

**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  
Deputy City Clerk  
General Manager, Corporate Services  
General Manager, Engineering  
General Manager, Finance  
General Manager, Parks, Recreation & Culture  
General Manager, Planning & Development  
City Solicitor  
Manager, Area Planning & Development, North Division  
Manager, Area Planning & Development, South Division  
Land Development Engineer

**A. ADOPTION OF THE AGENDA**

It was

Council Land Use meeting be adopted.  
RES.R23-1259

Moved by Councillor Bains  
Seconded by Councillor Stutt  
That the agenda of the July 10, 2023, Regular

Carried

**B. LAND USE APPLICATIONS****1. 7922-0328-00****15331 and 15333 - 16 Avenue**

Owner: Prime Time (Abby Lane) Inc.

Director Information: Christine Albinson, Bruce Elmore,  
Douglas MacLatchy

Officer Information as at April 15, 2022: Jens Cermak (Secretary),  
Robert Ezer (Other Offices)

Agent: J. Hitchcock

**Amend CD Bylaw No. 16410**

*to allow for additional commercial uses to be added to the CD Bylaw.*

It was

Comprehensive Development Bylaw No. 16410 and a date be set for Public Hearing.  
RES.R23-1260

Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That Council introduce a Bylaw to amend  
Carried

It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2007, No. 16410, Amendment Bylaw, 2014, No. 18331,  
Amendment Bylaw, 2023, No. 20996" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Hepner  
Seconded by Councillor Bose  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2007, No. 16410, Amendment Bylaw, 2014, No. 18331,  
Amendment Bylaw, 2023, No. 20996" pass its second reading.  
Carried

It was then Moved by Councillor Stutt  
Seconded by Councillor Bose  
That the Public Hearing on "Surrey Zoning  
Bylaw, 1993, No. 12000, Amendment Bylaw, 2007, No. 16410, Amendment Bylaw,  
2014, No. 18331, Amendment Bylaw, 2023, No. 20996" be held at City Hall on  
July 24, 2023, at 7:00 p.m.

Carried

2. 7923-0037-00

13327 - 76 Avenue (13325 - 76 Avenue)

Owner: Brother Fortune Property Holding GP Inc.

Director Information: Xia Li

No Officer Information as at January 13, 2023

Agent: Wales McLelland Construction (Gavin Lee)

## Development Permit

*to permit the development of two multi-unit industrial buildings.*

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

1. Council authorize staff to draft Development Permit No. 7923-0037-00 generally in accordance with the attached drawings (Appendix I).
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) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and

- (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

RES.R23-1264

Carried

**3. 7921-0140-00  
18044 - 60 Avenue**

Owner: 1303419 B.C. Ltd.

Director Information: Tarnvir Singh Kainth, Inderjeet Singh Kainth,  
Gian Singh Khattar

No Officer Information Filed as at May 3, 2022

1303585 B.C. Ltd.

Director Information: Iqbal Singh Kang

No Officer Information Filed as at May 4 2022

Agent: Gursimer Design & Management Inc. (Nirvair Singh)

**Rezoning a portion of the site from RF to RF-13**

**Development Variance Permit**

*to allow subdivision into five single family residential lots and one single family small lot.*

It was

Moved by Councillor Hepner

Seconded by Councillor Stutt

That:

1. A Bylaw be introduced to rezone the portion of the subject site shown as "Block A" on the attached Survey Plan (Appendix I), from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7921-0140-00, to reduce the minimum lot depth of the RF Zone from 28 metres to 25.5 metres for proposed Lot 2, to proceed to Public Notification.
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) 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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and

- (f) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services.

RES.R23-1265

Carried

It was

Moved by Councillor Kooner

Seconded by Councillor Bains

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

Amendment Bylaw, 2023, No. 20978" pass its first reading.

RES.R23-1266

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Hepner

Seconded by Councillor Bose

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

Amendment Bylaw, 2023, No. 20978" pass its second reading.

RES.R23-1267

Carried

It was then

Moved by Councillor Stutt

Seconded by Councillor Kooner

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 20978" be held at City Hall on July 24, 2023, at 7:00 p.m.

RES.R23-1268

Carried**4. 7923-0041-00****13588 - 98 Avenue (9787 King George Boulevard)**

Owner: Avani Centre Inc.

Director Information: Nimisha Keshavjee, Muhammad Virani,  
Riaz Virani, Mumtaz ViraniNo Officer Information Filed.

Agent: Chris Dikeakos Architects Inc. (Richard Bernstein)

**Rezoning from CD (Bylaw No. 19326) to CD****Development Permit****Housing Agreement***to permit the development of one 34-storey mixed-use tower with a 4-storey podium consisting of ground floor commercial retail units, office space and 297 dwelling units above and one stand-alone, 6-storey purpose-built rental apartment building consisting of 69 rental dwelling units.*

It was

Moved by Councillor Hepner

Seconded by Councillor Stutt

That:

1. A Bylaw be introduced to rezone the subject site from "Comprehensive Development Zone (CD Bylaw No. 19326)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.

2. A Bylaw be introduced to enter into a Housing Agreement and be given First, Second and Third Reading (Appendix VI).
3. Council authorize staff to draft Development Permit No. 7923-0041-00 generally in accordance with the attached drawings (Appendix I).
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) the applicant enter into a Housing Agreement with the City to restrict a total of 69 dwelling units on the subject site to rental housing for a period of twenty (20) years;
  - (h) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement for the 6-storey rental building, at the rate in effect at the time of Final Adoption;
  - (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (j) registration of a Section 219 Restrictive Covenant for the mixed-use tower to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services;
  - (k) registration of a Section 219 Restrictive Covenant to reflect the 69 rental units and ensure the proposal will adequately address the City's needs with respect to Public Art, Affordable Housing and Capital Project CACs (Tier 1 and Tier 2) if the market rental tenure of the proposed development changes, at any point in the future; and

- (l) registration of a volumetric statutory right-of-way for public rights-of-passage for the proposed plaza spaces located throughout the development site.

RES.R23-1269 Carried

It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That "Surrey Comprehensive Development  
Zone 135 (CD 135), Bylaw, 2023, No. 20979" pass its first reading.

RES.R23-1270 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Hepner  
Seconded by Councillor Annis  
That "Surrey Comprehensive Development  
Zone 135 (CD 135), Bylaw, 2023, No. 20979" pass its second reading.

RES.R23-1271 Carried

It was then Moved by Councillor Bose  
Seconded by Councillor Stutt  
That the Public Hearing on "Surrey  
Comprehensive Development Zone 135 (CD 135), Bylaw, 2023, No. 20979" be held  
at City Hall on July 24, 2023, at 7:00 p.m.

RES.R23-1272 Carried

It was Moved by Councillor Hepner  
Seconded by Councillor Bose  
That "The Avani Centre Inc. Housing  
Agreement, Authorization Bylaw, 2023, No. 20980" pass its first reading.

RES.R23-1273 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That "The Avani Centre Inc. Housing  
Agreement, Authorization Bylaw, 2023, No. 20980" pass its second reading.

RES.R23-1274 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That "The Avani Centre Inc. Housing  
Agreement, Authorization Bylaw, 2023, No. 20980" pass its third reading.

RES.R23-1275 Carried

**5. 7918-0284-00****3550 King George Boulevard (3552 King George Boulevard)**

Owner: 1150119 B.C. Ltd.

