

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 Bains
Seconded by Councillor Bose
That:

1. The agenda of the February 13, 2023, Regular Council Land Use meeting be amended by adding Item H.6: "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20382"; and
2. The agenda be adopted as amended.

RES.R23-222

Carried

B. LAND USE APPLICATIONS

1. **7921-0341-00**
10984 Ravine Road (10986 Ravine Road); 10970 - 132 Street
Owner: 1323028 B.C. Ltd.
Director Information: Harmunpreet Dhillon, Dharampreet Dhillon,
Inderjit Nagra, Gurpreet Sandhu, Akashdeep Villing
No Officer Information Filed as at September 6, 2022.
Agent: Flat Architecture Inc. (Rajinder Warraich)
Rezoning from RF and RM-D to CD
Development Permit
to permit the development of a 6-storey residential apartment building.

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

1. A Bylaw be introduced to rezone the subject site from "Single Family Residential Zone (RF)" and "Duplex Residential Zone (RM-D)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7921-0341-00 generally in accordance with the attached drawings (Appendix I).
3. Council instruct staff to resolve the following issues prior to final adoption.
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) submission of an acoustical report for the units adjacent to 132 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and
 - (i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Department.

RES.R23-223

Carried

RES.R23-224 It was Moved by Councillor Bains
 Seconded by Councillor Annis
 That "Surrey Comprehensive Development
 Zone 104 (CD 104), Bylaw, 2023, No. 20846" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R23-225 It was Moved by Councillor Annis
 Seconded by Councillor Bose
 That "Surrey Comprehensive Development
 Zone 104 (CD 104), Bylaw, 2023, No. 20846" pass its second reading.
Carried

RES.R23-226 It was then Moved by Councillor Annis
 Seconded by Councillor Bains
 That the Public Hearing on "Surrey
 Comprehensive Development Zone 104 (CD 104), Bylaw, 2023, No. 20846" be held
 at City Hall on March 6, 2023, at 7:00 p.m.
Carried

- 2. **7923-0004-00**
13826 - 18 Avenue
 Owners: L. Karmally, H. Karmally
 Agent: A. Mitchell
Rezoning from RH-G to CD
to permit the construction of a single-family dwelling.

RES.R23-227 It was Moved by Councillor Bose
 Seconded by Councillor Annis
 That a Bylaw be introduced to rezone the
 subject site from "Half-Acre Residential Gross Density Zone (RH-G)" to
 "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
Carried

RES.R23-228 It was Moved by Councillor Bains
 Seconded by Councillor Hepner
 That "Surrey Comprehensive Development
 Zone 103 (CD 103), Bylaw, 2023, No. 20853" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R23-229 It was Moved by Councillor Bains
 Zone 103 (CD 103), Bylaw, 2023, No. 20853" pass its second reading. Seconded by Councillor Hepner
 That "Surrey Comprehensive Development
Carried

RES.R23-230 It was then Moved by Councillor Bains
 Comprehensive Development Zone 103 (CD 103), Bylaw, 2023, No. 20853" be held Seconded by Councillor Hepner
 at City Hall on March 6, 2023, at 7:00 p.m. That the Public Hearing on "Surrey
Carried

- 3. **7922-0368-00**
2088 - 152 Street (2068 - 152 Street)
 Owner: 681514 B.C. Ltd.
 Director Information: David Hung, Nitin Jain
 Officer Information as at November 19, 2021: Karen Hon (CFO),
 Nitin Jain (CEO, President)
 Agent: Five Star Permits (David Atkinson)
Development Permit
to permit one free-standing sign.

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

- 1. Council approve the applicant's request to vary the Sign Bylaw as described in Appendix I.
- 2. Council approve Development Permit No. 7922-0368-00, including a comprehensive sign design package, and authorize the Mayor and Clerk to execute the Permit.

RES.R23-231 Carried

4. 7922-0378-00

17174 - 18 Avenue

Owner: Cressey 17174-18 Ave Holdings Ltd.

Director Information: Norman Edward Cressey, Scott Edward Cressey

No Officer Information Filed as at February 22, 2022.

