

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 Kooner
Seconded by Councillor Stutt
That the agenda of the January 30, 2023,

Regular Council Land Use meeting be adopted.

RES.R23-82

Carried

B. LAND USE APPLICATIONS**1. 7916-0130-00**

11420 - 157A Street

Owner: 1071948 B.C. Ltd.

Director Information: Karl Schmidt, Donald Kent Sillars

Officer Information as at April 13, 2022: Donald Kent Sillars (President),
Karl Schmidt (Secretary)

Agent: Pacific Land Resources Group Inc. (Oleg Verbenkov)

RGS Amendment from Industrial to General Urban

OCP Amendment from Industrial to Suburban

Rezoning from RA and IL to RC

Development Permit / Development Variance Permit

*to allow subdivision into 38 single family lots and two lots to be conveyed to the City
for riparian, biodiversity and open space protection purposes.*

It was

Moved by Councillor Kooner
Seconded by Councillor Bains
That:

1. A Bylaw be introduced to:
 - (a) amend the Official Community Plan (OCP) Figure 3: General Land Use Designations for the subject site from Industrial to Suburban (Appendix VII), and a date for Public Hearing be set; and
 - (b) amend Official Community Plan (OCP) Figure 42: Major Employment Areas by removing the Industrial designation for the subject site (Appendix VIII), 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. Council authorize staff to refer the application to Metro Vancouver Board for consideration and approval of a Type 3 Minor Amendment to the Regional Growth Strategy (RGS) designation of the subject site from Industrial to General Urban, following upon the application receiving Third Reading.
4. A Bylaw be introduced to rezone that portion the subject property shown as Block A on the Survey Plan attached as Appendix I from "One-Acre Residential Zone (RA)" to "Cluster Residential Zone (RC)" and that portion of the subject property shown as Block B on the Survey Plan attached Appendix I from "Light Impact Industrial Zone (IL)" to "Cluster Residential Zone (RC)" and a date be set for Public Hearing.
5. Council authorize staff to draft Development Permit No. 7916-0130-00 for Hazard Lands (Steep Slopes) and Sensitive Ecosystems (Streamside and Green Infrastructure Areas) generally in accordance with the finalized Geotechnical Report and Ecosystem Development and Mitigation Plan (Appendix VI).
6. Council approve Development Variance Permit No. 7916-0130-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the RC Zone from 7.5 metres to 6 metres to the principal building face for proposed Lots 8 to 22; and
 - (b) to reduce the minimum setback distance for a Class B (yellow-coded) watercourse from 15 metres, as measured from the top-of-bank, to a minimum of 55.3 metres as measured from the high water mark, which is equivalent to between 9.1 to 40.9 metres below top-of-bank.

7. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from Metro Vancouver for a Type 3 Minor Regional Growth Strategy (RGS) amendment for the subject site from Industrial to General Urban;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (f) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff, including provision of securities for proposed fencing, habitat planting and enhancement measures on Lots 10 to 22;
 - (g) registration of a combined Statutory Right-of-Way and Section 219 Restriction Covenant on proposed Lots 10-22 as per the "minimum safeguarding" requirements of the Sensitive Ecosystems Development Permit Area guidelines;
 - (h) conveyance of the proposed open space areas, containing both Streamside and Green Infrastructure Areas, to the City without compensation;
 - (i) submission of a finalized Geotechnical Report to the satisfaction of City staff;
 - (j) 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;
 - (k) 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;
 - (l) submission of an acoustical report for the units adjacent to Highway 10 and the registration of Section 219 Restrictive Covenant to ensure the implementation of noise mitigation measures; and

(m) registration of a Section 219 Restrictive Covenant to ensure that future buildings, structures and site improvements comply with the accepted geotechnical recommendations on proposed Lots 1-38.
RES.R23-83 Carried

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 20833" pass its first reading.
RES.R23-84 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 20833" pass its second reading.
RES.R23-85 Carried

It was then Moved by Councillor Kooner
Seconded by Councillor Bose
That the Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 20833" be held at City Hall on February 13, 2023, at 7:00 p.m.
RES.R23-86 Carried

It was Moved by Councillor Hepner
Seconded by Councillor Kooner
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2023, No. 20834" pass its first reading.
RES.R23-87 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Kooner
Seconded by Councillor Annis
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2023, No. 20834" pass its second reading.
RES.R23-88 Carried

It was then Moved by Councillor Annis
Seconded by Councillor Hepner
That the Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2023, No. 20834" be held at City Hall on February 13, 2023, at 7:00 p.m.
RES.R23-89 Carried

2. **7922-0193-00**
10128 Grace Road
 Owner: o814048 B.C. Ltd.
Director Information: Bhupinder Nahal
 Officer Information as at January 17, 2023: Bhupinder Nahal (President)
 Agent: Synergy Trucking Ltd. (Paul Nahal)
Rezoning from IB-2 to IL
to authorize an existing truck parking facility.

