

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

Council Land Use meeting be adopted.
RES.R23-689

Moved by Councillor Bains
Seconded by Councillor Stutt
That the agenda of the April 17, 2023, Regular

Carried

B. LAND USE APPLICATIONS

- 1. 7922-0169-00**
1483 King George Boulevard
Owners: A. Syed, R. Jamal
Agent: H.Y. Engineering Ltd. (Daniel Hanhausen)
LAP Amendment from "Single Family Residential (6 u.p.a.)" to "Single Family Small Lots"
Rezoning from RF to RF-SD
to allow subdivision into 4 lots.

It was

Moved by Councillor Stutt
Seconded by Councillor Kooner
That:

1. A Bylaw be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Semi-Detached Residential Zone (RF-SD)" 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) 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 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) registration of a Section 219 Restrictive Covenant on proposed Lots 1 to 4 for structural independence;
- (h) registration of a Section 219 Restrictive Covenant on proposed Lots 1 to 4 to ensure no building permit is issued until a registered professional approves and certifies the building plans comply with the British Columbia Building Code;
- (i) registration of access easements on proposed Lots 1 to 4 for the maintenance of exterior finishes and drainage; and
- (j) registration of a Section 219 Restrictive Covenant for party wall agreements and corresponding easements for building maintenance on Lots 1 to 4.

3. Council pass a resolution to amend the King George Highway Corridor Local Area Plan (LAP) to redesignate the land from "Single Family Residential (6 u.p.a.)" to "Single Family Small Lots" when the project is considered for final adoption.

RES.R23-690

Carried

It was

Moved by Councillor Kooner

Seconded by Councillor Hepner

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

Amendment Bylaw, 2023, No. 20921" pass its first reading.

RES.R23-691

Carried

The said Bylaw was then read for the second time.

- RES.R23-692 It was Moved by Councillor Hepner
Seconded by Councillor Kooner
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2023, No. 20921" pass its second reading.
Carried
- RES.R23-693 It was then Moved by Councillor Bains
Seconded by Councillor Stutt
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2023, No. 20921" be held at City Hall on
May 1, 2023, at 7:00 p.m.
Carried

2. **7922-0271-00**

15810 - 36 Avenue

Owner: 1298384 B.C. Ltd.

Director Information: Paul Singh Bining

No Officer Information Filed.

Agent: CitiWest Consulting Ltd. (Jasleen Kaur)

Development Permit (Streamside Area) / Development Variance Permit
to allow subdivision into 3 single family lots.

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

1. Council authorize staff to draft Development Permit No. 7922-0271-00 for Sensitive Ecosystems (Streamside Areas), generally in accordance with the attached drawings (Appendix III), and the finalized Ecosystem Development Plan.
2. Council approve Development Variance Permit No. 7922-0271-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the "Comprehensive Development Zone (CD)" (Bylaw No. 13614) from 26 metres to 21.7 metres for proposed Lot 3; and
 - (b) to reduce the minimum lot depth of the "Comprehensive Development Zone (CD)" (Bylaw No. 13614) from 36 metres to 35.5 metres for proposed Lot 3.
3. Council instruct staff to resolve the following issues prior to final issuance:
 - (a) Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk once the conditions of approval associated with the subdivision have been completed;

- (b) 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;
- (c) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (g) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
- (h) the applicant 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;
- (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (j) registration of a combined Statutory Right-of-Way / Section 219 Restrictive Covenant over the designated Streamside Protection Area for both "No Build" and conveyance access.

RES.R23-694

Carried**3. 7923-0021-00****13352 Old Yale Road (13350 Old Yale Road)**

Owner: Habitat Housing Society

Director Information: Tim Beachy, Amanda Bratch, Craig East, Michael Kendler, Anoop Khosla, Kamaljit Lehal, Michelle Mann, Louella Mathias, Doug Naele, Rochelle Prasad, Jeff Scott, Devinder Sekhon
No Officer Information Filed.

Agent: JSK Healthcare Limited (Healthcare Pharmacy) (Krupen Shah)

Rezoning from RM-70 to CD**Development Variance Permit**

to allow for a small-scale drug store within an existing residential development and to vary the minimum 400 metre separation requirement between a small-scale drug store and an existing drug store.