Agent: Patrick Lanigan

Development Permit / Development Variance Permit

to permit the development of 71 townhouse units.

It was

Moved by Councillor Hepner

Seconded by Councillor Annis

That:

1. Council authorize staff to draft Development Permit No. 7922-0378-00 generally in accordance with the attached drawings (Appendix I).
2. Council approve Development Variance Permit No. 7922-0378-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north street (18 Avenue) side yard setback of the RM-30 Zone from 4.5 metres to 3.16 metres for porches;
 - (b) to reduce the minimum east front yard setback of the RM-30 Zone from 4.5 metres to 3.16 metres for porches and to 2.10 metres for the risers;
 - (c) to reduce the minimum south side yard setback of the RM-30 Zone from 6.0 metres to 5.0 metres to the principal building face and to 3.2 metres for porches and to 2.26 metres for the risers;
 - (d) to reduce the minimum west street (171 Street) front yard setback of the RM-30 Zone from 4.5 metres to 3.16 metres for porches and to 0.77 metres for the risers.
3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) completion of Development Application No. 7919-0369-00;
 - (b) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (c) resolution of Parks comments to the satisfaction of the Parks, Recreation and Culture Department; and
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect.

RES.R23-232

Carried

5. **7922-0191-00**
2825 and 2981 - 192 Street; 2898 - 190 Street
 Owners: Green Acres Holdings Inc.
Director Information: Shelly Cross, Karen Ens, Michael D. Heppell, Marilyn Heppell, Shawn Heppell, Stephen Heppell
Officer Information as at January 11, 2022: Michael D. Heppell (Treasurer), Stephen G. Heppell (Secretary), Marilyn E. Heppell (President)
 1167854 B.C. Ltd.
Director Information: Stephen Heppell, Michael D. Heppell
No Officer Information Filed as at June 12, 2022.
 Lyneken Farms Ltd.
Director Information: Shelly Cross, Karen Ens, Michael D. Heppell, Marilyn Heppell, Shawn Heppell, Stephen Heppell
Officer Information as at November 1, 2022: Marilyn E. Heppell (President), Michael D. Heppell (Treasurer), Stephen G. Heppell (Secretary)
 Agent: B & A Planning Group (Brian Murray)
LAP Amendment to reduce the size of the "Commercial" node and increase the amount of "Business Park" area.
Rezoning from A-2 to CD (based on IB-1 and C-8)
Development Permit / Development Variance Permit
to permit the development of two multi-tenant light-impact industrial buildings with an ancillary commercial node with a total floor area of 22,607 square metres and 44,795 square metres, respectively.

Councillor Bose declared a conflict of interest and left the meeting at 5:35 p.m.

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

1. A Bylaw be introduced to rezone a portion of the subject site shown as Block A on the attached Survey Plan (Appendix I), from "Intensive Agriculture Zone (A-2)" to "Comprehensive Development Zone (CD)" [based on "Business Park 1 Zone (IB-1)"], and Block B on the attached Survey Plan from "Intensive Agriculture Zone (A-2)" to "Comprehensive Development Zone (CD)" [based on "Business Park 1 Zone (IB-1)" and "Community Commercial Zone (C-8)"], and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7922-0191-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7922-0191-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the industrial parking rate from 1.0 parking spaces per 100 square metres to 0.983 parking spaces per 100 square metres.

4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a finalized Transportation Impact Analysis report;
 - (c) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (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) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
 - (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;
 - (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 prohibit the conversion of the commercial area into light-impact industrial space; and
 - (l) registration of a Section 219 Restrictive Covenant to limit the amount of mezzanine floor area based on the current floor area proposed.
5. Council pass a resolution to amend the Campbell Heights Local Area Plan (LAP) to reduce the size of the "Commercial" node and increase the amount of "Business Park" area when the project is considered for final adoption.