It was Moved by Councillor Annis
 Seconded by Councillor Hepner
 That Application 7922-0193-00 be denied.

Before the question was put:

It was Moved by Councillor Nagra
 Seconded by Councillor Elford
 That Council refer Application 7922-0193-00
 back to Planning staff to complete the land development application review
 process, including the necessary referrals and notifications, and to then prepare to
 bring Development Application No. 7922-0193-00 forward for Council's
 consideration at a future Regular Council – Land Use meeting.

RES.R23-90 Carried

After discussion, the Chair brought the question back for reconsideration.

It was Moved by Councillor Bains
 Seconded by Councillor Stutt
 That Application 7922-0193-00 be denied.
 RES.R23-91 Carried
 With Councillors Elford and Nagra opposed.

3. **7922-0111-00**
15238 - 64 Avenue
 Owners: Diyash Investments Inc.
Director Information: Bhavnesh K. Dharni, Jatinder K. Sharma,
 Ashwani K. Sharma
Officer Information as at October 23 2022: Jatinder Sharma (CEO)
 Agent: Architecture Panel Inc. (Ruchir Dhall)
OCP Amendment from Agricultural to Industrial
Discharge of LUC No. 584
Rezoning from IL to CD
Development Permit
RGS amendment from Agricultural to Industrial
ALR exclusion under Section 29 of the ALC Act
*to permit the development of a multi-tenant industrial building, with a restaurant
 and a volleyball facility.*

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

1. A Bylaw be introduced to amend the Official Community Plan (OCP) for the following figures:
 - (a) Figure 3: General Land Use Designations for the subject site from Agricultural to Industrial (Appendix V);
 - (b) Figure 42: Major Employment Areas for the subject site by adding the Industrial designation for the subject site (Appendix V);
 - (c) Figure 43: Agricultural Lands for the subject site by removing the Agricultural designation for the subject site (Appendix V);
 - (d) Figure 51: Regional Growth Strategy Land Use Designations for the subject site from Agricultural to Industrial (Appendix V);
 - (e) Figure 67: Green Infrastructure Development Permit Area, by moving the ALR boundary east of the subject site (Appendix V);
 - (f) Figure 69: Farming Protection Development Permit Area, by moving the ALR Boundary east of the subject site and moving the Farming Protection Area east. accordingly (Appendix VI); and

a date be set for the 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. Council authorize staff to refer the application to Metro Vancouver for consideration of the following upon the application receiving Third Reading: to amend the Metro Vancouver Regional Growth Strategy (RGS) designation of the site from Agricultural to Industrial, and to extend the Urban Containment Boundary.
4. A Bylaw be introduced to discharge Land Use Contract No. 584 from the subject site and a date be set for Public Hearing.
5. A Bylaw be introduced to rezone the subject site from "Light Impact Industrial Zone (IL)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
6. Council authorize staff to draft Development Permit No. 7922-0111-00 generally in accordance with the attached drawings (Appendix I), and the finalized Ecosystem Development Plan and geotechnical report.

7. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a road dedication plan to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) submission of a finalized Geotechnical Report to the satisfaction of City staff;
 - (h) final approval of the Agricultural Land Reserve exclusion application from the Agricultural Land Commission;
 - (i) final approval from Metro Vancouver for amendments to the Regional Growth Strategy and the Urban Containment Boundary;
 - (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;
 - (k) Registration of a Section 219 Restrictive Covenant to inform future owners of farm practices in the area that may produce noise, odour and dust; and
 - (l) Registration of a Section 219 Restrictive Covenant to restrict the minimum building elevation (MBE)" area below the Flood Construction Level (FCL) and to inform current and future owners that the subject property is located within a floodplain area and that any buildings or structures constructed upon the lot may be damaged by flooding or erosion.
8. Council authorize staff to submit an exclusion application to the Agricultural Land Commission.

RES.R23-92

Carried

With Councillor Bose opposed.