Director Information: Pawandeep DhunnaOfficer Information as at January 23, 2023:

Pawandeep Dhunna (President, Secretary)

Agent: Common Ground Consulting Ltd. (Manveer Taggar)

**Rezoning from C-8 to CD****LAP Amendment from "Commercial" to "Mixed-Use Commercial-Residential"****Development Permit****Housing Agreement***to permit the development of a five-storey mixed-use building with commercial units on the ground floor and 85 rental residential units above.*

It was

Moved by Councillor Hepner

Seconded by Councillor Bose

That:

1. A Bylaw be introduced to rezone the subject site from "Community Commercial Zone (C-8)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. A Bylaw be introduced to enter into a Housing Agreement for a period of 20 years and be given First, Second and Third Reading.
3. Council authorize staff to draft Development Permit No. 7918-0284-00 generally in accordance with the attached drawings (Appendix I).
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) 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 enter into a Housing Agreement with the City to secure the rental tenure of the proposed 85 residential units for a period of 20 years;

- (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 King George Boulevard and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (i) registration of a Section 219 Restrictive Covenant requiring the applicant to pay all applicable contributions for Public Art, Affordable Housing and/or Capital Projects Community Amenity Contributions for the residential portion of the building should the project be converted from rental housing to market units at any point in the future, after expiry of the Housing Agreement;
- (j) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art for the commercial portion of the building, to the satisfaction of the General Manager, Parks, Recreation and Culture; and
- (k) provision of an access easement in favour of the parcel to the north at 3566 King George Boulevard, to allow surface access from McDougal Drive to 3566 King George Boulevard.

5. Council pass a resolution to amend the King George Highway Corridor Local Area Plan to re-designate the site from "Commercial" to "Mixed-Use Commercial-Residential" when the project is considered for final adoption.

RES.R23-1276

Carried

It was

Moved by Councillor Stutt

Seconded by Councillor Kooner

That "Surrey Comprehensive Development

Zone 136 (CD 136), Bylaw, 2023, No. 20981" pass its first reading.

RES.R23-1277

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 136 (CD 136), Bylaw, 2023, No. 20981" pass its second reading.

RES.R23-1278

Carried

It was then

Moved by Councillor Annis

Seconded by Councillor Kooner

That the Public Hearing on "Surrey

Comprehensive Development Zone 136 (CD 136), Bylaw, 2023, No. 20981" be held at City Hall on July 24, 2023, at 7:00 p.m.

RES.R23-1279

Carried



RES.R23-1280 It was Moved by Councillor Kooner  
Seconded by Councillor Annis  
That "The 1150119 B.C. Ltd. Housing  
Agreement, Authorization Bylaw, 2023, No. 20982" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R23-1281 It was Moved by Councillor Annis  
Seconded by Councillor Hepner  
That "The 1150119 B.C. Ltd. Housing  
Agreement, Authorization Bylaw, 2023, No. 20982" pass its second reading.  
Carried

The said Bylaw was then read for the third time.

RES.R23-1282 It was Moved by Councillor Bains  
Seconded by Councillor Stutt  
That "The 1150119 B.C. Ltd. Housing  
Agreement, Authorization Bylaw, 2023, No. 20982" pass its third reading.  
Carried

**6. 7920-0110-00**

**16485 - 18 Avenue**

Owner: Atoq Capital (Harlowe) G.P. Ltd.  
Director Information: Dharampreet Dhillon, Harmunpreet Dhillon,  
Akashdeep Villing  
No Officer Information Filed as at February 19, 2022

Agent: WG Architecture Inc. (Joe NJ Hwang)

**NCP Amendment to introduce a new land use designation: "Multiple Residential 4-6 Storeys"**

**NCP Amendment from "Multiple Residential 30-45 upa" and "Drainage Corridor" to "Multiple Residential 4-6 Storeys"**

**Rezoning from RA to CD (based on RM-70)**

**Development Permit**

*to permit the development of an apartment building with 86 units.*

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

1. A Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7920-0110-00 generally in accordance with the attached drawings (Appendix I), and with the finalized Ecosystem Development Plan and geotechnical report.

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) 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) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff;
  - (i) conveyance of Biodiversity Conservation Strategy areas to the City;
  - (j) submission of a finalized Geotechnical Report to the satisfaction of City staff;
  - (k) 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;
  - (l) 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;
  - (m) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (n) 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;

- (o) registration of a Section 219 Restrictive Covenant to ensure that the site is developed according to the recommendations contained in the finalized geotechnical report;
- (p) registration of an access easement on the property at 16453 - 18 Avenue to provide fire access to the subject site;
- (q) the applicant provide proportionate compensation for civil and parks related costs, including for road, drainage corridor and Grandview Ridge Trail related land and construction costs, to the satisfaction of the Planning & Development, Engineering and Parks, Recreation and Culture Departments; and
- (r) submission and acceptance of a Building Code Compliance Report to the satisfaction of the Planning & Development Department.

4. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan (NCP) to introduce a new land use designation: "Multiple Residential 4-6 Storeys", and to redesignate the land from "Multiple Residential 30-45 upa" and "Drainage Corridor" to "Multiple Residential 4-6 Storeys" when the project is considered for final adoption.

RES.R23-1283

Carried

It was

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

Zone 137 (CD 137), Bylaw, 2023, No. 20983" pass its first reading.

RES.R23-1284

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Stutt  
 Seconded by Councillor Kooner  
 That "Surrey Comprehensive Development

Zone 137 (CD 137), Bylaw, 2023, No. 20983" pass its second reading.

RES.R23-1285

Carried

It was then

Moved by Councillor Bose  
 Seconded by Councillor Annis  
 That the Public Hearing on "Surrey  
 Comprehensive Development Zone 137 (CD 137), Bylaw, 2023, No. 20983" be held  
 at City Hall on July 24, 2023, at 7:00 p.m.

RES.R23-1286

Carried

19346 - 71 Avenue

Owners: T. Mchale, H. Grskovich

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

**NCP Amendment from "Half-Acre Residential" to "6-10 upa (Low Density)"  
and for changes to the road network**

## Rezoning from RA to RF-13

## Development Variance Permit

*to allow subdivision into four single family small lots and one oversized single family lot with future subdivision potential.*

It was

Moved by Councillor Kooner

Seconded by Councillor Hepner

That:

1. Council endorse the Public Notification to proceed for Bylaw 20994 to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)".
2. Council approve Development Variance Permit No. 7922-0164-00, to permit the construction of front access, side-by-side double garage on lots less than 13.4 metres wide (proposed Lots 1 and 2) in the RF-13 Zone, to proceed to Public Notification.
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (e) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services;
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (g) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 1 until future development; and

- (h) registration of a 10-metre and 0.5-metres wide Statutory Right-of-Way along future Fisher Drive.

4. Council pass a resolution when the project is considered for final adoption to:

- (a) amend the East Clayton Neighbourhood Concept Plan (NCP) to redesignate the land from "Half-Acre Residential" to "6-10 upa (Low Density)"; and
- (b) amend the Aloha Estates Infill Area Plan for changes to the road network.

RES.R23-1287

Carried

**8. 7922-0187-00**

**14009, 14017, 14027, and 14037 - 100 Avenue; 14030 - 100A Avenue**

Owner: Parkr Development Group Ltd.