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

1. A Bylaw be introduced to rezone the subject site from "Multiple Residential 70 Zone (RM-70)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7923-0021-00, varying the following, to proceed to Public Notification:
 - (a) In Section B. 32 of Part 4 General Provisions of the Zoning Bylaw No. 12000, the minimum separation distance between the lot lines of drug stores, small-scale drug stores or methadone dispensaries is reduced from 400 metres to 30 metres to permit a small-scale drug store at 13352 Old Yale Road.

RES.R23-695

Carried

It was
Moved by Councillor Kooner
Seconded by Councillor Hepner
That "Surrey Comprehensive Development
Zone 115 (CD 115), Bylaw, 2023, No. 20922" pass its first reading.

RES.R23-696

Carried

The said Bylaw was then read for the second time.

It was
Moved by Councillor Bains
Seconded by Councillor Stutt
That "Surrey Comprehensive Development
Zone 115 (CD 115), Bylaw, 2023, No. 20922" pass its second reading.

RES.R23-697

Carried

It was then
Moved by Councillor Kooner
Seconded by Councillor Hepner
That the Public Hearing on "Surrey
Comprehensive Development Zone 115 (CD 115), Bylaw, 2023, No. 20922" be held at
City Hall on May 1, 2023, at 7:00 p.m.

RES.R23-698

Carried

4. **7921-0280-00**
16145 - 48 Avenue (16185 and 16225 - 48 Avenue)
Owners: R. Sihota, S. Sihota, A. Sihota
Agent: A. Sihota
Rezoning from A-1 to CD
Development Permit
Non-adhering residential use under Section 20.1 of the ALC Act.
to permit the construction of a third single family dwelling on a farm site within the Agricultural Land Reserve (ALR).

It was

Moved by Councillor Bains
Seconded by Councillor Hepner
That:

1. Council authorize referral of the application to the Agricultural Land Commission for consideration of approval.
2. A Bylaw be introduced to rezone the subject site from "General Agriculture Zone (A-1)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing if approval is granted by the Agricultural Land Commission.
3. Council authorize staff to draft Development Permit No. 7921-0280-00 for Sensitive Ecosystems (Streamside Areas), generally in accordance with the attached drawings (Appendix I), and the finalized Ecosystem Development Plan.
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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (c) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
 - (d) demolition of the existing building to the satisfaction of the Planning and Development Department;
 - (e) registration of a combined Statutory Right-of-Way / Section 219 Restrictive Covenant over the designated Streamside Protection Area for both "No Build" and conveyance access;

RES.R23-699

Carried

It was Moved by Councillor Bains
Seconded by Councillor Stutt
That "Surrey Comprehensive Development
Zone 116 (CD 116), Bylaw, 2023, No. 20929" pass its first reading.
Carried

It was Moved by Councillor Hepner
Seconded by Councillor Bose
That "Surrey Comprehensive Development
Zone 116 (CD 116), Bylaw, 2023, No. 20929" pass its second reading.
Carried

RES.R23-701

7922-0223-00
14518, 14528, 14538, and 14548 - 104A Avenue

Director Information: Kulwant Dhesi, Aman Dhillon, Petrit Humolli,
Charnjeev Makkar

Agent: David Eaton Architect Inc. (Manpreet Singh)

Rezoning from RF to CD (based on RM-70)

to permit the development of a 6-storey apartment building with approximately 152 dwelling units and underground parking on a consolidated site in Guildford.

It was Moved by Councillor Kooner
Seconded by Councillor Bains
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 2.35 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. Council authorize staff to draft Development Permit No. 7922-0223-00 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) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the CD Zone, at the rate in effect at the time of Final Adoption;
 - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (i) registration of a Section 219 Restrictive Covenant 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.R23-702

Carried

It was

Moved by Councillor Stutt
Seconded by Councillor Bains
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2023, No. 20923" pass its first reading.

RES.R23-703

Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Hepner
Seconded by Councillor Stutt
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2023, No. 20923" pass its second reading.
RES.R23-704 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. 20923" be
held at City Hall on May 1, 2023, at 7:00 p.m.
RES.R23-705 Carried

It was Moved by Councillor Bose
Seconded by Councillor Stutt
That "Surrey Comprehensive Development
Zone 113 (CD 113), Bylaw, 2023, No. 20924" pass its first reading.
RES.R23-706 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Bains
Seconded by Councillor Bose
That "Surrey Comprehensive Development
Zone 113 (CD 113), Bylaw, 2023, No. 20924" pass its second reading.
RES.R23-707 Carried

It was then Moved by Councillor Hepner
Seconded by Councillor Bains
That the Public Hearing on "Surrey
Comprehensive Development Zone 113 (CD 113), Bylaw, 2023, No. 20924" be held at
City Hall on May 1, 2023, at 7:00 p.m.
RES.R23-708 Carried

**6. 7920-0159-00, 7920-0162-00
16606, 16620, 16648, and 16674 - 20 Avenue; 16621, 16651, and 16663 - 19 Avenue;
1949 - 167 Street**

Owners: 1242842 B.C. Ltd.
Director Information: Paramjit Singh
No Officer Information Filed as at March 2, 2021.