RES.R23-93 It was Moved by Councillor Bains
Seconded by Councillor Annis
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2023, No. 20835" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R23-94 It was Moved by Councillor Kooner
Seconded by Councillor Hepner
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2023, No. 20835" pass its second reading.
Carried

RES.R23-95 It was then Moved by Councillor Annis
Seconded by Councillor Stutt
That the Public Hearing on "Surrey Official
Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 20835" be
held at City Hall on March 6, 2023, at 7:00 p.m.
Carried

RES.R23-96 It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "Surrey Land Use Contract No. 584,
Authorization Bylaw, 1978, No. 5744, Discharge Bylaw, 2023, No. 20836" pass its
first reading.
Carried

The said Bylaw was then read for the second time.

RES.R23-97 It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Land Use Contract No. 584,
Authorization Bylaw, 1978, No. 5744, Discharge Bylaw, 2023, No. 20836" pass its
second reading.
Carried

RES.R23-98 It was then Moved by Councillor Annis
Seconded by Councillor Stutt
That the Public Hearing on "Surrey Land Use
Contract No. 584, Authorization Bylaw, 1978, No. 5744, Discharge Bylaw, 2023,
No. 20836" be held at City Hall on March 6, 2023, at 7:00 p.m.
Carried

- RES.R23-99 It was Moved by Councillor Annis
Seconded by Councillor Kooner
That "Surrey Comprehensive Development
Zone 52 (CD 52), Bylaw, 2023, No. 20837" pass its first reading.
Carried
- The said Bylaw was then read for the second time.
- RES.R23-100 It was Moved by Councillor Kooner
Seconded by Councillor Hepner
That "Surrey Comprehensive Development
Zone 52 (CD 52), Bylaw, 2023, No. 20837" pass its second reading.
Carried
- RES.R23-101 It was then Moved by Councillor Annis
Seconded by Councillor Hepner
That the Public Hearing on "Surrey
Comprehensive Development Zone 52 (CD 52), Bylaw, 2023, No. 20837" be held at
City Hall on March 6, 2023, at 7:00 p.m.
Carried

4. **7916-0415-00**
16437 and 16483 - 20 Avenue
Owners: 20 Development Inc.
Director Information: Tarlok Sablok
No Officer Information Filed as at June 16, 2022
1050127 B.C. Ltd.
Director Information: Rajinder Bhandall, Kuldip Rawan
No Officer Information filed as at September 25, 2022
Agent: Hub Engineering Inc. (Jakub Czoch)
**Rezoning of portions of the site from RA and RF-SD to RF, RF-13, RF-10, RF-SD
and RM-23**
NCP amendment for changes to the local road network
Development Permit / Development Variance Permit
to permit the development of six row house units and a total of 21 single family lots.

- It was Moved by Councillor Kooner
Seconded by Councillor Bains
That:
1. a Bylaw be introduced to rezone a portion of the subject site, as shown on the attached Survey Plan (Appendix I) from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" for Blocks A and E, to "Single Family Residential Zone (RF)" for Block B, to "Semi-Detached Residential Zone (RF-SD)" for Block C, to "Single Family Residential (10) Zone (RF-10)" for Blocks D and F, and from "One-Acre Residential Zone (RA)" and "Semi Detached Residential Zone (RF-SD)" to the "Multiple Residential 23 Zone (RM-23)" for Block G, and a date be set for Public Hearing.

2. Council authorize staff to draft Development Permit No. 7916-0415-00 generally in accordance with the attached drawings (Appendix I), and the finalized Geotechnical Report.
3. Council approve Development Variance Permit No. 7916-0415-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot depth of the RF-13 Zone for Type II lots from 24 metres to 23.7 metres for proposed Lots 11, 12, and 13.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) registration of a Section 219 Restrictive Covenant / Easement to allow cross-access and maintenance for the RM-23 lots;
 - (i) registration of a Section 219 Restrictive Covenant to prohibit secondary suites on the RM-23 lots; and
 - (j) registration of a Section 219 Restrictive Covenant requiring the owner to develop the site in accordance with the conditions in the Geotechnical Report.
5. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan (NCP) to adjust the road network when the project is considered for final adoption.

