

Present:

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

Absent:**Staff Present:**

Acting City Manager, General Manager, Corporate Services
Deputy City Clerk
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 Hepner
That the agenda of the May 1, 2023, Regular

Council Land Use meeting be adopted.

RES.R23-838

Carried

B. LAND USE APPLICATIONS**1. 7923-0090-00**

7880 - 128 Street

Owner: 0850795 B.C. Ltd.

Director Information: Lakhbir Singh Brar, Gurtej Singh Brar,
Ranjit Singh Khaira, Jatinder Singh Khara

No Officer Information Filed as at December 31, 2021.

Agent: Graeme Silvera

Regional Growth Strategy Amendment from "Industrial" to "Employment"

OCP Amendment from "Industrial" to "Mixed Employment"

OCP Text Amendment to allow a higher density in the Mixed Employment designation

Rezoning from IL to CD

to permit the development of three commercial buildings and one industrial building.

It was Moved by Councillor Hepner
Seconded by Councillor Annis
That Application 7923-0090-00 be referred
back to staff to work with the applicant to develop a proposal that complies with
the site's Industrial designation in both the Official Community Plan (OCP) and
Metro Vancouver's Regional Growth Strategy (RGS).
RES.R23-839 Unanimous Defeat

2. **7923-0092-00**
5623 - 177B Street
Owner: 1365294 B.C. Ltd.
Director Information: Navreen Gill, Baljinder Dhillon, Preena Sahota,
Harinder Singh Brar
No Officer Information Filed.
Agent: D.A. Horvath Consultants (Irene Horvath)
Development Variance Permit
*to reduce the minimum 400-metre separation distance between a proposed
small-scale drug store and existing drug stores.*

- It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That:
1. Council approve Development Variance Permit No. 7923-0092-00, 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 requirements between drug
stores, small-scale drug stores or methadone dispensaries is
reduced from 400 metres to 44 metres to permit a small-scale drug
store at 5623 - 177B Street.
 2. Council instruct staff to resolve the following issue prior to final approval:
 - (a) A Section 219 Restrictive Covenant be registered on title to allow
the small-scale drug store to operate only in conjunction with a
medical clinic, and to require the small-scale drug store to have the
same hours of operation as the medical clinic on the site.

RES.R23-840 Carried

3. 7922-0112-00**13314 - 64 Avenue**

Owner: 1161454 B.C. Ltd.

Director Information: Harjinder Singh Dhaliwal, Ravinder Singh MundayNo Officer Information Filed as at April 23, 2022.

Agent: David Eaton Architect Inc. (Manpreet Singh)

Rezoning from RF to CD (based on C-5)**Development Permit***to permit the development of a two-storey child care centre to accommodate up to 146 children.*

It was

Moved by Councillor Bains

Seconded by Councillor Stutt

That:

1. A Bylaw be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7922-0112-00 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 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; and
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R23-841

Carried

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Comprehensive Development
Zone 117 (CD 117), Bylaw, 2023, No. 20940" pass its first reading.
RES.R23-842 Carried

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 117 (CD 117), Bylaw, 2023, No. 20940" pass its second reading.
RES.R23-843 Carried

It was then Moved by Councillor Kooner
Seconded by Councillor Hepner
That the Public Hearing on "Surrey
Comprehensive Development Zone 117 (CD 117), Bylaw, 2023, No. 20940" be held at
City Hall on May 15, 2023, at 7:00 p.m.
RES.R23-844 Carried

4. **7922-0280-00**
18917 - 92 Avenue
Owner: 1351976 B.C. Ltd.
Director Information: Harjinder Kaur Kandola, Davinder Singh Kandola
No Officer Information Filed.
Agent: Pacific Land Resource Group Inc. (Laura Jones)
Temporary Use Permit
*to permit the temporary parking of approximately 31 oversized trucks and trailers for
a period not to exceed three years.*

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

1. Council approve Temporary Use Permit No. 7922-0280-00, to proceed to Public Notification.
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) completion of required road pavement widening and upgrades along 92 Avenue, from the subject site to 180 Street to provide truck access (7.0 metres pavement);

- (c) registration of a Section 219 Restrictive Covenant to restrict access from 92 Avenue to left-in and right-out;
- (d) submission of a finalized landscaping and fencing plan and landscaping and fencing 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) installation and subsequent inspection and approval of all required landscape screening and fencing works along all sides of the property, to the satisfaction of the General Manager, Planning & Development;
- (g) submission of financial securities to ensure that landscaping and fencing is maintained over the course of the Temporary Use Permit, to the satisfaction of the General Manager, Planning & Development;
- (h) Input from the Ministry of Transportation & Infrastructure;
- (i) the applicant to undertake the necessary work and obtain permits, as required, for the proposed use of the residential building on the site for office space and washroom facility purposes; and
- (j) a fire safety plan will need to address access, storage, any buildings on site (with fire protection details) and any hazards and ensure that site meets the BC Building Code for access and signage.