Director Information: Parkash R. Kochhar, Navdeep Singh

Officer Information as at April 22, 2022: Aaryan Kochhar (Secretary)

Agent: Ciccozzi Architecture Inc. (Ali Danesh)

**OCP Text Amendment to allow a higher density in the "Multiple Residential" designation**

**Rezoning of a portion from RF to CD (based on RM-70)**

**Development Permit / Development Variance Permit**

*to permit the development of a 6-storey apartment building with approximately 109 dwelling units and underground parking on a consolidated site in Guildford.*

It was

Moved by Councillor Kooner

Seconded by Councillor Bains

That:

1. A Bylaw be introduced to amend Official Community Plan (OCP) Table 7A: Land Use Designation Exemptions within the "Multiple Residential" designation by adding site specific permission for subject site 14009, 14017, 14027, and 14037 - 100 Avenue, to permit a density up to 2.86 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 properties at 14009, 14017, 14027 and 14037 - 100 Avenue 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. 7922-0187-00 generally in accordance with the attached drawings (Appendix I).

5. Council approve Development Variance Permit No. 7922-0187-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum required lot width from 15 metres to 12 metres, under the RF Zone, for a proposed remnant lot (Lot B) created from 14030 - 100A Avenue, intended for future land assembly.
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) the applicant is required to dedicate, as road and without compensation, Bylaw Road for Parcel A of Lot 1, Plan 59557 as well as Parcel F of Lot 1, Parcel G of Lot 2, Parcel H of Lot 3 and Parcel J of Lot 4, all of Plan 66430;
  - (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 CD Zone, at the rate in effect at the time of Final Adoption;
  - (j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (k) registration of a right-of-way for public rights-of-passage for the east-west pedestrian connection located along the north lot line which provides access from 140 Street to the north-south green lane;

- (l) registration of a Section 219 Restrictive Covenant (No Build) on the western portion of 14030 – 100A Avenue (proposed remnant lot) for future consolidation with the adjacent westerly properties; and
- (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 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.

RES.R23-1288

Carried

It was

Moved by Councillor Hepner  
Seconded by Councillor Annis  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Text Amendment Bylaw, 2023, No. 20984" pass its first reading.

RES.R23-1289

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Stutt  
Seconded by Councillor Hepner  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Text Amendment Bylaw, 2023, No. 20984" pass its second reading.

RES.R23-1290

Carried

It was then

Moved by Councillor Stutt  
Seconded by Councillor Annis  
That the Public Hearing on "Surrey Official  
Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 20984"  
be held at City Hall on July 24, 2023, at 7:00 p.m.

RES.R23-1291

Carried

It was

Moved by Councillor Hepner  
Seconded by Councillor Annis  
That "Surrey Comprehensive Development  
Zone 134 (CD 134), Bylaw, 2023, No. 20985" pass its first reading.

RES.R23-1292

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 134 (CD 134), Bylaw, 2023, No. 20985" pass its second reading.

RES.R23-1293

Carried

It was then  
Comprehensive Development Zone 134 (CD 134), Bylaw, 2023, No. 20985" be held  
at City Hall on July 24, 2023, at 7:00 p.m.  
RES.R23-1294

Moved by Councillor Kooner  
Seconded by Councillor Hepner  
That the Public Hearing on "Surrey  
Carried

9. 7921-0197-00

12758 - 28 Avenue

Owner: Crescent Station Inc.

Director Information: Brock Nelson Dorward, Erin Christine McCutcheon

No Officer Information Filed.

Agent: Waissbluth Architecture Office Inc (Nicholas Waissbluth)

**Rezoning from CG-2 to C-5**

**Development Permit / Development Variance Permit**

*to permit the conversion of an existing service station building to accommodate a restaurant and office space.*

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

1. A Bylaw be introduced to rezone the subject site from "Combined Service Gasoline Station Zone (CG-2)" to "Neighbourhood Commercial Zone (C-5)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7921-0197-00 generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7921-0197-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front (north) yard setback of the C-5 Zone from 7.5 metres to 3.85 metres for the principal building;
  - (b) to reduce the minimum side (west) yard setback of the C-5 Zone from 7.5 metres to 0 metres for the principal building;
  - (c) to reduce the minimum side (east) yard setback of the C-5 Zone from 7.5 metres to 3.0 metres to the principal building face;
  - (d) to reduce the minimum side (east) yard setback of the C-5 Zone from 7.5 metres to 1 metre for accessory structures;
  - (e) to reduce the minimum number of off-street parking spaces for an eating establishment from 10 stalls per 100 square metres of floor area to 2.3 stalls per 100 square metres of floor area;



- (f) to waive the requirement for continuous screen planting at least 1.5 m high in a strip at least 1.5 m wide and a solid decorative fence at least 1.5 m high along all lot lines separating the developed portion of the lot from any lot designated Residential in the OCP, except in those portions where a building abuts the lot line; and
- (g) to reduce the requirement for a continuous landscaping strip for the developed portions of the lot abutting a highway from 1.5 metres to 0.75 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) approval from the Ministry of Environment and Climate Change Strategy for site remediation;
- (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; and
- (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

RES.R23-1295

Carried

It was

Moved by Councillor Hepner  
Seconded by Councillor Bose  
That "Surrey Zoning By-law, 1993, No. 12000,

Amendment Bylaw, 2023, No. 20986  
" pass its first reading.

RES.R23-1296

Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Stutt  
Seconded by Councillor Hepner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2023, No. 20986" pass its second reading.  
RES.R23-1297 Carried

It was then Moved by Councillor Stutt  
Seconded by Councillor Hepner  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 20986" be held at City Hall  
on July 24, 2023, at 7:00 p.m.  
RES.R23-1298 Carried

**10. 7923-0003-00**

**13565 - 105 Avenue; 10502 and 10512 - 135A Street**

Owners: 1295328 B.C. Ltd.

Director Information: Karmvir Singh Kang, Gaganpal Singh Sohi  
No Officer Information Filed.

1301533 B.C. Ltd.

Director Information: Rajvinder Singh Mahil, Harpal Singh Sohi  
No Officer Information Filed.

Agent: Love Quest International Church (Terrance Richmond)

**Development Variance Permit**

*to reduce the required on-site parking rate to facilitate an expanding church and youth centre.*

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

1. Council approve Development Variance Permit No. 7923-0003-00, reducing the required parking rate for assembly hall and community services uses on the site by 23%, or 10 spaces, to facilitate an expanding church and youth centre operation on the subject sites, to proceed to Public Notification:
2. Council instruct staff to resolve the following issue prior to final approval:
  - (a) ensure that all engineering requirements are completed to the satisfaction of the Engineering Department;
  - (b) registration of an access easement and shared parking agreement between the subject properties; and
  - (c) the applicant to provide cash security to the satisfaction of the General Manager, Planning and Development, to ensure completion of the proposed parking lot improvements including appropriate delineation of the proposed 34 parking spaces including curb stops.

RES.R23-1299

Carried**11. 7920-0220-00****13425 and 13455 - 107A Avenue**

Owners: Holyside Property Development Ltd.

Director Information: Jagtar Singh Gill, Narinder SidhuOfficer Information as at January 6 2023:

Narinder Sidhu (President, Secretary)

Sadhu Properties Ltd.

Director Information: Dalbir SandhuNo Officer Information Filed As At October 10, 2022.

Sterling Whalley Towers Ltd.

Director Information: Shakila Jeyachandran, Dalbir SandhuNo Officer Information Filed as at July 23, 2021.