RES.R23-102

Carried

RES.R23-103 It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2023, No. 20838" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R23-104 It was Moved by Councillor Bose
Seconded by Councillor Hepner
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2023, No. 20838" pass its second reading.
Carried

RES.R23-105 It was then Moved by Councillor Annis
Seconded by Councillor Bains
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2023, No. 20838" be held at City Hall
on February 13, 2023, at 7:00 p.m.
Carried

5. **7922-0100-00**
988 - 164 Street

Owner: J. Khan, S. Khan

Agent: J. Khan

Development Variance Permit

to reduce the front yard setback requirements on a lot located along a collector road, to reduce the rear yard setback requirement, and to locate the basement access in a side yard to allow construction of a single family dwelling.

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

1. Council approve Development Variance Permit No. 7922-0100-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the "Single Family Residential (RF) Zone" from 7.5 metres to 5.6 metres to the principal building face;
 - (b) to reduce the minimum rear yard setback of the "Single Family Residential (RF) Zone" from 7.5 metres to 1.8 metres to the principal building face; and
 - (c) to vary the basement access location requirement of the "Single Family Residential (RF) Zone" to allow the basement access to be located between the principal building and side (east) lot line.

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; and
 - (b) submission of a road dedication plan to the satisfaction of the Approving Officer.

RES.R23-106

Carried

6. **7920-0100-00**
1704 - 160 Street
 Owners: 786SD Estate Ltd.
Director Information: Sonia Dhunna, Pawandeep Dhunna
Officer Information As At July 10, 2020: Pawandeep Dhunna (President),
 Sonia Dhunna (Secretary)
 Agent: Flat Architecture Inc. (Rajinder Warraich)
OCP Amendment from Urban to Multiple Residential
LAP Amendment from "Townhouse (15 u.p.a.)" to "Mixed-Use Commercial-Residential"
Rezoning from RF to CD (based on RM-70 and C-5)
Development Permit
Housing Agreement
to permit the development of a four-storey mixed-use building consisting of 27 rental apartment units and 782 square metres of ground-floor commercial space.

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

1. A Bylaw be introduced to amend the Official Community Plan (OCP) Figure 3: General Land Use Designations for the subject 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 the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. A Bylaw be introduced to enter into a Housing Agreement and be given First, Second and Third Reading, to allow the property owner and the City of Surrey to enter into a Housing Agreement to secure the rental apartment units for a period of 20 years.

5. Council authorize staff to draft Development Permit No. 7920-0100-00 generally in accordance with the attached drawings (Appendix I).
6. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a road dedication plan to the satisfaction of the Approving Officer;
 - (c) Approval from the Ministry of Transportation & Infrastructure;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (h) 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 160 Street 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 ensure that, if the rental use is discontinued in the future, the City's needs with respect to Community Amenity Contributions (CAC), including Affordable Housing, Capital Projects and Tier 2 Capital Plan Project CACs, will be adequately met, to the satisfaction of the General Manager, Planning & Development Department.
7. Council pass a resolution to amend the King George Corridor South Local Area Plan (LAP) to redesignate the land from "Townhouse (15 u.p.a.)" to "Mixed-Use Commercial-Residential" when the project is considered for final adoption.

RES.R23-107

Carried

RES.R23-108 It was Moved by Councillor Stutt
Seconded by Councillor Bains
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2023, No. 20839" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R23-109 It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2023, No. 20839" pass its second reading.
Carried

RES.R23-110 It was then Moved by Councillor Annis
Seconded by Councillor Hepner
That the Public Hearing on "Surrey Official
Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 20839" be
held at City Hall on February 13, 2023, at 7:00 p.m.
Carried

RES.R23-111 It was Moved by Councillor Kooner
Seconded by Councillor Bose
That "Surrey Comprehensive Development
Zone 98 (CD 98), Bylaw, 2023, No. 20840" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R23-112 It was Moved by Councillor Stutt
Seconded by Councillor Hepner
That "Surrey Comprehensive Development
Zone 98 (CD 98), Bylaw, 2023, No. 20840" pass its second reading.
Carried

RES.R23-113 It was then Moved by Councillor Annis
Seconded by Councillor Hepner
That the Public Hearing on "Surrey
Comprehensive Development Zone 98 (CD 98), Bylaw, 2023, No. 20840" be held at
City Hall on February 13, 2023, at 7:00 p.m.
Carried

- 3. Council instruct staff to resolve the following issues prior to issuance:
 - (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) submission of a finalized Geotechnical Report to the satisfaction of City staff and registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the Geotechnical Site Assessment;
 - (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 and Development Services;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (h) submission of an acoustical report and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures on both proposed lots.

