100 Avenue
On proposed Lot 3 (townhouse lot) to reduce the minimum north yard setback from
7.5 metres to 6.7 metres to the principal building face and 4.9 metres to a balcony or
veranda; to reduce the minimum east yard setback from 7.5 metres 2.3 metres to the
principal building face; to reduce the minimum south yard setback from 7.5 metres
to 5.9 metres to the principal building face and 4.6 metres to a balcony or veranda;
and to reduce the minimum west yard setback from 7.5 metres to 4.5 metres to the
principal building face and 3.5 metres to a balcony or veranda in order to permit the
development of 30 townhouse units and two single-family residential lots.

Supported by Council May 25, 2020

It was Moved by Councillor Hepner
Seconded by Councillor Bose
That Council authorize the issuance of
Development Variance Permit No. 7917-0582-00.
RES.R23-1199 Carried

Development Permit No. 7917-0582-00
11798 and 11808 River Road; 11779 and 11793 - 100 Avenue
To issue Development Permit for Form and Character and Hazard Lands.

Council authorized to draft May 25, 2020

It was
Moved by Councillor Annis
Seconded by Councillor Hepner
That Council authorize the issuance of
Development Permit No. 7917-0582-00.

RES.R23-1200

Carried

5. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20661"
7917-0070-00
Owners: S. Gill, S. Gill, 1299121 B.C. Ltd. (Director Information: Gurwinder S. Gill)
Agent: Hub Engineering Inc. (Mike Kompter)
Portion of 16653 - 16 Avenue
To amend the OCP Figure 3 to redesignate a portion of the subject site from Suburban to Urban.

Council direction received June 13, 2022

It was
Moved by Councillor Stutt
Seconded by Councillor Kooner
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20661" be finally adopted.

RES.R23-1201

Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20662"
16653 - 16 Avenue
RA to RF-13, RF-10 and RF-SD – to subdivide the site into 11 single-family small lots and 8 semi-detached single-family lots.

Council direction received June 13, 2022

It was
Moved by Councillor Hepner
Seconded by Councillor Bose
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20662" be finally adopted.

RES.R23-1202

Carried

Development Variance Permit No. 7917-0070-00
16708 - 16A Avenue; 16653 - 16 Avenue
To allow driveway access from 16A Avenue for Lots 12 – 19 when a rear lane is provided.

Supported by Council June 27, 2022

It was Moved by Councillor Annis
Seconded by Councillor Hepner
That Council authorize the issuance of
Development Variance Permit No. 7917-0070-00.
RES.R23-1203 Carried

Development Permit No. 7917-0070-00
16708 - 16A Avenue; 16653 - 16 Avenue
To issue Development Permit for Hazard Lands (Steep Slopes).

Authorized to draft June 13, 2022

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That Council authorize the issuance of
Development Permit No. 7917-0070-00.
RES.R23-1204 Carried

6. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20454"
7921-0086-00
Owners: Garcha Properties Ltd. (Director Information: Dal Garcha, Bhupinder Garcha),
1333329 B.C. Ltd. (Director Information: Parminder S. Atwal)
Agent: 1333329 B.C. Ltd. (Tejvir Atwal)
16710 and 16724 - 57A Avenue
To amend OCP Figure 3: General Land Use Designations for a portion of the subject site (proposed Lots 1 to 4) from Suburban to Urban.

Note: Change of owner and agent information

Council direction received September 27, 2021

It was Moved by Councillor Hepner
Seconded by Councillor Annis
That Council amend the West Cloverdale
South Neighbourhood Concept Plan (NCP) to redesignate portions of the
consolidated subject site from "Half Acre Cluster" to "Urban Single Family" and
from "Park/Open Space" to "Half Acre Cluster".
RES.R23-1205 Carried

It was Moved by Councillor Hepner
Seconded by Councillor Kooner
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2021, No. 20454" be finally adopted.
RES.R23-1206 Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20455"
16732 - 57 Avenue; 16710 and 16724 - 57A Avenue
RA to RF; and A-1, RA, and CD Bylaw No. 16760A to RQ - to allow subdivision into
four single family lots, seven suburban single family lots, one park lot and one
remainder agricultural lot.