1031665 B.C. Ltd.
Director Information: Paramjit Singh
No Officer Information Filed as at March 26, 2022.

1071773 B.C. Ltd.
Director Information: Paramjit Singh
No Officer Information Filed as at April 12, 2022.

1215031 B.C. Ltd.

Director Information: Paramjit Singh

No Officer Information Filed as at July 3, 2022.

1071767 B.C. Ltd.

Director Information: Paramjit Singh

No officer Information Filed as at April 12, 2022.

1193082 B.C. Ltd.

Director Information: Paramjit Singh

No Officer Information Filed as at January 8, 2022.

Agent: Singh Alvaair Development Ltd. (Kunwar Bir)

NCP Amendment from "Cluster Residential 6-10 u.p.a.", "Drainage Corridor 5 m" and "Low Density Residential 6-10 u.p.a." to "Multiple Residential 20-25 u.p.a." and "Drainage Corridor 5 m" and for changes to the local road network.

Rezoning from RA to RM-30 and RF-13

Development Permit / Development Variance Permit

to permit the development of 166 townhouse units and 1 single family small lot.

It was

Moved by Councillor Kooner

Seconded by Councillor Stutt

That:

1. A Bylaw be introduced to rezone a portion of the subject site as shown as Block A on the attached Survey Plan (Appendix I), from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)", and Block B on the attached Survey Plan from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)", and Block C from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space for Development Application No. 7920-0159-00.
3. Council authorize staff to draft Development Permit Nos. 7920-0159-00 and 7920-0162-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7920-0159-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum west front yard setback of the RM-30 Zone for Building 4 from 4.5 metres to 4.2 metres for a portion of the principal building face;
 - (b) to reduce the minimum south side yard on a flanking street setback of the RM-30 Zone for Building 5 from 4.5 metres to 4.3 metres to a portion of the principal building face and for Building 14 from 4.5 metres to 3.0 metres;

- (c) to reduce the minimum north side yard on a flanking street setback of the RM-30 Zone for the indoor amenity building from 4.5 metres to 4.3 metres; and
 - (d) to vary Part 4 of the General Provisions to permit stairs with more than 3 risers to be located in the setback for Buildings 2, 3, and 4.
- 5. Council approve Development Variance Permit No. 7920-0162-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum east front yard setback of the RM-30 Zone for Building 1 from 4.5 metres to 4.4 metres to a portion of the principal building face and to 3.8 metres to a portion of the principal building face for Building 24;
 - (b) to reduce the minimum west front yard setback of the RM-30 Zone for Building 8 from 4.5 metres to 4.4 metres to a portion of the principal building face;
 - (c) to reduce the minimum north side yard on a flanking street setback of the RM-30 Zone from 4.5 metres to 2.0 metres for visitor parking stall 1 and to 3.8 metres for visitor parking stall 2;
 - (d) to reduce the minimum south side yard on a flanking street setback of the RM-30 Zone for Building 10 from 4.5 metres to 4.2 metres for a portion of the principal building face and from 4.5 metres to 4.4 metres to Building 9 for a portion of the principal building face;
 - (e) to reduce the minimum south side yard setback of the RM-30 Zone from 4.5 metres to 4.3 metres to Building 16 and to 4.2 metres to Building 17; and
 - (f) to reduce the minimum east rear yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to Building 11.
- 6. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from 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) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
- (i) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-30 Zone, at the rate in effect at the time of Final Adoption;
- (j) the applicant adequately address the impact of reduced indoor and outdoor amenity space;
- (k) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (l) Registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services.

7. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan (NCP) from "Cluster Residential 6-10 u.p.a.", "Drainage Corridor 5m" and "Low Density Residential 6-10 u.p.a." to "Multiple Residential 20-25 u.p.a." and "Drainage Corridor 5 m" and for changes to the local road network, when the project is considered for final adoption.