RES.R23-845

Carried

With Councillor Annis opposed.

**5. 7923-0072-00
18715 - 92 Avenue**

Owner: 1154427 B.C. Ltd.

Director Information: Harjinder PurewalOfficer Information as at February 27, 2021:

Harjinder Purewal (Secretary, President)

Agent: 1154427 BC Ltd. (Harjinder Purewal)

Temporary Use Permit

to permit the storage of steel (including pipes, rebar and beams) as well as the parking of approximately 12 oversized trucks and trailers for a period not to exceed three years.

It was

Moved by Councillor Kooner

Seconded by Councillor Bains

That:

1. Council approve Temporary Use Permit No. 7923-0072-00, to proceed to Public Notification.
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) completion of required road pavement widening and upgrades along 92 Avenue, from the subject site to 180 Street to provide truck access (7.0 metres pavement);
- (c) registration of a Section 219 Restrictive Covenant to restrict access from 92 Avenue to left-in and right-out;
- (d) submission of a finalized landscaping and fencing plan and landscaping and fencing 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) installation and subsequent inspection and approval of all required landscape screening and fencing works along all sides of the property, to the satisfaction of the General Manager, Planning & Development;
- (g) submission of financial securities to ensure that landscaping and fencing is maintained over the course of the Temporary Use Permit, to the satisfaction of the General Manager, Planning & Development;
- (h) Input from the Ministry of Transportation & Infrastructure;
- (i) The applicant pay remaining fines and complete all necessary permitting/processes associated with the previous unauthorized tree removal and damage on the site;
- (j) the applicant to undertake the necessary work and obtain permits, as required, for the proposed use of the residential building on the site for office space and washroom facility purposes;
- (k) a Sensitive Ecosystem Development Permit (SEDP) application to be submitted and subsequently issued for the watercourse along the northern property line; and
- (l) a fire safety plan will need to address access, storage, any buildings on site (with fire protection details) and any hazards and ensure that site meets the BC Building Code for access and signage.

RES.R23-846

Carried

6. **7919-0327-00, 7919-0327-01**
17049 and 17071 Fraser Highway
Owner: 1075579 B.C. Ltd.
Director Information: Connie Johl
No Officer Information Filed as at May 12, 2022.
Agent: CSS Management Ltd. (Avtar Johl)
OCP Amendment from "Suburban" to "Urban" and "Multiple Residential"
TCP Amendment for a portion of the site from "Townhouse" to "Low Rise"
Rezoning from RA to RM-30 and CD
Development Permit / Development Variance Permit
Housing Agreement
to permit the development of two 5-storey purpose built rental apartment buildings (233 units) and an 88-unit townhouse development in Fleetwood.

It was

Moved by Councillor Kooner
Seconded by Councillor Bains
That:

1. A Bylaw be introduced to amend the Official Community Plan (OCP) Figure 3: General Land Use Designations for the subject site from "Suburban" to "Urban" for the portion of the site shown as Block A on the attached Survey Plan (Appendix I), and from "Suburban" to "Multiple Residential" for the portion of the site shown as Blocks B and C on the attached Survey Plan (Appendix I), 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 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 a date be set for Public Hearing.
4. A Bylaw be introduced to rezone the portion of the subject site as shown as Blocks B and C on the attached Survey Plan from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
5. A Bylaw be introduced to enter into a Housing Agreement and be given First, Second and Third Reading.
6. Council authorize staff to draft General Development Permit No. 7919-0327-00 for proposed Lot 1 generally in accordance with the attached drawings (Appendix III).
7. Council authorize staff to draft detailed Development Permit No. 7919-0327-01 for proposed Lot 2 generally in accordance with the attached drawings (Appendix IV).