Council direction received September 27, 2021

RES.R23-1207	It was Amendment Bylaw, 2021, No. 20455" be finally adopted. <u>Carried</u>	Moved by Councillor Kooner Seconded by Councillor Stutt That "Surrey Zoning Bylaw, 1993, No. 12000,
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Development Variance Permit 7921-0086-00
16732 - 57 Avenue; 16710 and 16724 - 57A Avenue
To reduce the minimum side yard (north) principal building setback from
2.4 metres to 1.8 metres for proposed Lot 8, and to reduce the minimum required
lot width from 24 metres to 22.0 metres for proposed Lot 8 and to 20.0 metres for
proposed Lots 9 and 10.

Support by Council October 18, 2021

RES.R23-1208	It was Development Variance Permit No. 7921-0086-00. <u>Carried</u>	Moved by Councillor Kooner Seconded by Councillor Hepner That Council authorize the issuance of
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Development Permit No. 7921-0086-00
16732 - 57 Avenue; 16710 and 16724 - 57A Avenue
To issue Development Permit for Hazard Lands.

Authorized to draft September 27, 2021

RES.R23-1209	It was Development Permit No. 7921-0086-00. <u>Carried</u>	Moved by Councillor Bose Seconded by Councillor Hepner That Council authorize the issuance of
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7. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20451"
7920-0146-00, 7920-0146-01
Owner: Surrey Gardens Holdings Ltd. (Director Information: Warren A. Rennison, Elizabeth L. Rennison)
Agent: Primex Investments (Greg Mitchell)
12750 - 103 Avenue; 10235 - 128 Street
To amend OCP Figure 3: General Land Use Designations for a portion of the subject site from Commercial to Multiple Residential; and to amend Figure 42: Major Employment Areas for a portion of the subject site, by removing the Commercial designation from a portion of the subject site.

Council direction received September 27, 2021

RES.R23-1210	It was 2013, No. 18020, Amendment Bylaw, 2021, No. 20451" be finally adopted. <u>Carried</u>	Moved by Councillor Hepner Seconded by Councillor Stutt That "Surrey Official Community Plan Bylaw, <u>Carried</u>
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"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20452"
12750 - 103 Avenue; 10272 - 127A Street; 10235 - 128 Street
RM-45 and C-8 to CD - to permit a phased infill development consisting of one 5-storey rental apartment building, two 6-storey rental apartment buildings, and a future 1-storey commercial building.

Council direction received September 27, 2021

RES.R23-1211	It was Amendment Bylaw, 2021, No. 20452" be finally adopted. <u>Carried</u>	Moved by Councillor Kooner Seconded by Councillor Hepner That "Surrey Zoning Bylaw, 1993, No. 12000, <u>Carried</u>
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"The Surrey Gardens Holdings Ltd. Housing Agreement, Authorization Bylaw, 2021, No. 20453"
12750 - 103 Avenue; 10272 - 127A Street; 10235 - 128 Street
To enter into a Housing Agreement with the City to restrict the existing 223 dwelling units and proposed 242 dwelling units on the subject site to rental housing for a period of 20 years.

Council direction received September 27, 2021

RES.R23-1212	It was Housing Agreement, Authorization Bylaw, 2021, No. 20453" be finally adopted. <u>Carried</u>	Moved by Councillor Annis Seconded by Councillor Bose That "The Surrey Gardens Holdings Ltd. <u>Carried</u>
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Detailed Development Permit No. 7920-0146-01
12750 – 103 Avenue; 10272 – 127A Street; 10235 – 128 Street
To issue Detailed Development Permit for Form and Character for proposed Lot 2.

Council authorized to draft September 27, 2021

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That Council authorize the issuance of

Detailed Development Permit No. 7920-0146-01.
RES.R23-1213 Carried

General Development Permit No. 7920-0146-00
12750 – 103 Avenue; 10272 – 127A Street; 10235 – 128 Street
To issue General Development Permit for Form and Character for proposed Lot 3.

Council authorized to draft September 27, 2021

It was Moved by Councillor Hepner
Seconded by Councillor Stutt
That Council authorize the issuance of

General Development Permit No. 7920-0146-00.
RES.R23-1214 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 Annis
Seconded by Councillor Hepner
That the June 19, 2023 Regular Council –

Land Use meeting be adjourned.
RES.R23-1215 Carried

The Regular Council - Land Use meeting adjourned at 5:43 p.m.

Certified correct:

Stephanie Nichols, Deputy City Clerk

Mayor Brenda Locke