Agent: Renante Solivar

**OCP Amendment to Figure 16: Downtown Densities from 5.5 FAR to 7.5 FAR  
City Centre Amendment from "High Rise Residential Type I" to "High Rise  
Mixed-Use Type II"****Rezoning from CD to CD****Development Permit***to permit a two-phased development consisting of two mixed-use towers of 50 and  
46-storeys, 1,180 residential dwelling units and ground floor commercial space.*

It was

Moved by Councillor Kooner

Seconded by Councillor Stutt

That:

1. A Bylaw be introduced to amend the Official Community Plan (OCP) Figure 16: Downtown Densities for the subject site from 5.5 FAR to 7.5 FAR (Appendix V), and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the OCP, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A Bylaw be introduced to rezone the subject site from "Comprehensive Development Zone (CD Bylaw No. 12833)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft Detailed Development Permit No. 7920-0220-00 generally in accordance with the attached drawings (Appendix I).
5. Council instruct staff to resolve the following issues prior to final adoption:

- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (g) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
- (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (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 Services;
- (j) registration of a volumetric statutory right-of-way for public rights-of-passage for the proposed plaza at the corner of 107A Avenue and City Parkway;
- (k) submission of a finalized Traffic Impact Assessment (TIA) and transportation demand management plan (TDM) and cash-in-lieu to the satisfaction of staff;
- (l) registration of a shared access easement and drive-aisle between Phases 1 and 2;
- (m) submission of an acoustical report for the units oriented towards the SkyTrain guideway and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;

- (n) final approval from TransLink; and
- (o) registration of a Section 219 Restrictive Covenant to provide notice on title of phasing requirements resulting from the shared access.

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

RES.R23-1300

Carried

It was

Moved by Councillor Hepner  
Seconded by Councillor Stutt  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2023, No. 20987" pass its first reading.

RES.R23-1301

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2023, No. 20987" pass its second reading.

RES.R23-1302

Carried

It was then

Moved by Councillor Stutt  
Seconded by Councillor Annis  
That the Public Hearing on "Surrey Official  
Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 20987" be  
held at City Hall on July 24, 2023, at 7:00 p.m.

RES.R23-1303

Carried

It was

Moved by Councillor Hepner  
Seconded by Councillor Stutt  
That "Surrey Comprehensive Development  
Zone 138 (CD 138), Bylaw, 2023, No. 20988" pass its first reading.

RES.R23-1304

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Kooner  
Seconded by Councillor Hepner  
That "Surrey Comprehensive Development  
Zone 138 (CD 138), Bylaw, 2023, No. 20988" pass its second reading.

RES.R23-1305

Carried

It was then  
Comprehensive Development Zone 138 (CD 138), Bylaw, 2023, No. 20988" be held  
at City Hall on July 24, 2023, at 7:00 p.m.  
RES.R23-1306

Moved by Councillor Stutt  
Seconded by Councillor Bains  
That the Public Hearing on "Surrey  
Carried

**12. 7921-0002-00**

**12240 - 100A Avenue (12242 - 100 A Avenue)**

Owners: H. Takhar, R. Takhar, A. Takhar, S. Takhar

Agent: Mainland Engineering Design Corporation (Rajeev Mangla)

**Rezoning from RM-D to RF**

*To allow subdivision into three single family residential lots in a panhandle configuration.*

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

1. Council endorse the Public Notification to proceed for Bylaw 20995 to rezone the subject site from "Duplex Residential Zone (RM-D)" to "Single Family Residential Zone (RF)".
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a Water Sustainability Act (WSA) assessment to the BC Ministry of Forests, Lands, and Natural Resource Operations and Rural Development (FLNRORD) for fronting ditch determination to the satisfaction of the General Manager, Engineering;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (f) 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
  - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R23-1307

Carried

13. **7919-0071-00**  
**13498 - 73 Avenue (13430, 13440, 13450, 13460, 13470, 13476, 13488 - 73 Avenue)**  
Owner: Storagevault Canada Inc.  
No Director Information Recorded.  
Agent: Lovick Scott Architects Ltd. (Andrea Scott)  
**Development Permit / Development Variance Permit**  
*to permit the development of a 10,549.6 square metre industrial building and for modifications to the on-site parking configuration.*

It was

Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That:

1. Council authorize staff to draft Development Permit No. 7919-0071-00 generally in accordance with the attached drawings (Appendix I).
2. Council approve Development Variance Permit No. 7919-0071-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the parking rate for Self-Storage Warehouse from 0.5 parking spaces per 100 square metres to 0.42 parking spaces per 100 square metres; and
  - (b) to permit standard parking spaces in front of overhead loading doors of individual self-storage units, and that these be considered towards the calculation of required off-street parking spaces.
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) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
  - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

RES.R23-1308

Carried

14.     **7922-0048-00**  
          **5722 - 146A Street**  
          Owners:   K. Gill, J. Kaur  
          Agent:     Terra Nobis Consulting (Jimmy Lee)  
          **NCP Amendment from "Suburban 1/2 Acre Residential" to "Suburban 1/4 Acre Residential"**  
          **Rezoning from RH to CD (based on RQ)**  
          **Development Variance Permit**  
          *to allow subdivision into two single-family lots with the retention of an existing house.*

It was

Moved by Councillor Bains  
Seconded by Councillor Kooner  
That:

1.     A Bylaw be introduced to rezone the subject site from "Half-Acre Residential Zone (RH)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2.     Council approve Development Variance Permit No. 7922-0048-00, varying the following, to proceed to Public Notification:
  - (a)    to reduce the minimum side yard setback of the RQ Zone from 2.4 metres to 1.8 metres to the principal building face for Lot 1.
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)    submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d)    the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (e)    the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department; and
  - (f)    the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services.
4.     Council to pass a resolution to amend the South Newton Neighbourhood Concept Plan (NCP) to redesignate the land from "Suburban 1/2 Acre



Residential" to "Suburban 1/4 Acre Residential" when the project is considered for final adoption.

RES.R23-1309

Carried

It was

Moved by Councillor Hepner  
Seconded by Councillor Stutt  
That "Surrey Comprehensive Development  
Zone 139 (CD 139), Bylaw, 2023, No. 20989" pass its first reading.

RES.R23-1310

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Hepner  
Seconded by Councillor Stutt  
That "Surrey Comprehensive Development  
Zone 139 (CD 139), Bylaw, 2023, No. 20989" pass its second reading.

RES.R23-1311

Carried

It was then

Moved by Councillor Annis  
Seconded by Councillor Hepner  
That the Public Hearing on "Surrey  
Comprehensive Development Zone 139 (CD 139), Bylaw, 2023, No. 20989" be held  
at City Hall on July 24, 2023, at 7:00 p.m.

RES.R23-1312

Carried

**15. 7922-0309-00**

**7658 - 156 Street**

Owner: D. Brown

Agent: Hub Engineering Inc. (Mike Kompter)

**NCP Amendment from "Low Density Cluster (4 upa)" to "Low-Med Density  
Cluster (5 upa)"**

**Rezoning from A-1 to RF and CD (Based on RF-G)**

*in order to allow subdivision into sixteen single family lots and open space.*

It was

Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That:

1. A Bylaw be introduced to rezone the portion of the subject site shown as "Block A" on the Survey Plan attached in Appendix II from "General Agriculture Zone (A-1)" to "Comprehensive Development Zone (CD)" and to set a date for Public Hearing.
2. A Bylaw be introduced to rezone the portion of the subject site shown as "Block B" on the Survey Plan attached in Appendix II from "General Agriculture Zone (A-1)" to "Single Family Residential Zone (RF)" and to set a date for Public Hearing.