8. Council approve Development Variance Permit No. 7919-0327-00, varying the following, to proceed to Public Notification:
 - (a) to increase the maximum lot coverage of the RM-30 Zone from 45% to 49% on proposed Lot 2; and
 - (b) to reduce the minimum west side yard setback of the RM-30 Zone for Buildings 1 to 4 from 6.0 metres to 5.5 metres, and for Building 5 from 6.0 metres to 4.0 metres on proposed Lot 2.
9. 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 Translink;
 - (d) approval from Metro Vancouver;
 - (e) final approval from BC Hydro;
 - (f) final approval from Telus;
 - (g) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (h) submission of a finalized landscaping plans and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (i) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (j) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (k) the applicant enter into a Housing Agreement with the City to restrict the proposed 233 dwelling units in the two 5-storey apartment buildings to rental for a period of twenty (20) years;
 - (l) 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;
 - (m) discharge Section 219 Restrictive Covenant CA6717776 that prohibits building until future consolidation;
 - (n) submission of an acoustical report for the units adjacent to Fraser Highway, including consideration of the future SkyTrain corridor,

and Bear Creek Drive and registration of a Section 219 Restrictive Covenant on Lots 1 and 2 to ensure implementation of noise mitigation measures;

- (o) registration of a Section 219 Restrictive Covenant on Lot 2 to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
- (p) registration of a Section 219 Restrictive Covenant on Lot 2 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;
- (q) registration of a Section 219 Restrictive Covenant on Lot 1 requiring the applicant to pay all deferred financial contributions for Public Art, Affordable Housing, and/or Capital Projects Community Amenity Contributions for the development should the project be converted from rental housing to market units at any point in the future, after expiry of the Housing Agreement; and
- (r) registration of a Section 219 Restrictive Covenant on Lots 1 and 2 advising future homeowners of the potential farm operations of the adjacent agricultural lands.

8. Council pass a resolution to amend the Stage 1 Fleetwood Town Centre Plan (TCP) to redesignate a portion of the subject site from "Townhouse" to "Low Rise", as shown in Appendix VIII, when the project is considered for final adoption.

RES.R23-847

Carried

It was

Moved by Councillor Kooner
 Seconded by Councillor Hepner
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 20941" pass its first reading.

RES.R23-848

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Hepner
 Seconded by Councillor Bose
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 20941" pass its second reading.

RES.R23-849

Carried

- RES.R23-850 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. 20941" be
held at City Hall on May 15, 2023, at 7:00 p.m.
Carried
- RES.R23-851 It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 20942" pass its first reading.
Carried
- The said Bylaw was then read for the second time.
- RES.R23-852 It was Moved by Councillor Hepner
Seconded by Councillor Bose
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 20942" pass its second reading.
Carried
- RES.R23-853 It was then Moved by Councillor Annis
Seconded by Councillor Hepner
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 20942" be held at City Hall
on May 15, 2023, at 7:00 p.m.
Carried
- RES.R23-854 It was Moved by Councillor Hepner
Seconded by Councillor Kooner
That "Surrey Comprehensive Development
Zone 118 (CD 118), Bylaw, 2023, No. 20943" pass its first reading.
Carried
- The said Bylaw was then read for the second time.
- RES.R23-855 It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Comprehensive Development
Zone 118 (CD 118), Bylaw, 2023, No. 20943" pass its second reading.
Carried

It was then
 Moved by Councillor Bose
 Seconded by Councillor Hepner
 That the Public Hearing on "Surrey
 Comprehensive Development Zone 118 (CD 118), Bylaw, 2023, No. 20943" be held at
 City Hall on May 15, 2023, at 7:00 p.m.
 RES.R23-856 Carried

It was
 Moved by Councillor Kooner
 Seconded by Councillor Hepner
 That "The 1075579 B.C. Ltd. Housing
 Agreement, Authorization Bylaw, 2023, No. 20944". pass its first reading.
 RES.R23-857 Carried

The said Bylaw was then read for the second time.

It was
 Moved by Councillor Hepner
 Seconded by Councillor Annis
 That "The 1075579 B.C. Ltd. Housing
 Agreement, Authorization Bylaw, 2023, No. 20944". pass its second reading.
 RES.R23-858 Carried

The said Bylaw was then read for the third time.

It was
 Moved by Councillor Stutt
 Seconded by Councillor Hepner
 That "The 1075579 B.C. Ltd. Housing
 Agreement, Authorization Bylaw, 2023, No. 20944". pass its third reading.
 RES.R23-859 Carried

7. 7921-0227-00

17670 James Hill Drive

Owner: 0794275 B.C. Ltd.