RES.R23-709

Carried

It was

Moved by Councillor Hepner

Seconded by Councillor Kooner

Amendment Bylaw, 2023, No. 20925" pass its first reading.

RES.R23-710

Carried

The said Bylaw was then read for the second time.

It was then	Moved by Councillor Bains
	Seconded by Councillor Hepner
	That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment	Bylaw, 2023, No. 20925" be held at City Hall
on May 1, 2023, at 7:00 p.m.	
RES.R23-712	<u>Carried</u>

It was Moved by Councillor Bains
Seconded by Councillor Kooner
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 2.48 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 a portion of the subject site as shown as Block A on the attached Survey Plan (Appendix I), from "One-Acre Residential Zone (RA)," to "Comprehensive Development Zone (CD)" based on the "Business Park 3 Zone (IB-3)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7921-0082-00 generally in accordance with the attached drawings (Appendix II).

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) approval from the Ministry of Transportation & Infrastructure;
 - (d) approval from BC Hydro;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (g) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (h) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (i) submission of a finalized watercourse assessment;
 - (j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (k) registration of access easements to provide the proposed shared access and parking for the future development of 2868 Croydon Drive;
 - (l) registration of a Section 219 Restrictive Covenant for "no build" on the "No Build Area" as identified in Appendix I, until future consolidation and development with 2868 Croydon Drive;
 - (m) Registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture; and
 - (n) registration of a Section 219 Restrictive Covenant for installation and maintenance of the landscape buffer.

RES.R23-713

Carried

It was Moved by Councillor Stutt
Seconded by Councillor Kooner
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2023, No. 20926" pass its first reading.
Carried

RES.R23-715

It was Moved by Councillor Hepner
Seconded by Councillor Kooner
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2023, No. 20926" pass its second reading.
Carried

It was then Moved by Councillor Bains
Seconded by Councillor Kooner
That the Public Hearing on "Surrey Official
Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 20926" be
held at City Hall on May 1, 2023, at 7:00 p.m.
Carried

It was Moved by Councillor Bains
Seconded by Councillor Kooner
That “Surrey Comprehensive Development
Zone 114 (CD114), Bylaw, 2023, No. 20927” pass its first reading.
Carried

RES.R23-718

It was Moved by Councillor Bose
Seconded by Councillor Hepner
That “Surrey Comprehensive Development
Zone 114 (CD114), Bylaw, 2023, No. 20927” pass its second reading.
Carried

It was then Moved by Councillor Stutt
Seconded by Councillor Hepner
That the Public Hearing on “Surrey
Comprehensive Development Zone 114 (CD114), Bylaw, 2023, No. 20927” be held at
City Hall on May 1, 2023, at 7:00 p.m.
Carried

8. 7922-0116-00**9671 - 161A Street**

Owner: 1332166 B.C. Ltd.

Director Information: Tanjit Singh Garcha, Vikas MehtaNo Officer Information Filed as at November 5, 2022.

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

Rezoning from RA to RF-13**Development Permit / Development Variance Permit***to allow subdivision into four single family lots and one lot to be conveyed to the City for conservation purposes.*

It was

Moved by Councillor Bains

Seconded by Councillor Kooner

That:

1. Council endorse the Public Notification to proceed for Bylaw No. 20928 to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)".
2. Council authorize staff to draft Development Permit No. 7922-0116-00 for Hazard Lands (Steep Slopes) and Sensitive Ecosystems (Streamside Areas and Green Infrastructure Areas), generally in accordance with the attached drawings (Appendix VI), and the finalized Ecosystem Development Plan and geotechnical report.
3. Council approve Development Variance Permit No. 7922-0116-00, to proceed to Public Notification to reduce the minimum setback distance for a Class A (red-coded) watercourse from 30 metres to 20 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 subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Forests, Lands and Natural Resource Operations under the Water Sustainability Act for proposed changes in and about a Class A (red-coded) watercourse;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

- (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (g) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
- (h) the applicant satisfy the requirements for a P-15 agreement;
- (i) submission of a finalized Geotechnical Report to the satisfaction of City staff;
- (j) registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the geotechnical report;
- (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; and
- (l) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R23-720

Carried**9. 7921-0092-00****19060 - 54 Avenue; 5353 - 192 Street**

Owner: CC 192/54 Industrial Ltd.