RES.R23-233

Carried by members remaining

- RES.R23-234 It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "Surrey Comprehensive Development
Zone 99 (CD 99), Bylaw, 2023, No. 20851" pass its first reading.
Carried by members remaining
- The said Bylaw was then read for the second time.
- RES.R23-235 It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Comprehensive Development
Zone 99 (CD 99), Bylaw, 2023, No. 20851" pass its second reading.
Carried by members remaining
- RES.R23-236 It was then Moved by Councillor Kooner
Seconded by Councillor Hepner
That the Public Hearing on "Surrey
Comprehensive Development Zone 99 (CD 99), Bylaw, 2023, No. 20851" be held at
City Hall on March 6, 2023, at 7:00 p.m.
Carried by members remaining

Councillor Bose rejoined the meeting at 5:36 p.m.

6. **7921-0035-00**
12464 - 25 Avenue; 2485 - 124B Street
Owner: 1253563 B.C. Ltd.
Director Information: Jujhar S. Bains, Survir S. Dhaliwal
Officer Information as at June 16, 2022: Jujhar S. Bains (President)
Agent: Hub Engineering Inc. (Mike Kompter)
Development Variance Permit
to reduce the rear yard setback to facilitate tree retention as part of a proposed subdivision.

- RES.R23-237 It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That Council approve Development Variance
Permit No. 7921-0035-00, to reduce the minimum rear yard setback of the Single
Family Residential (RF) Zone from 7.5 metres to 6 metres to the principal building
face for Proposed lot 1, to proceed to Public Notification.
Carried

7. **7921-0193-00**
10620 and 10628 - 138A Street; 10619 and 10631 - 139 Street
 Owner: 1185259 B.C. Ltd.
Director Information: Nirmal Takhar, Mansukh Takhar
No Officer Information Filed as at November 1, 2022.
 Agent: Barnett Dembek Architects Inc. (Maciej Dembek)
OCP Text Amendment to allow a higher density in the "Multiple Residential" designation
Rezoning from RF to CD (based on RM-70)
Development Permit
Housing Agreement
to permit the development of a 6-storey residential building with 132 residential rental units secured with a Housing Agreement.

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

1. An Official Community Plan (OCP) Bylaw be introduced to amend Table 7A: Land Use Designation Exceptions within the "Multiple Residential" designation by adding site specific permission for the subject site to permit a density up to 3.1 FAR, and a date be set for Public Hearing.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the OCP, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A Bylaw be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. A Bylaw be introduced to enter into a Housing Agreement and be given First, Second and Third Reading.
5. Council authorize staff to draft Development Permit No. 7921-0193-00 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 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 132 dwelling units on the subject site to rental for a period of 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) registration of a volumetric statutory right-of-way for public rights-of-passage over the proposed corner plazas located at the south-east and south-west corners of the consolidated site; and
- (k) registration of a Section 219 Restrictive Covenant requiring the applicant to pay all deferred financial contributions for Affordable Housing, Public Art and/or Capital Projects Community Amenity Contributions should the project be converted from rental housing to market units at any time after the subject Housing Agreement has expired.

RES.R23-238

Carried

It was

Moved by Councillor Kooner
Seconded by Councillor Bains
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 20843" pass its first reading.

RES.R23-239

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Kooner
Seconded by Councillor Bose
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 20843" pass its second reading.

RES.R23-240

Carried

RES.R23-241 It was then Moved by Councillor Bose
 Seconded by Councillor Annis
 That the Public Hearing on "Surrey Official
 Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 20843" be
 held at City Hall on March 6, 2023, at 7:00 p.m.
Carried

RES.R23-242 It was Moved by Councillor Kooner
 Seconded by Councillor Hepner
 That "Surrey Comprehensive Development
 Zone 102 (CD 102), Bylaw, 2023, No. 20844" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R23-243 It was Moved by Councillor Hepner
 Seconded by Councillor Kooner
 That "Surrey Comprehensive Development
 Zone 102 (CD 102), Bylaw, 2023, No. 20844" pass its second reading.
Carried

RES.R23-244 It was then Moved by Councillor Stutt
 Seconded by Councillor Kooner
 That the Public Hearing on "Surrey
 Comprehensive Development Zone 102 (CD 102), Bylaw, 2023, No. 20844" be held
 at City Hall on March 6, 2023, at 7:00 p.m.
Carried