3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a planting plan and securities for the installation of cedar hedges where required along the south property lines of proposed lots 15 and 16;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (f) 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;
  - (g) 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;
  - (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 requiring increased front yard building setbacks of 9.0 metres for proposed lots 1-4.
4. Council pass a resolution to amend the Fleetwood Enclave Infill Area Concept Plan to redesignate the land from "Low Density Cluster (4 upa)" to "Low-Medium Density Cluster (5 upa)" when the project is considered for final adoption.

RES.R23-1313

Carried

It was

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

Zone 140 (CD 140), Bylaw, 2023, No. 20990" pass its first reading.

RES.R23-1314

Carried

The said Bylaw was then read for the second time.



It was

Moved by Councillor Hepner  
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" and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the OCP, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7921-0264-00 for Hazard Lands (Steep Slopes) and Sensitive Ecosystems (Streamside Areas) generally in accordance with the submitted Ecosystem Development Plan and Geotechnical Report.
5. Council approve Development Variance Permit No. 7921-0264-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum streamside setback area, measured from top of bank, for a Natural Class A Stream in Part 7A of the Zoning Bylaw No. 12000 from 30 metres to no less than 20 metres;
  - (b) to reduce the minimum streamside setback area, measured from top of bank, for a Natural Class B Stream in Part 7A of the Zoning Bylaw No. 12000 from 15 metres to no less than 10 metres;
  - (c) to reduce the minimum lot depth of the RF-13 Zone Type I lots from 28 metres to 26.9 metres for proposed Lots 3 and 4;
  - (d) to reduce the minimum lot depth of the RF-13 Zone Type II lots from 24 metres to 18.4 metres for proposed Lot 6;
  - (e) to reduce the minimum lot depth of the RF-13 Zone Type II lots from 24 metres to 21 metres for proposed Lot 7;
  - (f) to the reduce the minimum lot depth of the RF-13 Zone Type I lots from 28 metres to 25.6 metres for proposed Lot 8;
  - (g) to reduce the minimum lot width of the RF-13 Zone Type I corner lots from 14 metres to 12 metres for proposed Lot 13; and

- (h) to permit front accessed double side-by-side garages under the RF-13 Zone on a lot less than 13.4 metres in width for proposed Lots 1,3-5 and 8-12, and on a Type I corner lot for proposed Lot 13.

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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (e) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
- (f) the applicant satisfy the requirements for a P-15 agreement;
- (g) conveyance of the northerly Riparian and Biodiversity Conservation Strategy areas to the City, to the satisfaction of the General Manager, Parks, Recreation and Culture;
- (h) submission of a finalized and peer-reviewed Geotechnical Report to the satisfaction of City staff;
- (i) 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;
- (j) 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;
- (k) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (l) 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 on proposed Lot 2; and
- (m) registration of a Section 219 Restrictive Covenant for proposed Lots 1 - 5 for geotechnical setback and slope stability and to ensure future house

construction is in accordance with the recommendations in the submitted Geotechnical Report and Ecosystem Development Plan.

RES.R23-1320

Carried

It was

Moved by Councillor Hepner

Seconded by Councillor Annis

That "Surrey Official Community Plan Bylaw,

2013, No. 18020, Amendment Bylaw, 2023, No. 20992" pass its first reading.

RES.R23-1321

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Stutt

Seconded by Councillor Hepner

That "Surrey Official Community Plan Bylaw,

2013, No. 18020, Amendment Bylaw, 2023, No. 20992" pass its second reading.

RES.R23-1322

Carried

It was then

Moved by Councillor Annis

Seconded by Councillor Stutt

That the Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 20992" be held at City Hall on July 24, 2023, at 7:00 p.m.

RES.R23-1323

Carried

It was

Moved by Councillor Bose

Seconded by Councillor Hepner

That "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 20993" pass its first reading.

RES.R23-1324

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Bose

Seconded by Councillor Annis

That "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 20993" pass its second reading.

RES.R23-1325

Carried

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. 20993" be held at City Hall on July 24, 2023, at 7:00 p.m.

RES.R23-1326

Carried

Mayor Locke and Councillor Kooner rejoined the meeting at 5:47 p.m. and the Mayor re-assumed Chair.

**C. ADDITIONAL PLANNING COMMENTS****1. 7922-0230-00****9698 - 192 Street**

Owner: Beedie (Port Kells Central) Holdings Ltd.  
Director Information: Ryan Keith Beedie  
Officer Information as at January 27, 2023:  
Ryan Keith Beedie (President, Secretary),  
Davi John Pearson (Other Offices),  
Arthur Todd Yuen (Other Offices)

Agent: Beedie Development Group (Carl Funk)

**Development Permit / Development Variance Permit**

*to permit the development of two multi-tenant industrial warehouse buildings in Port Kells. A variance is requested to reduce the minimum south 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 updated drawings (Appendix I).
2. Council approve a revised Development Variance Permit No. 7922-0230-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum side yard (south) setback of the IL Zone from 7.5 metres to 6.0 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; and
  - (b) the applicant is required to address, to the satisfaction of City staff, all outstanding items previously identified in the Initial Planning Report (Appendix V).

RES.R23-1327

Carried

**2. 7919-0280-00****5926 and 5932 - 139A Street**

Owners: S. Gopal, J. Gopal, K. Jir

Agent: WSP Canada Inc. (Dexter Hirabe)

**Rezoning a portion of the site from RF-13 to RF-9**

*to allow subdivision from two lots into three lots.*

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

1. Council rescind Third Reading of Rezoning Bylaw No. 20344, granted by Resolution RES. R21-963 at the May 31, 2021 Regular Council – Public Hearing meeting.
2. Council rescind Second Reading of Rezoning Bylaw No. 20344, granted by Resolution RES. R21-718 at the May 10, 2021 Regular Council – Land Use meeting.
3. Council amend Rezoning Bylaw No. 20344 by rezoning 31.8 square metres of land shown as Block B on the Survey Plan, attached as Appendix II, from "Single Family Residential (13) Zone (RF-13)" to "Single Family Residential (9) Zone (RF-9)" and to include the legal description for the land associated with this rezoning amendment.
4. Council consider Second Reading of Rezoning Bylaw No. 20344, as amended, and set a date for Public Hearing.
5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) resolution of all conditions of approval identified in the initial Planning Report for Development Application No. 7919-0280-00, attached as Appendix IV, and dated May 10, 2021.

RES.R23-1328

Carried

It was  
Moved by Councillor Kooner  
Seconded by Councillor Bains  
That Council rescind third reading of Bylaw  
No. 20344, granted by resolution RES. R21-963, at the May 31, 2021 Regular Council  
– Public Hearing meeting.

RES.R23-1329

Carried

It was  
Moved by Councillor Bose  
Seconded by Councillor Kooner  
That Council rescind second reading of  
Bylaw No. 20344, granted by resolution RES. R21-718, at the May 10, 2021 Regular  
Council – Land Use meeting.