Director Information: Ralph Berezan

No Officer Information Filed as at June 14, 2022.

Agent: Berezan Management (BC) Ltd. (Ray Spence)

Development Permit / Development Variance Permit

*to permit the development of a 40,250-square metre, one-storey (with mezzanine)
 multi-tenant industrial building in Cloverdale Town Centre.*

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

1. Council authorize staff to draft Development Permit No. 7921-0227-00 generally in accordance with the attached drawings (Appendix I and IV), as well as the finalized Geotechnical Report and Ecosystem Development Plan.
2. Council approve Development Variance Permit No. 7921-0227-00, to reduce the minimum off-street parking requirements from 422 to

294 parking stalls for the proposed industrial building on the subject property, to proceed to Public Notification.

3. Council instruct staff to resolve the following issues prior to final issuance and execution:
 - (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) final approval, including the submission and acceptance of a finalized Traffic Impact Analysis (TIS) by a Qualified Professional, 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) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff;
 - (h) registration of a combined Restrictive Covenant/Statutory Right-of-Way over the identified on-site streamside protection areas;
 - (i) registration of a Section 219 Restrictive Covenant to restrict the maximum amount of mezzanine space;
 - (j) registration of a Section 219 Restrictive Covenant to restrict the northern-most driveway access to the subject site from James Hill Drive to left-out only; and
 - (k) registration of a Section 219 Restrictive Covenant to restrict 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 susceptible to damage due to flooding and/or erosion.

RES.R23-860

Carried

8. 7922-0230-00

9698 and 9714 - 192 Street (9718 - 192 Street)

Owner: Beedie (Port Kells Central) Holdings Ltd.

Director Information: Ryan Keith Beedie

Officer Information Filed as at January 27, 2023:

Ryan Keith Beedie (President, Secretary), David John Pearson (Other Offices),
Arthur Todd Yuen (Other Offices)

Agent: Beedie Development Group (Jeremy Berger)

Development Permit / Development Variance Permit

to permit the development of two multi-tenant industrial warehouse buildings on a consolidated site. A variance is requested to reduce the minimum north side yard setback requirement under the IL Zone.

It was

Moved by Councillor Kooner
Seconded by Councillor Annis
That:

1. Council authorize staff to draft Development Permit No. 7922-0230-00 generally in accordance with the attached drawings (Appendix I).
2. Council approve Development Variance Permit No. 7922-0230-00, varying the following to proceed to Public Notification:
 - (a) to reduce the minimum side yard (north) setback of the IL Zone from 7.5 metres to 6.3 metres to the principal building face for proposed Building B.
3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) input and approval from Ministry of Environment;
 - (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; and
 - (i) registration of a Section 219 Restrictive Covenant to restrict the maximum amount of mezzanine space permitted on-site.

RES.R23-861

Carried**9. 7923-0010-00****11125 - 124 Street**

Owner: 0912712 B.C. Ltd.

Director Information: Samuel Yanlin LuOfficer Information as at June 9, 2022:

Samuel Yanlin Lu (President, Secretary)

Agent: Willow Industries Ltd. (Glen Vilio)

Amend CD By-law No. 12144*to increase the number of allowable arcade games and to permit outdoor recreational facilities for an expanding commercial tenant (Central City Fun Park).*

It was

Moved by Councillor Hepner

Seconded by Councillor Bose

That a Bylaw be introduced to amend

Comprehensive Development Zone By-law No. 12144 and a date be set for Public Hearing.

RES.R23-862

Carried

It was

Moved by Councillor Stutt

Seconded by Councillor Hepner

That "Surrey Zoning By-law, 1993, No. 12000,

Amendment By-law, 1993, No.12144, Amendment Bylaw, 2023, No. 20945" pass its first reading.

RES.R23-863

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Hepner

Seconded by Councillor Bains

That "Surrey Zoning By-law, 1993, No. 12000,

Amendment By-law, 1993, No.12144, Amendment Bylaw, 2023, No. 20945" pass its second reading.

RES.R23-864

Carried

It was then

Moved by Councillor Bains

Seconded by Councillor Hepner

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment By-law, 1993, No.12144, Amendment Bylaw, 2023, No. 20945" be held at City Hall on May 15, 2023, at 7:00 p.m.