RES.R23-245 It was Moved by Councillor Bose
 Seconded by Councillor Hepner
 That "The 1185259 B.C. Ltd. Housing
 Agreement, Authorization Bylaw, 2023, No. 20845". pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R23-246 It was Moved by Councillor Kooner
 Seconded by Councillor Bains
 That "The 1185259 B.C. Ltd. Housing
 Agreement, Authorization Bylaw, 2023, No. 20845". pass its second reading.
Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Bose
 Seconded by Councillor Hepner
 That "The 1185259 B.C. Ltd. Housing
 Agreement, Authorization Bylaw, 2023, No. 20845". pass its third reading.
 RES.R23-247 Carried

- 8. 7920-0258-00**
14159 - 40 Avenue (14269 - 40 Avenue)
 Owner: Donia Farms Ltd.
Director Information: Patricia Teresa Van Keulen, Stanley Gill Van Keulen,
 Nicholas Stanley Van Keulen, Jonathan Gill Van Keulen,
 David Hendrik Van Keulen
Officer Information as at February 21, 2022: Stanley Gill Van Keulen (President),
 Patricia Teresa Van Keulen (Secretary)
 Agent: KL Tech Engineering Ltd. (Curtis Gray)
Rezoning from A-1 to CD
Development Permit
Non-farm use under Section 20(2) of the ALC Act.
Soil Use under Section 20.3(5) of the ALC Act.
*to permit the development of a dairy processing facility with an accessory farm
 market and eating establishment.*

Councillor Bose declared a conflict of interest and left the meeting at 5:38 p.m.

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

1. Council refer the non-farm use and soil use application to the Agricultural Land Commission (ALC) to allow for the following on the subject site:
 - (a) a farm retail market in excess of 300 square metres;
 - (b) a restaurant; and
 - (c) the placement of fill in excess of 1,000 square metres.
2. A Bylaw be introduced to rezone the subject site from "General Agriculture Zone (A-1)" to "Comprehensive Development Zone (CD)". The applicant is required to obtain approval from the ALC for the proposed non-farm use and soil use prior to a Public Hearing being scheduled.
3. Council authorize staff to draft Development Permit No. 7920-0258-00 for Sensitive Ecosystems (Streamside Areas) and Hazard Lands (Flood Prone Areas) in accordance with the finalized Ecosystem Development Plan and Geotechnical Report.

4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) Approval from the Ministry of Transportation & Infrastructure;
 - (c) 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) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
 - (f) submission of a finalized Geotechnical Report to the satisfaction of City staff;
 - (g) demonstrate the feasibility of on-site fire protection compliant with BCBC and NFPA 13, 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;
 - (i) registration of a Section 219 Restrictive Covenant to prohibit habitable floor 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; and
 - (j) registration of a combined Restrictive Covenant/Right-of-Way against the property to ensure safeguarding and maintenance of the environmental protection area.

RES.R23-248

Carried by members remaining

It was

Moved by Councillor Bains
Seconded by Councillor Hepner
That "Surrey Comprehensive Development

Zone 101 (CD 101), Bylaw, 2023, No. 20847" pass its first reading.

RES.R23-249

Carried by members remaining

The said Bylaw was then read for the second time.

It was Moved by Councillor Kooner
 Seconded by Councillor Stutt
 That "Surrey Comprehensive Development
 Zone 101 (CD 101), Bylaw, 2023, No. 20847" pass its second reading.
 RES.R23-250 Carried by members remaining

Councillor Bose rejoined the meeting at 5:39 p.m.

9. **7921-0017-00**
19145 - 34A Avenue
 Owner: Colony Alliance Corp.
Director Information: Jesse Atkinson
Officer Information as at October 10, 2022: Jesse Atkinson (President)
 Agent: KCC Architecture and Design Ltd. (Karla Castellanos)
OCP Amendment to allow for an FAR of 1.23 within the "Mixed Employment"
land use designation
Rezoning from CD (Bylaw Nos. 17146 & 17934) to CD (based on IB-1)
Development Permit
to permit the development of an 8,573 square metre light-impact industrial building with ancillary self-storage warehouse space on the third-storey.