RES.R23-1330

Carried



- |              |   |  |
|--------------|---|--|
| RES.R23-1331 | It was rezoning 31.8 square metres of land shown as Block B on the Survey Plan, attached as Appendix II, from "Single Family Residential (13) Zone (RF-13)" to "Single Family Residential (9) Zone (RF-9)" and to include the legal description for the land associated with this rezoning amendment. | Moved by Councillor Hepner<br>Seconded by Councillor Stutt<br>That Council amend Bylaw No. 20344 by  |
|              |   | <u>Carried</u>   |
| RES.R23-1332 | It was Amendment Bylaw, 2021, No. 20344"  | Moved by Councillor Annis<br>Seconded by Councillor Hepner<br>That "Surrey Zoning Bylaw, 1993, No. 12000, pass its second reading, as amended. |
|              |   | <u>Carried</u>   |
| RES.R23-1333 | It was then Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20344" be held at City Hall on July 24, 2023, at 7:00 p.m.   | Moved by Councillor Bains<br>Seconded by Councillor Stutt<br>That the Public Hearing on "Surrey Zoning   |
|              |   | <u>Carried</u>   |

**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 WITH PERMITS**

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19533"  
7917-0236-00  
Owners: M. Dhillon, M. Jawandha  
Agent: Coastland Engineering & Surveying Ltd. (Mike Helle)  
2545 - 141 Street  
RA to RH - to subdivide into 2 half-acre lots.

Council received direction March 12, 2018

It was Moved by Councillor Kooner  
Seconded by Councillor Bose  
That Council amend the Central Semiahmoo  
Local Area Plan to redesignate the site from "One-Acre" to "Half-Acre Gross  
Density".

RES.R23-1334 Carried

It was Moved by Councillor Hepner  
Seconded by Councillor Kooner  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2018, No. 19533" be finally adopted.

RES.R23-1335 Carried

**Development Variance Permit No. 7917-0236-00**

2545 - 141 Street

To reduce the width of proposed Lots 1 and 2 from 30 metres to 25.1 metres.

Supported by Council April 9, 2018

It was Moved by Councillor Bose  
Seconded by Councillor Hepner  
That Council authorize the issuance of  
Development Variance Permit No. 7917-0236-00.

RES.R23-1336 Carried

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20351"  
7918-0197-00  
Owner: 1078960 B.C. Ltd. (Director Information: Rahul Chopra, Surinderpal Mann,  
Jagjit Mann, Jagjiwan Mann)  
Agent: 1078960 B.C. Ltd. (Rahul Chopra)  
10451, 10463, 10469, and 10481 - 128 Street; 10489 - 128 Street (10491 - 128 Street)  
RF to RM-30 - to permit the development of 48 townhouse units.

Council direction received May 10, 2021

It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That Council amend the South Westminster  
Heights Infill Area Plan to redesignate the site from "Low-Medium Density (10-15 UPA)"  
and "Medium Density Residential Lane Served (15-23 UPA)" to "Low Density Townhouse  
(15 - 20 UPA gross)".

RES.R23-1337

Carried

It was Moved by Councillor Bose  
Seconded by Councillor Stutt  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2021, No. 20351" be finally adopted.

RES.R23-1338

Carried

Development Variance Permit No. 7918-0197-00  
10489, 10481, 10469, 10463 and 10451 – 128 Street  
To reduce the minimum south side yard setback from 6.0 metres to 4.5 metres for  
building No. 4 and to 3.3 metres for Building No. 5, as measured to the principal  
building face, and to reduce the minimum south front yard (104A Avenue cul-de-sac)  
setback from 4.5 metres to 2.5 metres to the principal building face of the amenity  
building (Building No. 3), for the proposed townhouse development.

Supported by Council May 31, 2021

It was Moved by Councillor Bains  
Seconded by Councillor Hepner  
That Council authorize the issuance of  
Development Variance Permit No. 7918-0197-00.

RES.R23-1339

Carried

Development Permit No. 7918-0197-00  
10489, 10481, 10469, 10463 and 10451 – 128 Street  
To issue Development Permit for Form and Character.

Council authorized to draft May 10, 2021

It was Moved by Councillor Bose  
Seconded by Councillor Kooner  
That Council authorize the issuance of  
Development Permit No. 7918-0197-00.

RES.R23-1340

Carried

3. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20604"  
7921-0182-00  
Owner: 1254423 B.C. Ltd. (Director Information: Ravinder Mann)  
Agent: Isle of Mann Property Group (Jimmy Hansra)  
15624 - 24 Avenue  
To amend OCP Figure 3 to redesignate a portion of the subject site from Urban to Multiple Residential.

Council direction received March 28, 2022

- RES.R23-1341 It was Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That Council amend the King George  
Corridor South Local Area Plan (LAP) to redesignate portions of the land from  
"Mobile Home" to "Single Family Small Lots" and "Townhouses and Apartments".  
Carried
- RES.R23-1342 It was Moved by Councillor Bains  
Seconded by Councillor Kooner  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2022, No. 20604" be finally adopted.  
Carried

"Surrey Comprehensive Development Zone 50 (CD 50), Bylaw, 2022, No. 20605"  
15624 - 24 Avenue  
RF to CD – to permit the development of a multiple residential site with 12  
townhouses and 65 market rental apartment units.

Council direction received March 28, 2022

- RES.R23-1343 It was Moved by Councillor Stutt  
Seconded by Councillor Bains  
That "Surrey Comprehensive Development  
Zone 50 (CD 50), Bylaw, 2022, No. 20605" be finally adopted.  
Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20606"  
15624 - 24 Avenue  
RF to RF-13 – to permit the development of 4 single-family small lots.

Council direction received March 28, 2022

- RES.R23-1344 It was Moved by Councillor Hepner  
Seconded by Councillor Bose  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2022, No. 20606" be finally adopted.  
Carried

"The 1254423 BC Limited Housing Agreement, Authorization Bylaw, 2022, No. 20607"  
15624 24 Avenue  
To enter into a Housing Agreement with the City to restrict all of the proposed  
apartment dwelling units on the subject site to rental housing for a period of  
twenty years.

Council direction received March 28, 2022

- \* Planning and Development advise (see memorandum in back-up) that Schedule A, Part B of Bylaw No. 20607 mistakenly identifies lands as being "Comprehensive Development (CD)", when in fact, the lands are currently "Single Family Residential (RF)". There is also a mistake as RF-13 Zone is identified as simply "Single Family Residential", and it should be "Single Family Residential (13)". This does not reflect any change in the proposal, and only corrects clerical errors in Bylaw No. 20607.

It was Moved by Councillor Annis  
Seconded by Councillor Hepner  
That Council rescind third reading of Bylaw  
20607 granted by Resolution RES.R22-483, at the March 28, 2022 Regular Council –  
Land Use Meeting.

RES.R23-1345

Carried

It was Moved by Councillor Bains  
Seconded by Councillor Kooner  
That Council amend Schedule A, Part B of  
Housing Agreement Bylaw No. 20607, to identify the current lands as being "Single  
Family Residential (RF)" and correct RF zone to RF-13, as described in Appendix I.

RES.R23-1346

Carried

It was Moved by Councillor Annis  
Seconded by Councillor Hepner  
That "The 1254423 BC Limited Housing  
Agreement, Authorization Bylaw, 2022, No. 20607" pass its third reading, as  
amended.

RES.R23-1347

Carried

It was Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That "The 1254423 BC Limited Housing  
Agreement, Authorization Bylaw, 2022, No. 20607" be finally adopted.