RES.R23-865

Carried

10. **7921-0310-00**
14118 and 14174 - 64 Avenue
Owner: 1244370 B.C. Ltd.
Director Information: Victor Singh Aujla, Amitpaul Ghuman
No Officer Information Filed as at March 13, 2022.
Agent: Douglas R Johnson Architect Ltd. (Douglas Johnson)
NCP Amendment for a portion of the site from "Townhouses (15 u.p.a. max)" to "Townhouses (25 u.p.a. max)"
Rezoning from RA and CD Bylaw No. 16604 to RM-30
Development Permit / Development Variance Permit
to permit the development of 46 townhouse units

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

1. Council file Development Permit No. 7905-0331-00.
2. A Bylaw be introduced to rezone the subject site from "Comprehensive Development Zone (CD)" (Bylaw No. 16604) and "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
3. Council authorize staff to draft Development Permit No. 7921-0310-00 generally in accordance with the attached drawings (Appendix I), and the finalized Ecosystem Development Plan.
4. Council approve Development Variance Permit No. 7921-0310-00, varying the following to proceed to Public Notification:
 - (a) to reduce the minimum side (south) yard setback of the "Multiple Residential 30 Zone (RM-30)" from 6 metres to 4.6 metres for the second and third storey of buildings 6, 7, 8 and 9; and
 - (b) to vary the Sign By-law as described in Appendix VI.
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) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
 - (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) submission of an acoustical report for the units adjacent to 64 Avenue and 142 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (k) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
 - (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 Department;
 - (m) registration of a Section 219 Restrictive Covenant for installation and maintenance of a landscape buffer in accordance with the Ecosystem Development Plan;
 - (n) discharge conditional access easement BB1269486; and
 - (o) registration of an access easement to provide future access to 64 Avenue for 14044, 14060, 14070, and 14090 – 64 Avenue.
6. Council pass a resolution to amend the South Newton Neighbourhood Concept Plan (NCP) to redesignate a portion of the land from "Townhouses (15 u.p.a. max)" to "Townhouses (25 u.p.a max)" when the project is considered for final adoption (Appendix V).

RES.R23-866

Carried

It was

Moved by Councillor Hepner
Seconded by Councillor Kooner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 20946" pass its first reading.

RES.R23-867

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Stutt
Seconded by Councillor Bains
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 20946" pass its second reading.

RES.R23-868

Carried

It was then

Moved by Councillor Bains
Seconded by Councillor Stutt
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 20946" be held at City Hall
on May 15, 2023, at 7:00 p.m.

RES.R23-869

Carried

C. ADDITIONAL PLANNING COMMENTS

1. 7922-0050-01

1821 and 1841 - 165A Steet

Owner: 1121279 B.C. Ltd.

Director Information: Bradley E HughesNo Officer Information Filed as at June 1, 2022.

Agent: Park Ridge Construction Management Inc. (Kevin Smith)

Development Variance Permit*to permit the development of a 43-unit townhouse development.*

It was

Moved by Councillor Hepner
Seconded by Councillor Annis
That:

1. Council approve Development Variance Permit No. 7922-0050-01, to reduce the minimum side (north) yard setback of the RM-30 Zone from 6.0 metres to 2.0 metres to the principal building face for Building 1, to proceed to Public Notification.

RES.R23-870

Carried

D. ITEMS REFERRED BACK**1. 7922-0111-00****15238 - 64 Avenue**

Owner: Diyash Investments Inc.

Director Information: Bhavnesh Kumar Dharni, Jatinder Kumari Sharma,
Ashwani Kumar SharmaOfficer 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 Bose

Seconded by Councillor Hepner

That:

1. Council considers the following Bylaws for Third Reading:
 - (a) Bylaw No. 20835 to amend the Official Community Plan (OCP) to redesignate the site;
 - (b) Bylaw No. 20836 to discharge Land Use Contract #584; and
 - (c) Bylaw No. 20837 to rezone the site from "Light Impact Industrial Zone (IL)" to "Comprehensive Development Zone (CD)".
2. 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 to include the property.
3. 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.
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) 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.

5. Council authorize staff to submit an exclusion application to the Agricultural Land Commission.

RES.R23-871

Carried

It was

Moved by Councillor Bose
Seconded by Councillor Hepner
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 20835" pass its third reading.