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

1. An Official Community Plan (OCP) Bylaw be introduced to amend Table 7A: Land Use Designation Exceptions within the "Mixed Employment" designation by adding site specific permission for the subject site to permit a density up to 1.23 FAR (net calculation), and a date be set for Public Hearing.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the OCP, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A Bylaw be introduced to rezone the subject site from "Comprehensive Development Zone (CD Bylaw Nos. 17146 & 17934)" to "Comprehensive Development Zone (CD)" based on the "Business Park 1 Zone (IB-1)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7921-0017-00 generally in accordance with the attached drawings (Appendix I).

- 5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) 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;
 - (e) registration of a Section 219 Restrictive Covenant to prohibit any use that require a Metro Vancouver air quality permit from locating on the site;
 - (f) registration of a Section 219 Restrictive Covenant to ensure future construction and operations are in accordance with the recommendations in the approved Geotechnical and Hydrogeological reports; and
 - (g) registration of a Section 219 Restrictive Covenant to restrict the self-storage floor area to self-storage use unless the parking requirements for any new use can be met on-site.

RES.R23-251

Carried

It was

Moved by Councillor Kooner
Seconded by Councillor Bains
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 20848" pass its first reading.

RES.R23-252

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Hepner
Seconded by Councillor Kooner
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 20848" pass its second reading.

RES.R23-253

Carried

RES.R23-254 It was then Moved by Councillor Stutt
 Seconded by Councillor Bains
 That the Public Hearing on "Surrey Official
 Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 20848" be
 held at City Hall on March 6, 2023, at 7:00 p.m.
Carried

RES.R23-255 It was Moved by Councillor Kooner
 Seconded by Councillor Annis
 That "Surrey Comprehensive Development
 Zone 100 (CD 100), Bylaw, 2023, No. 20849" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R23-256 It was Moved by Councillor Hepner
 Seconded by Councillor Bose
 That "Surrey Comprehensive Development
 Zone 100 (CD 100), Bylaw, 2023, No. 20849" pass its second reading.
Carried

RES.R23-257 It was then Moved by Councillor Stutt
 Seconded by Councillor Kooner
 That the Public Hearing on "Surrey
 Comprehensive Development Zone 100 (CD 100), Bylaw, 2023, No. 20849" be held
 at City Hall on March 6, 2023, at 7:00 p.m.
Carried

**10. 7921-0043-00
 14770 - 60 Avenue**

Owners: R. Jain, A. Jain, R. Veauli, R. Veauli
 Agent: Westridge Engineering & Consulting Ltd. (Dave Kajal)
Rezoning from RA to RF-10
to allow subdivision into 2 single family lots.

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

1. A Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)" 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) submission of a tree replacement plan resolving the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (f) the applicant address the City’s needs with respect to the City’s Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Department; and
- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R23-258

Carried

It was

Moved by Councillor Bose
Seconded by Councillor Hepner
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2023, No. 20850" pass its first reading.

RES.R23-259

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Hepner
Seconded by Councillor Annis
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2023, No. 20850" pass its second reading.

RES.R23-260

Carried

It was then

Moved by Councillor Kooner
Seconded by Councillor Hepner
That the Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2023, No. 20850" be held at City Hall on March 6, 2023, at 7:00 p.m.

RES.R23-261

Carried

11. 7922-0229-00
19082 - 32 Avenue (19078 - 32 Avenue)
Owner: Fast Pace Holdings Ltd.
Director Information: Jason Dyck, Shamim Farhadi
No Officer Information Filed as at November 1, 2022.
Agent: Zeidler Architecture Inc. (Srinidhi Sridhar)
Rezoning from A-2 and IL to IB-1
Development Permit / Development Variance Permit
to permit the development of a 2,979 square metre cold storage facility.