Director Information: William Owen Fisher, Ender IlkayNo Officer Information Filed as at January 24, 2023.

Agent: Orion Construction (Paul Bangma)

Development Permit / Development Variance Permit*to permit the development of two, one-storey (with mezzanine) multi-tenant industrial buildings.*

It was

Moved by Councillor Kooner

Seconded by Councillor Hepner

That:

1. Council authorize staff to draft Development Permit No. 7921-0092-00, including a comprehensive sign design package, generally in accordance with the attached drawings (Appendix I).
2. Council approve Development Variance Permit No. 7921-0092-00, increasing the maximum permitted lot coverage of the "Light Impact Industrial Zone (IL)" from 60% to 63% for a proposed industrial building on 5353 - 192 Street, 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) final approval, including the submission and acceptance of a finalized Traffic Impact Study, from the Ministry of Transportation;
 - (c) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (d) final approval from BC Hydro;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (g) submission of a finalized tree survey and tree statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (h) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (i) demolition of all buildings and structures to the satisfaction of the Planning and Development Department;
 - (j) registration of a Section 219 Restrictive Covenant to restrict the maximum amount of mezzanine space;
 - (k) registration of a reciprocal access and parking easement between the 5353 - 192 Street and 19060 - 54 Avenue; and
 - (l) discharge of Restrictive Covenant S108909.

RES.R23-721

Carried

C. ADDITIONAL PLANNING COMMENTS

1. 7917-0529-01, 7917-0529-02
3288 - 194 Street

Owner: Qrd (Ch194) Holdings Inc.

Director Information: Gurpreet Arneja, Vineet TanejaNo Officer Information Filed as at May 3, 2022.

Agent: KCC Architecture (Karla Castellanos)

Development Permit Amendment**Development Variance Permit***to allow for proposed design changes to a previously approved industrial business park building.*

It was

Moved by Councillor Bose

Seconded by Councillor Hepner

That:

1. Council File Development Permit No. 7917-0529-01 and Development Variance Permit No. 7917-0529-01 and remove notations CA8991790 and CA8991791 for both permits on Title.
2. Council authorize staff to draft the amended Development Permit No. 7917-0529-02 generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7917-0529-02, varying the following, to proceed to Public Notification:
 - (a) to vary the maximum principal building height of the "Business Park 1 Zone (IB-1)" from 14 metres to 17.3 metres and the maximum structure height for silos from 6.0 metres to 12.5 metres;
 - (b) to reduce the rate at which parking is calculated for industrial floor area associated with the proposed building from 1 parking space per 100 square metres to 0.795 parking spaces per 100 square metres; and
 - (c) to vary off-street parking and loading/unloading space by allowing passenger vehicle spaces to be located in front of overhead loading doors.
4. Council instruct staff to resolve the following issues prior to final approval:
 - (a) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (b) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

RES.R23-722

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. 20579"
7921-0278-00
Owner: Landstar Homes Ltd. (Director Information: Jasvinder S. Aujla and
Kulwant S. Cheema)
Agent: WSP Canada Inc. (Dexter Hirabe)
16721 - 25A Avenue
RA to RF-10 – to subdivide the property into two single-family small lots.

Council direction received February 14, 2022

It was

Moved by Councillor Kooner

Seconded by Councillor Bains

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

Amendment Bylaw, 2022, No. 20579" be finally adopted.

RES.R23-723

Carried

BYLAWS WITH PERMITS

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20568"
7921-0080-00
Owners: R. Binpal, M. Sambhi, 1297581 B.C. Ltd.
(Director Information: Arvin S. Dhaliwal, Sukhpaul S. Sandhu)
Agent: Hub Engineering Inc. (Mike Kompter)

16708 and 16732 - 20 Avenue

RA to RF-10 and RF-13 – to allow subdivision into 19 single-family small lots.

Council direction received January 31, 2022

It was

Moved by Councillor Bains

Seconded by Councillor Stutt

That Council amend the Sunnyside Heights

Neighbourhood Concept Plan to redesignate the site from "Low Density Residential (6 to 10 upa)" to "Medium Density Residential (10 to 15 upa)" and for changes to the 10 metre drainage corridor on 20 Avenue.

RES.R23-724

Carried

It was

Moved by Councillor Bains

Seconded by Councillor Hepner

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

Amendment Bylaw, 2022, No. 20568" be finally adopted.