RES.R23-872

Carried

It was Moved by Councillor Bose
Seconded by Councillor Stutt
That "Surrey Land Use Contract No. 584,
Authorization Bylaw, 1978, No. 5744, Discharge Bylaw, 2023, No. 20836" pass its
third reading.
RES.R23-873 Carried

It was Moved by Councillor Bose
Seconded by Councillor Hepner
That "Surrey Comprehensive Development
Zone 52 (CD 52), Bylaw, 2023, No. 20837" pass its third reading.
RES.R23-874 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, 2023, No. 20906"
7922-0325-00
Owners: N. Kaur, G. Sodhi
Agent: Mainland Engineering Design Corp. (Avnash Banwait)
5974 - 127A Street
RF-10 to RF-13 - to construct a new house on the subject site.

Council direction received April 3, 2023

It was Moved by Councillor Kooner
Seconded by Councillor Hepner
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2023, No. 20906" be finally adopted.
RES.R23-875 Carried

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2023, No. 20907"
7922-0278-00
Owners: A. Bath, G. Bath, S. Bath
Agent: CitiWest Consulting Ltd. (Roger Jawanda)
5761 - 146 Street
CD (By-law 15358) to RQ - to develop a new single family dwelling.

Council direction received April 3, 2023

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That Council amend the South Newton
Neighbourhood Concept Plan to redesignate the site from "Suburban Residential
1/2 Acre" to "Suburban 1/4 Acre Residential".

RES.R23-876 Carried

It was Moved by Councillor Annis
Seconded by Councillor Hepner
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2023, No. 20907" be finally adopted.

RES.R23-877 Carried

BYLAWS WITH PERMITS

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20462"
7918-0149-00
Owners: City of Surrey, 581947 B.C. Ltd. (Director Information: Sukhwinder Singh,
Amrik Singh)
Agent: Urban Design Group (Paul Chiu)
13174 - 64 Avenue; 13190 - 64 Avenue; 6362 - 131A; 6370- 131A Street; 6365 - 132 Street
RF and C-4 to CD – to permit the development of a single-storey, multi-unit
commercial centre.

Note: Change of Agent information

Council direction received October 18, 2021

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20462" be finally adopted.

RES.R23-878 Carried

Development Permit No. 7918-0149-00
13174 - 64 Avenue; 13190 - 64 Avenue; 6362 - 131A; 6370- 131A Street; 6365 - 132 Street
To issue Development Permit for Form and Character.

It was Moved by Councillor Bains
Seconded by Councillor Annis
That Council authorize the issuance of
Development Permit No. 7918-0149-00.
RES.R23-879 Carried

4. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20297"
7918-0024-00
Owner: Manse Fleetwood Development Inc. (Director Information: Tiger Tang)
Agent: Flat Architecture Inc. (Rajinder Warraich)
15735 Fraser Highway
To redesignate property from Urban to Multiple Residential.

Note: Change of owner

Council direction received October 18, 2021

It was Moved by Councillor Bose
Seconded by Councillor Annis
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2021, No. 20297" be finally adopted.
RES.R23-880 Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20298"
15735 Fraser Highway
RF to CD – to permit the development of a 6-storey apartment building.

Council direction received October 18, 2021

It was Moved by Councillor Kooner
Seconded by Councillor Hepner
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20298" be finally adopted.
RES.R23-881 Carried

Development Permit No. 7918-0024-00
15735 Fraser Highway
To issue Development Permit for Form and Character.

Council authorized to draft February 22, 2021

It was Moved by Councillor Kooner
Seconded by Councillor Bose
That Council authorize the issuance of
Development Permit No. 7918-0024-00.

RES.R23-882 Carried

5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20483"
7921-0237-00
Owners: H. Kharoud, K. Kharoud, S. Raju, H. Raju
Agent: Mainland Engineering Design Corporation (Avnash Banwait)
13153 - 64 Avenue
RF to RF-10 – to allow subdivision of the site into two single family lots.

Council direction received November 22, 2021

It was Moved by Councillor Bains
Seconded by Councillor Kooner
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20483" be finally adopted.

RES.R23-883 Carried

I. CLERKS REPORT

This section had no items to consider.

J. OTHER BUSINESS

This section had no items to consider.

K. ADJOURNMENT

It was Moved by Councillor Bains
Seconded by Councillor Stutt
That the May 1, 2023 Regular Council – Land

Use meeting be adjourned.
RES.R23-884 Carried

The Regular Council - Land Use meeting adjourned at 5:48 p.m.

Certified correct:

Stephanie Nichols, Deputy City Clerk

Mayor Brenda Locke