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

1. A Bylaw be introduced to rezone the subject site from "Intensive Agriculture Zone (A-2)" and "Light Impact Industrial Zone (IL)" to "Business Park 1 Zone (IB-1)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7922-0229-00 generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7922-0229-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the industrial parking rate from 1.0 parking spaces per 100 square metres to 0.5 parking spaces per 100 square metres.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a 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) 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;
- (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; and
- (j) registration of Section 219 Restrictive Covenant to require the full parking requirements should the use change in the future.

RES.R23-262

Carried

It was

Moved by Councillor Kooner
 Seconded by Councillor Hepner
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2023, No. 20852" pass its first reading.

RES.R23-263

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, 2023, No. 20852" pass its second reading.

RES.R23-264

Carried

It was then

Moved by Councillor Bose
 Seconded by Councillor Kooner
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2023, No. 20852" be held at City Hall
 on March 6, 2023, at 7:00 p.m.

RES.R23-265

Carried

C. ADDITIONAL PLANNING COMMENTS

1. **7917-0169-00, 7917-0169-02**
6336 - 177B Street
 Owner: City of Surrey
 Agent: City of Surrey
Development Permit / Development Variance Permit
to permit the development of the Cloverdale Sport & Ice Complex.

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

1. Council authorize staff to draft Development Permit No. 7917-0169-02 generally in accordance with the attached drawings (Appendix I).
2. Council approve Development Variance Permit No. 7917-0169-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum west side yard flanking street setback of Comprehensive Development Bylaw No. 19575 from 7.5 metres to 6.0 metres to the principal building face.

RES.R23-266

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, 2020, No. 20195"
7920-0104-00
Owner: City of Surrey
Agent: City of Surrey (Avril Wright)
CD (Bylaw No. 13882) to CD (Bylaw No. 20195) – 10225 City Parkway – to subdivide the site into 3 lots including conveyance of one lot for the future 102A Avenue.

Council direction received November 9, 2020

Councillor Kooner declared a conflict of interest and left the meeting at 5:43 p.m.

RES.R23-270	<p>It was</p> <p>Amendment Bylaw, 2021, No. 20377"</p>	<p>Moved by Councillor Hepner Seconded by Councillor Bose That "Surrey Zoning Bylaw, 1993, No. 12000, be finally adopted. <u>Carried</u> by members remaining</p>
-------------	--	---

Development Permit No. 7920-0127-00
14992 - 76 Avenue – To issue Development Permit for Form and Character.

Council authorized to draft June 14, 2021

RES.R23-271	<p>It was</p> <p>Development Permit No. 7920-0127-00.</p>	<p>Moved by Councillor Bose Seconded by Councillor Hepner That Council authorize the issuance of <u>Carried</u> by members remaining</p>
-------------	---	---

Councillor Kooner rejoined the meeting at 5:44 p.m.

- 4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20627"
7920-0179-00
 Owner: The Catholic Independent Schools of Vancouver Archdiocese
 (Director Information: Patrick Chisholm, Pierre Ducharme, Gary Franken,
 Roy Gordon, John Horgan, Paul Kingsbury, Michael J. Miller, Kate Nemeth,
 Leslie Roque, Miguel B. Segura, Helena Sullivan)
 Agent: Westbourne Projects Ltd. (Nick Maile)
 A-2 to PA-2 – 18230 - 24 Avenue – to develop a private secondary school.

Council direction received April 25, 2022

RES.R23-272	<p>It was</p> <p>Amendment Bylaw, 2022, No. 20627"</p>	<p>Moved by Councillor Kooner Seconded by Councillor Stutt That "Surrey Zoning Bylaw, 1993, No. 12000, be finally adopted. <u>Carried</u></p>
-------------	--	---

Development Variance Permit No. 7920-0179-00
18230 - 24 Avenue
To reduce the minimum north yard setback from 17 metres to 5 metres to the principal building face; to vary the maximum building height allowed from 9 metres to 17 metres; and to reduce the minimum number of on-site bicycle parking spaces from 8 bicycle spaces per classroom to 4 bicycle spaces per classroom.