RES.R23-725

Carried

Development Variance Permit No. 7921-0080-00

16708 and 16732 - 20 Avenue

To reduce the minimum lot depth of a Type II Corner Lot from 24 metres to 18 metres for Lot 1, and to reduce the minimum lot depth of a Type I Interior lot from 28 metres to 27.6 metres for Lot 2.

Supported by Council February 14, 2022.

It was

Moved by Councillor Bains

Seconded by Councillor Hepner

That Council authorize the issuance of

Development Variance Permit No. 7921-0080-00.

RES.R23-726

Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2006, No. 16130, Amendment Bylaw, 2022, No. 20677"

7921-0186-00

Owner: Elim Housing Society (Director Information: Gary Corbett, Ted Devries, Ron Haan, John Koot, Ben Langelaar, Monica Niles, Bill Rinsma, Jan Thomas, Hilde Wiebe, Sam Wind)

Agent: Elim Housing Society (Sheldon Loeppky)

9010 – 158 Street; 9025 – 160 Street; 9080 – 159 Street

To amend Comprehensive Development Bylaw No. 16130, as amended for the subject site to permit the development of a 7-storey seniors independent living building with 62 dwelling units, a coffee shop, restaurant, and wellness spa at Elim Village.

Council direction received June 27, 2022

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2006, No. 16130, Amendment Bylaw, 2022, No. 20677" be
finally adopted.
RES.R23-727 Carried

Development Permit No. 7921-0186-00
9010 – 158 Street (9030 and 9088 – 158 Street); 9025 – 160 Street; 9080 – 159 Street
To issue Development Permit for Form and Character.

Council authorized to draft June 27, 2022.

It was Moved by Councillor Hepner
Seconded by Councillor Kooner
That Council authorize the issuance of
Development Permit No. 7921-0186-00.
RES.R23-728 Carried

4. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022,
No. 20678"
7921-0311-00
Owner: KGS Holdings Ltd. (Director Information: U. Dwight Chase, Andrew Grant,
Jeffrey Tripp, Daniel Turner)
9759 - 137A Street (9761 - 137A Street); 9775 - 137A Street; 13748 Fraser Highway;
Portion of 137A Street Road
Agent: KGS Holdings Ltd. (Brad Howard)
To amend Figure 16 of the OCP to increase the density for the subject site at
9759 - 137A Street; 9775 - 137A Street; 13748 Fraser Highway; including a portion of
137A Street from 3.5 FAR to 7.5 FAR.

Council direction received June 27, 2022

It was Moved by Councillor Bains
Seconded by Councillor Hepner
That Council amend the City Centre Plan to
redesignate the site from "Residential Mid to High Rise 3.5 FAR" to "Residential
High Rise 7.5 FAR" and to amend the road network on the subject site.
RES.R23-729 Carried

It was Moved by Councillor Stutt
Seconded by Councillor Bains
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2022, No. 20678" be finally adopted.
RES.R23-730 Carried

"Surrey Comprehensive Development Zone 65 (CD 65), Bylaw, 2022, No. 20679"
RF to CD – 9759 - 137A Street; 9775 - 137A Street; 13748 Fraser Highway; Portion of
137A Street Road – to permit the development of a 41-storey high-rise purpose-built
rental residential tower consisting of approximately 401 dwelling units.

Council direction received June 27, 2022

RES.R23-731	It was Bylaw 20679 granted by Resolution RES.R22-1350, at the July 11, 2022 Regular Council – Public Hearing meeting.	Moved by Councillor Hepner Seconded by Councillor Bains That Council rescind third reading of
		<u>Carried</u>

RES.R23-732	It was Section F. Yards and Setbacks, Section H. Off-Street Parking and Loading/Unloading of CD Bylaw 20679, as described in Appendix I.	Moved by Councillor Bains Seconded by Councillor Hepner That Council amend Section E. Lot Coverage,
		<u>Carried</u>

RES.R23-733	It was Zone 65 (CD 65), Bylaw, 2022, No. 20679" pass its third reading, as amended.	Moved by Councillor Bains Seconded by Councillor Stutt That "Surrey Comprehensive Development
		<u>Carried</u>

RES.R23-734	It was Zone 65 (CD 65), Bylaw, 2022, No. 20679" be finally adopted.	Moved by Councillor Hepner Seconded by Councillor Bains That "Surrey Comprehensive Development
		<u>Carried</u>

"The KGS Holdings Ltd. Housing Agreement, Authorization Bylaw, 2022, No. 20680"
To enter into a Housing Agreement with the City of Surrey that will allocate all
402 dwelling units created under this development proposal as market rental units
for a period of 20 years.