RES.R23-1348

Carried

Development Variance Permit No. 7921-0182-00  
15624 - 24 Avenue  
To reduce the minimum rear yard setback to the principal building face for  
proposed Lots 2 and 3; reduce the minimum rear yard setback to the principal  
building face for 50% of the building for proposed Lots 4 and 5; and to reduce the  
minimum lot depth for Type II lots from 24 metres to 21.3 metres for proposed  
Lots 2 to 5.



It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That Council authorize the issuance of  
Development Variance Permit No. 7922-0076-00.  
RES.R23-1352 Carried

#### APPLICATIONS/BYLAWS/PERMITS TO BE CLOSED

6. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2020, No. 20127"  
7918-0253-00  
Owner: BMG Projects Cloverdale Inc.  
Agent: F. Adab Architects Inc. (Fred Adab)  
6280 and 6292 - 192 Street  
To redesignate the property from Urban to Multiple Residential.

Council direction received July 13, 2020

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20128"  
6280 and 6292 - 192 Street  
RF to RM-30 - to permit the development of a 39-unit stacked townhouse development with underground parking.

Council direction received July 13, 2020

- \* The applicant has requested (see memorandum in back-up) that the file be closed given it has now been superseded by a new development application on the subject site (Development Application No. 7923-0012-00).

It was Moved by Councillor Bose  
Seconded by Councillor Hepner  
That Council close Application  
No. 7918-0253-00 and file Bylaw No. 20127 & Bylaw No. 20128.  
RES.R23-1353 Carried

7. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 357 Amendment By-law, 2013, No. 17962"  
7911-0054-00  
Owner: Marathon Homes Fraser Hwy Ltd.  
Agent: Aplin & Martin Consultants Ltd. (Maggie Koka)  
Portion of 19007, 19025, 19047 Fraser Highway  
To redesignate a portion of the site from Urban to Industrial.

Council Direction received June 17, 2013

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17963"  
Portion of 19007, 19025, 19047 Fraser Highway

RA to IB-3 and RF - to permit subdivision into two business park lots, two remnant lots and one lot for stream.

Council Direction received June 17, 2013

- \* Planning and Development advise (see memorandum in back-up) that the file be closed given the file has been inactive for 10 years, and the context in this area of East Clayton has changed considerably as a result of the planned Surrey Langley SkyTrain extension along Fraser Highway to Langley. The registered letter was sent on August 4, 2021 and the applicant has responded to the follow up email sent on June 21, 2023, in support of closing the application.

It was Moved by Councillor Bains  
Seconded by Councillor Stutt  
That Council close Application

No. 7911-0054-00 and file Bylaw No. 17962 & Bylaw No. 17963.

RES.R23-1354

Carried

## FINAL ADOPTIONS

8. "Surrey Comprehensive Development Zone 122 (CD 122), Bylaw, 2023, No. 20947"  
3900-20-20947 – Council Initiative  
1693, 1681, 1667, 1653 and 1641 - 137 Street; 13697 - 16 Avenue  
This Bylaw amends and replaces Bylaw No. 13785 in order to support the inclusion of one secondary suite in existing Comprehensive Development Zones that regulate single family dwellings and that have adequate lot size, width and depth to provide at least three off-street parking spaces, as outlined in Corporate Report 2020-R162.

Council direction received November 9, 2020  
Corporate Report No. 2020-R162

It was Moved by Councillor Hepner  
Seconded by Councillor Bose  
That "Surrey Comprehensive Development  
Zone 122 (CD 122), Bylaw, 2023, No. 20947" pass its third reading.

RES.R23-1355

Carried

It was Moved by Councillor Annis  
Seconded by Councillor Bose  
That "Surrey Comprehensive Development  
Zone 122 (CD 122), Bylaw, 2023, No. 20947" be finally adopted.

RES.R23-1356

Carried

9. "Surrey Comprehensive Development Zone 123 (CD 123), Bylaw, 2023, No. 20948"  
3900-20-20948 – Council Initiative  
3345, 3339, 3331, 3323, 3315 and 3307 Rosemary Heights Crescent  
This Bylaw amends and replaces Bylaw No. 14388 in order to support the inclusion of one secondary suite in existing Comprehensive Development Zones that regulate single family dwellings and that have adequate lot size, width and depth to provide at least three off-street parking spaces, as outlined in Corporate Report 2020-R162.



RES.R23-1357      It was      Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That "Surrey Comprehensive Development  
Zone 123 (CD 123), Bylaw, 2023, No. 20948" pass its third reading.  
Carried

|              |  |  |
|--------------|--|--|
| RES.R23-1358 | It was   | Moved by Councillor Stutt              |
|              |  | Seconded by Councillor Kooner          |
|              |  | That "Surrey Comprehensive Development |
|              | Zone 123 (CD 123), Bylaw, 2023, No. 20948" be finally adopted. |  |
|              |  | <u>Carried</u>                         |

- Council direction received November 9, 2020  
Corporate Report No. 2020-R162

|  |  |
|--|--|
| It was   | Moved by Councillor Annis              |
|  | Seconded by Councillor Bose            |
|  | That "Surrey Comprehensive Development |
| Zone 124 (CD 124), Bylaw, 2023, No. 20949" pass its third reading. |  |
| RES.R23-1359   | <u>Carried</u>                         |

|  |  |
|--|--|
| It was   | Moved by Councillor Stutt              |
|  | Seconded by Councillor Annis           |
|  | That "Surrey Comprehensive Development |
| Zone 124 (CD 124), Bylaw, 2023, No. 20949" be finally adopted. |  |
| RES.R23-1360   | Carried                                |

11. "Surrey Comprehensive Development Zone 125 (CD 125), Bylaw, 2023, No. 20950"  
3900-20-20950 – Council Initiative  
1961, 1955 and 1947 Ocean Park Road  
This Bylaw amends and replaces Bylaw No. 15073 in order to support the inclusion of one secondary suite in existing Comprehensive Development Zones that regulate single family dwellings and that have adequate lot size, width and depth to provide at least three off-street parking spaces, as outlined in Corporate Report 2020-R162.

Council direction received November 9, 2020  
Corporate Report No. 2020-R162

|              |  |  |
|--------------|--|--|
| RES.R23-1361 | It was<br><br>Zone 125 (CD 125), Bylaw, 2023, No. 20950" pass its third reading. | Moved by Councillor Bose<br>Seconded by Councillor Annis<br>That "Surrey Comprehensive Development<br><u>Carried</u> |
|--------------|--|--|

|              |  |  |
|--------------|--|--|
| RES.R23-1362 | It was<br><br>Zone 125 (CD 125), Bylaw, 2023, No. 20950" be finally adopted. | Moved by Councillor Stutt<br>Seconded by Councillor Kooner<br>That "Surrey Comprehensive Development<br><u>Carried</u> |
|--------------|--|--|

12. "Surrey Comprehensive Development Zone 126 (CD 126), Bylaw, 2023, No. 20951"  
3900-20-20951 – Council Initiative  
2830 Ohara Lane  
This Bylaw amends and replaces Bylaw No. 16978 in order to support the inclusion of one secondary suite in existing Comprehensive Development Zones that regulate single family dwellings and that have adequate lot size, width and depth to provide at least three off-street parking spaces, as outlined in Corporate Report 2020-R162.