RES.R23-117

Carried

**8. 7922-0370-00
5337 - 180 Street**

Owner: Christian and Missionary Alliance - Canadian Pacific District

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 Kooner

Seconded by Councillor Hepner

That Council approve Temporary Use Permit

No. 7922-0370-00, to proceed to Public Notification.

RES.R23-118

Carried

9. **7922-0212-00**
5718 Woodside Place
Owners: H. Sahi, H. Sahi
Agent: CitiWest Consulting Ltd. (Roger Jawanda)
NCP Amendment from 1/2 Acre Suburban Residential to 1/4 Acre Suburban Residential
Rezoning from RH to CD (based on RQ)
to allow subdivision into two single-family lots with the retention of an existing house.

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

1. A Bylaw be introduced to rezone the subject site from "Half-Acre Residential Zone (RH)" 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 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) Input 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 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
 - (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.
3. Council pass a resolution to amend the South Newton Neighbourhood Concept Plan (NCP) to redesignate the land from Suburban 1/2 Acre Residential to Suburban 1/4 Acre Residential when the project is considered for final adoption.

RES.R23-119

Carried

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, 2012, No. 17702, Amendment Bylaw 2022, No. 20807"
7922-0341-00
Owners: Surrey Centre Tower Holdings (Hotel #1) Ltd.
(Director Information: Sean G. Hodgins),
Surrey Centre Tower Holdings (Retail #1) Ltd.
(Director Information: Sean G. Hodgins)
Agent: Tectonic Architecture Inc. (Marguerite Laquinte Francis)
To amend CD By-law No. 17702 in order to allow cultural uses within an existing mixed-use high-rise development (3 Civic Plaza) at subject site 13475 Central Avenue.

Council direction received December 12, 2022

| | |
|--------|--|
| It was | Moved by Councillor Annis |
| | Seconded by Councillor Bose |
| | That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2012, No. 17702, Amendment Bylaw 2022, No. 20807" be finally adopted. |

RES.R23-124

Carried

2. "Surrey Comprehensive Development Zone 89 (CD 89), Bylaw, 2022, No. 20745"
7921-0339-00
Owner: Hemingford Homes Inc. (Directors Information: Akash Sablok)
Agent: WSP Canada Inc. (Scott Pelletier)
RF to CD – 3017 McBride Avenue – to permit the construction of a new single family dwelling.

Council direction received October 3, 2022

It was Moved by Councillor Kooner
 Seconded by Councillor Bose
 That Council authorize the issuance of
 Development Permit No. 7922-0046-00.
 RES.R23-128 Carried

PERMITS - APPROVALS

4. Development Permit No. 7921-0329-00
 Owner: 1319723 B.C. Ltd. (Directors Information: Willie Fisher and Ender Ilkay)
 Agent: Orion Construction (Paul Bangma)
 13042 - 115 Avenue – to permit the development of two multi-unit industrial buildings.

Council authorized to draft April 25, 2022

It was Moved by Councillor Kooner
 Seconded by Councillor Hepner
 That Council authorize the issuance of
 Development Permit No. 7921-0329-00.
 RES.R23-129 Carried

5. Development Permit No. 7921-0308-00
 Owner: City of Surrey
 Agent: Pacific Land Group Inc. (Oleg Verbenkov)
 9901 - Grace Road - to permit a free standing, two-sided electronic message board sign in South Westminster along Highway No. 17.

Council authorized to draft October 3, 2022

It was Moved by Councillor Bose
 Seconded by Councillor Hepner
 That Council authorize the issuance of
 Development Permit No. 7921-0308-00.
 RES.R23-130 Carried

6. Development Permit No. 7921-0254-00
 Owner: Reet Homes Ltd. (Director Information: Avtar S. Parmar, Ranjit S. Parmar)
 Agent: Ranjit Singh Parmar
 14869 Blackbird Crescent – To issue Development Permit for Hazard Lands (Steep Slopes) and Sensitive Ecosystems (Streamside Areas)

Council authorized to draft July 11, 2022

It was
Development Permit No. 7921-0254-00.
RES.R23-131

Moved by Councillor Bains
Seconded by Councillor Stutt
That Council authorize the issuance of
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
Land Use meeting be adjourned.
RES.R23-132

Moved by Councillor Bose
Seconded by Councillor Hepner
That the January 30, 2023 Regular Council –
Carried

The Regular Council - Land Use meeting adjourned at 5:52 p.m.

Certified correct:

Jennifer Ficocelli, City Clerk

Mayor Brenda Locke