Council direction received June 27, 2022

RES.R23-735	It was Bylaw 20680 granted by Resolution RES.R22 1174, at the July 11, 2022 Regular Council – Land Use meeting.	Moved by Councillor Bains Seconded by Councillor Hepner That Council rescind third reading of
		<u>Carried</u>

RES.R23-736

RES.R23-737

RES.R23-738

Council authorized to draft June 27, 2022

RES.R23-739

PERMITS - APPROVALS

5. Development Variance Permit No. 7918-0434-00
8363 and 8380 – 166A Street
Owner: S. Cheema, J. Cheema, V. Cheema, City of Surrey, K. Takhar, G. Takhar
Agent: Coastland Engineering & Surveying Ltd. (Michael Helle)
To reduce the minimum streamside setback distance from the top-of-bank for a "Natural Class A Stream" from 30 metres to 10.8 metres and to reduce the minimum rear yard setback from 7.5 metres to 5.0 metres to the principal building face for proposed Lot 1 and 2. The applicant is also seeking to reduce the following variance for Lot 2: reduce minimum front yard setback for the principal building from 7.5 metres to 1.8 metres, reduce the minimum lot width from 15 metres to 7.3 metres and reduce the minimum lot depth from 28 metres to 26 metres. In addition, a reduction to the minimum lot width for proposed Lot 1 from 15 metres to 12.3 metres. This will allow for two single family residential lots while maintaining the character of neighbouring properties.

Supported by Council September 14, 2020

RES.R23-740	It was (Stage 1) to redesignate only the northern portion of 8363 – 166A Street from "Parks & Linear Corridors" to "Urban Residential", as described in Appendix I.	Moved by Councillor Kooner Seconded by Councillor Hepner That Council amend the Fleetwood Plan <u>Carried</u>
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RES.R23-741	It was Development Variance Permit No. 7918-0434-00.	Moved by Councillor Bains Seconded by Councillor Stutt That Council authorize the issuance of <u>Carried</u>
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Development Permit No. 7918-0434-00
8363 and 8380 – 166A Street – To issue Development Permit for Hazard Lands (Steep Slopes) and Sensitive Ecosystems (Streamside Areas).

Council authorized to draft July 27, 2020

RES.R23-742	It was Development Permit No. 7918-0434-00.	Moved by Councillor Hepner Seconded by Councillor Bains That Council authorize the issuance of <u>Carried</u>
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APPLICATIONS/BYLAWS/PERMITS TO BE CLOSED

6. Temporary Use Permit No. 7918-0452-00
Owner: Christian & Missionary Alliance (Canadian Pacific District)
(Director Information: Abraham Chan, Mark Hutchinson, Carmen Kinniburgh, Janet Kirby, Jeffrey Ku, Andrew Martens, Jr Andrew McGregor, Mark A Peters, Kenda Reimer, Long Truong, Kyla Ward)
13815 - Grosvenor Road
To permit pre-manufactured buildings on the site to accommodate Sunday school classrooms for the neighboring church located at 13821 – Grosvenor Road, for a period not to exceed three years.

Council supported May 27, 2019

It was

Moved by Councillor Stutt

Seconded by Councillor Hepner

That Council close Application No. 7918-0452-00.

Carried

RES.R23-743

I. CLERKS REPORT

This section had no items to consider.

J. OTHER BUSINESS**1. Highway 99 Interchange Improvement Project in Surrey**

File: 0450-20; 5400-22

Mayor Locke provided an update regarding the Highway 99 Interchange Improvement Project in Surrey.

Mayor Locke reported that a letter was received from Metro Vancouver providing a resolution of the Metro Vancouver Regional District Board, endorsing that a letter be sent to the Premier and the Minister of Transportation inquiring on the status of connections to the Highway 99 Interchange Improvement Project in Surrey and the rationale for any changes to the original plan.

K. ADJOURNMENT

It was

Moved by Councillor Bains

Seconded by Councillor Hepner

That the April 17, 2023 Regular Council –

Land Use meeting be adjourned.

RES.R23-744

Carried

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

Certified correct:

Jennifer Ficocelli, City Clerk

Mayor Brenda Locke