Council direction received November 9, 2020  
Corporate Report No. 2020-R162

|              |  |  |
|--------------|--|--|
| RES.R23-1363 | It was<br><br>Zone 126 (CD 126), Bylaw, 2023, No. 20951" pass its third reading. | Moved by Councillor Kooner<br>Seconded by Councillor Bains<br>That "Surrey Comprehensive Development<br><u>Carried</u> |
|--------------|--|--|

|              |  |   |
|--------------|--|---|
| RES.R23-1364 | It was<br><br>Zone 126 (CD 126), Bylaw, 2023, No. 20951" be finally adopted. | Moved by Councillor Bains<br>Seconded by Councillor Stutt<br>That "Surrey Comprehensive Development<br><u>Carried</u> |
|--------------|--|---|

13. "Surrey Comprehensive Development Zone 127 (CD 127), Bylaw, 2023, No. 20952"  
3900-20-20952 – Council Initiative  
2889, 2881, 2861 and 2851 - 162 Street; 16188 - 28A Avenue  
This Bylaw amends and replaces Bylaw No. 17284 in order to support the inclusion of one secondary suite in existing Comprehensive Development Zones that regulate single family dwellings and that have adequate lot size, width and depth to provide at least three off-street parking spaces, as outlined in Corporate Report 2020-R162.

Council direction received November 9, 2020  
Corporate Report No. 2020-R162

|              |  |  |
|--------------|--|--|
| RES.R23-1365 | It was<br><br>Zone 127 (CD 127), Bylaw, 2023, No. 20952" pass its third reading. | Moved by Councillor Hepner<br>Seconded by Councillor Stutt<br>That "Surrey Comprehensive Development<br>Zone 127 (CD 127), Bylaw, 2023, No. 20952" pass its third reading.<br><u>Carried</u> |
|--------------|--|--|

|              |  |   |
|--------------|--|---|
| RES.R23-1366 | It was<br><br>Zone 127 (CD 127), Bylaw, 2023, No. 20952" be finally adopted. | Moved by Councillor Bains<br>Seconded by Councillor Stutt<br>That "Surrey Comprehensive Development<br>Zone 127 (CD 127), Bylaw, 2023, No. 20952" be finally adopted.<br><u>Carried</u> |
|--------------|--|---|

14. "Surrey Comprehensive Development Zone 128 (CD 128), Bylaw, 2023, No. 20953"  
3900-20-20953 – Council Initiative  
12604 – 68 Avenue; 6788 and 6758 - 126 Street;  
12613, 12605, 12606 and 12616 - 67B Avenue;  
12619, 12600, 12608, 12618 and 12622 - 67A Avenue;  
12621 and 12620 - 67B Street; 12625 - 67A Avenue  
This Bylaw amends and replaces Bylaws No. 13068 and 12918 in order to support the inclusion of one secondary suite in existing Comprehensive Development Zones that regulate single family dwellings and that have adequate lot size, width and depth to provide at least three off-street parking spaces, as outlined in Corporate Report 2020-R162.

Council direction received November 9, 2020  
Corporate Report No. 2020-R162

|              |  |   |
|--------------|--|---|
| RES.R23-1367 | It was<br><br>Zone 128 (CD 128), Bylaw, 2023, No. 20953" pass its third reading. | Moved by Councillor Bose<br>Seconded by Councillor Hepner<br>That "Surrey Comprehensive Development<br>Zone 128 (CD 128), Bylaw, 2023, No. 20953" pass its third reading.<br><u>Carried</u> |
|--------------|--|---|

It was Moved by Councillor Bains  
Seconded by Councillor Hepner  
That "Surrey Comprehensive Development  
Zone 128 (CD 128), Bylaw, 2023, No. 20953" be finally adopted.  
RES.R23-1368 Carried

15. "Surrey Comprehensive Development Zone 129 (CD 129), Bylaw, 2023, No. 20954"  
3900-20-20954 – Council Initiative  
12486 - 80 Avenue; 7989 - 125 Street  
This Bylaw amends and replaces Bylaw No. 17013 in order to support the inclusion  
of one secondary suite in existing Comprehensive Development Zones that regulate  
single family dwellings and that have adequate lot size, width and depth to provide  
at least three off-street parking spaces, as outlined in Corporate Report 2020-R162.

Council direction received November 9, 2020  
Corporate Report No. 2020-R162

It was Moved by Councillor Bains  
Seconded by Councillor Kooner  
That "Surrey Comprehensive Development  
Zone 129 (CD 129), Bylaw, 2023, No. 20954" pass its third reading.  
RES.R23-1369 Carried

It was Moved by Councillor Hepner  
Seconded by Councillor Kooner  
That "Surrey Comprehensive Development  
Zone 129 (CD 129), Bylaw, 2023, No. 20954" be finally adopted.  
RES.R23-1370 Carried

## BYLAWS

16. "Surrey Comprehensive Development Zone 88 (CD 88), Bylaw, 2022, No. 20742"  
7922-0186-00  
Owners: S. Dhaliwal, K. Dhaliwal, P Dhaliwal, S. Shergill, H. Shergill, G. Dhaliwal,  
K. Singh  
Agent: Hub Engineering Inc. (Jakub Czocho)  
16537 - 28 Avenue  
RA to CD – to subdivide into 4 single family lots.

Council direction received October 3, 2022

It was Moved by Councillor Kooner  
Seconded by Councillor Annis  
That Council amend the North Grandview  
Heights Neighbourhood Concept Plan (NCP) to redesignate the subject sites from  
"Existing One Acre & Half Acre Lots" to "Single Detached (3-4 UPA)".  
RES.R23-1371 Carried

It was Moved by Councillor Hepner  
Seconded by Councillor Stutt  
That "Surrey Comprehensive Development  
Zone 88 (CD 88), Bylaw, 2022, No. 20742" be finally adopted.  
RES.R23-1372 Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2022, No. 20743"  
16537 - 28 Avenue  
To amend Map 11, North Grandview Heights of Schedule G, Section E, of Surrey  
Zoning By-law, 1993, No. 12000, to identify the property within Area B.

Council direction received October 3, 2022

- \* Planning and Development advise (see memorandum in back-up) that  
Bylaw No. 20743 did not reflect the current version of Map 11 when the bylaw was  
introduced. To correct this, staff requested that Council amend Schedule G, Section E,  
Map 11 North Grandview Heights by replacing it with the revised map attached as  
Schedule A.

It was Moved by Councillor Kooner  
Seconded by Councillor Annis  
That Council rescind third reading of Bylaw  
20743 granted by Resolution RES.R22-2061, at the November 14, 2022 Regular  
Council - Public Hearing meeting.  
RES.R23-1373 Carried

It was Moved by Councillor Bose  
Seconded by Councillor Kooner  
That Council amend Schedule G, Section E,  
Map 11 North Grandview Heights by replacing it with the revised map attached as  
Schedule A.  
RES.R23-1374 Carried

It was Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Text Amendment Bylaw, 2022, No. 20743" pass its third reading, as amended.  
RES.R23-1375 Carried

It was Moved by Councillor Annis  
Seconded by Councillor Hepner  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Text Amendment Bylaw, 2022, No. 20743" be finally adopted.  
RES.R23-1376 Carried

## I. CLERKS REPORT

This section had no items to consider.

**J. OTHER BUSINESS**

This section had no items to consider.

**K. ADJOURNMENT**

It was

Moved by Councillor Annis  
Seconded by Councillor Kooner  
That the July 10, 2023 Regular Council – Land

Use meeting be adjourned.

RES.R23-1377

Carried

The Regular Council - Land Use meeting adjourned at 6:04 p.m.

Certified correct:

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Stephanie Nichols, Deputy City Clerk

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Mayor Brenda Locke