Supported by Council May 9, 2022

It was Moved by Councillor Bose
Seconded by Councillor Annis
That Council authorize the issuance of
Development Variance Permit No. 7920-0179-00.
RES.R23-273 Carried

Development Permit No. 7920-0179-00
18230 – 24 Avenue – To issue Development Permit for Sensitive Ecosystems and
Hazard Lands.

Council authorized to draft April 25, 2022

It was Moved by Councillor Kooner
Seconded by Councillor Annis
That Council authorize the issuance of
Development Permit No. 7920-0179-00.
RES.R23-274 Carried

PERMITS - APPROVALS

5. Development Variance Permit No. 7922-0205-00
13458 - 107A Avenue
Owner: City of Surrey
Agent: Shape Architecture (Alexander Smith)
To reduce the minimum number of required off-street parking spaces from 160 to 95
in order to permit the expansion of the Chuck Bailey Recreation Centre in City Centre.

Supported by Council November 14, 2022

It was Moved by Councillor Hepner
Seconded by Councillor Bose
That Council authorize the issuance of
Development Variance Permit No. 7922-0205-00.
RES.R23-275 Carried

Development Permit No. 7922-0205-00
13458 - 107A Avenue – To issue Development Permit for Form and Character.

Council authorized to draft October 3, 2022

It was Moved by Councillor Bains
Seconded by Councillor Stutt
That Council authorize the issuance of
Development Permit No. 7922-0205-00.
RES.R23-276 Carried

BYLAWS WITH PERMITS (Continued)

6. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20382" 7918-0033-00
 Owner: 1289966 B.C. Ltd. (Director Information: Mandeep Bhullar, Randeep S. Dhesi, Jasdeep S. Dhesi, Sanjeev Garg, Gurdeep Saini, Devinder Paul S. Sidhu, Paramjeet Singh)
 Agent: DF Architecture Inc. (Jessie Arora)
 To amend Figure 3: General Land Use Designations from Suburban to Multiple Residential for the site located at 16352 - 88A Avenue.

Note: Change of owner and agent.

Council direction received June 14, 2021

RES.R23-277	It was Lot A as "Townhouse" and Lot B as "Parks & Open Space" in the Fleetwood Plan, as described in Appendix I.	Moved by Councillor Kooner Seconded by Councillor Bose That Council amend the portion of the site
		<u>Carried</u>

RES.R23-278	It was 2013, No. 18020, Amendment Bylaw, 2021, No. 20382" be finally adopted.	Moved by Councillor Kooner Seconded by Councillor Annis That "Surrey Official Community Plan Bylaw,
		<u>Carried</u>

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20383" RA and A-1 to CD - 16352 - 88A Avenue – to permit the development of 106 townhouse units and the conveyance of the riparian protection area to the City.

Council direction received June 14, 2021

RES.R23-279	It was Amendment Bylaw, 2021, No. 20383" be finally adopted.	Moved by Councillor Bose Seconded by Councillor Stutt That "Surrey Zoning Bylaw, 1993, No. 12000,
		<u>Carried</u>

Development Permit No. 7918-0033-00
 16352 - 88A Avenue - to issue a Development Permit for Form and Character, Sensitive Ecosystems and Hazard Lands.

Council authorized to draft June 14, 2021

<p>RES.R23-280</p>	<p>It was</p> <p>Development Permit No. 7918-0033-00.</p>	<p>Moved by Councillor Kooner Seconded by Councillor Annis That Council authorize the issuance of</p> <p><u>Carried</u></p>
--------------------	---	---

I. CLERKS REPORT

This section had no items to consider.

J. OTHER BUSINESS

This section had no items to consider.

K. ADJOURNMENT

<p>RES.R23-281</p>	<p>It was</p> <p>Land Use meeting be adjourned.</p>	<p>Moved by Councillor Kooner Seconded by Councillor Annis That the February 13, 2023 Regular Council –</p> <p><u>Carried</u></p>
--------------------	---	---

The Regular Council - Land Use meeting adjourned at 5:47 p.m.

Certified correct:

 Jennifer Ficocelli, City Clerk

 Mayor Brenda Locke