

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

A. ADOPTION OF THE AGENDA

It was

Moved by Councillor Stutt
Seconded by Councillor Hepner
That the agenda of the September 11, 2023,

Regular Council Land Use meeting be adopted.
RES.R23-1615

Carried

Councillor Kooner entered the meeting at 5:23 p.m.

B. LAND USE APPLICATIONS**1. 7922-0080-00****19044 - 32 Avenue**

Owner: QRD (Silver) Holdings Inc.

Director Information: R. Lawson, M. Weber

No Officer Information Filed.

Agent: Orion Construction (Paul Bangma)

Rezoning from A-2 to IB-1**Development Permit / Development Variance Permit**

to permit the development of a 9,976-square-metre multi-tenant industrial building.

It was

Moved by Councillor Kooner
Seconded by Councillor Stutt
That:

1. A Bylaw be introduced to rezone the subject site from "Intensive Agriculture Zone (A-2)" to "Business Park 1 Zone (IB-1)" and a date be set for Public Hearing.

2. Council authorize staff to draft Development Permit No. 7922-0080-00 generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7922-0080-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side yard (east) setback of the IB-1 Zone from 3.6 metres to 0.0 metres to the principal building face; and
 - (b) to reduce the minimum landscape strip requirement of the IB-1 Zone along 32 Avenue (arterial road) from 6 metres to 2.4 metres.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a road dedication plan to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture; and
 - (i) registration of a Section 219 Restrictive Covenant to prohibit any use that require a Metro Vancouver air quality permit from locating on the site.

RES.R23-1616

Carried

It was Moved by Councillor Hepner
Seconded by Councillor Kooner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 21028" pass its first reading.
Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Bose
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 21028" pass its second reading.
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. 21028" be held at City Hall
on September 25, 2023, at 7:00 p.m.
Carried

2. 7922-0092-00
13233 and 13245 - 108 Avenue; 10825 - 132A Street

Owner: Grand Foundation Investment Ltd.
Director Information: X. Li, N. Cao
Officer Information as at January 12, 2023:
 N. Cao (Secretary), X. Li (President)
 Agent: Martin Liew Architect - AIBC (Martin Liew)

Rezoning from RF to CD

Development Permit

to permit the development of a 6-storey residential apartment building.

It was Moved by Councillor Kooner
Seconded by Councillor Bose
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. 7922-0092-00 generally in accordance with the attached drawings (Appendix I).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (h) submission of an acoustical report for the units adjacent to 108 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (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; and
- (j) registration of a Section 219 Restrictive Covenant to ensure the live-work units will be constructed to accommodate commercial uses in accordance with the BC Building Code.

RES.R23-1620

Carried

It was

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

Zone 146 (CD 146), Bylaw, 2023, No. 21029" pass its first reading.

RES.R23-1621

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 146 (CD 146), Bylaw, 2023, No. 21029" pass its second reading.

RES.R23-1622

Carried

It was then
Comprehensive Development Zone 146 (CD 146), Bylaw, 2023, No. 21029" be held
at City Hall on September 25, 2023, at 7:00 p.m.
RES.R23-1623

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

3. **7922-0206-00**
5855 and 5867 - 132 Street
Owners: 1351582 B.C. Ltd.
Director Information: R. Dhaliwal, L. Dhaliwal
No Officer Information Filed as at March 5, 2023.

1354078 B.C. Ltd.
Director Information: J. Gill, A. Gill
Officer Information as at March 19, 2023: J. Gill (President), A. Gill (Secretary)
Agent: Gursimer Design & Management Inc. (Nirvair Singh)
NCP Amendment from "Small Lot (10 UPA)" to "Small Lot with Lane (13 UPA)"
Rezoning from RA to RF-10
Development Variance Permit
to allow the subdivision of two lots into 4 single family lots.

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

1. A Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)" and a date be set for Public Hearing
2. Council approve Development Variance Permit No. 7922-0206-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of a Type II Interior Lot in the RF-10 Zone from 12.3 metres to 11.4 metres for proposed Lots 1, 2, 3, and 4.
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;
- (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;
- (i) registration of a Section 219 Restrictive Covenant requiring increased side yard setbacks along the south lot line of proposed Lot 4; and
- (j) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 4 until future consolidation and redevelopment of the lot to the south at 5841 - 132 Street.

4. Council pass a resolution to amend the West Newton / Highway 10 Neighbourhood Concept Plan (NCP) to redesignate the land from "Small Lot (10 UPA)" to "Small Lot with Lane (13 UPA)" when the project is considered for final adoption.

RES.R23-1624

Carried

It was

Moved by Councillor Hepner
Seconded by Councillor Bains
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 21030" pass its first reading.

RES.R23-1625

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. 21030" pass its second reading.

RES.R23-1626

Carried

It was then

Moved by Councillor Kooner

Seconded by Councillor Stutt

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21030" be held at City Hall on September 25, 2023, at 7:00 p.m.

RES.R23-1627

Carried

4. 7923-0097-00

7643 and 7665 - 156 Street

Owner: 1412853 B.C. Ltd.

Director Information: K. Dhesa

No Officer Information Filed.

Agent: Hub Engineering Inc. (Mike Kompter)

NCP Amendment from "1/4 Acre Gross Density (4 UPA)" to "Low-Medium Density Cluster (5 UPA)"

Rezoning from RA to RF

to allow subdivision into 8 single family lots.

It was

Moved by Councillor Bose

Seconded by Councillor Hepner

That:

1. A Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) 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;

- (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; (use for Single Family Residential projects);
- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (h) the applicant address open space requirements of the Fleetwood Enclave Infill Area Concept Plan, to the satisfaction of the General Manager, Planning and Development; and
- (i) registration of a Section 219 Restrictive Covenant for "no build" on proposed Lot 8 until future development.

3. Council pass a resolution to amend Fleetwood Enclave Infill Plan to redesignate the land from "1/4 Acre Gross Density (4 UPA)" to "Low-Medium Density Cluster (5 UPA)" when the project is considered for final adoption.

RES.R23-1628

Carried

It was

Moved by Councillor Kooner

Seconded by Councillor Stutt

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

Amendment Bylaw, 2023, No. 21031" pass its first reading.

RES.R23-1629

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. 21031" pass its second reading.

RES.R23-1630

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. 21031" be held at City Hall on September 25, 2023, at 7:00 p.m.

RES.R23-1631

Carried

5. **7923-0250-00**
2825 and 2981 - 192 Street; 2898 - 190 Street
Owners: Green Acres Holdings Inc.
Director Information: S. Cross, K. Ens, M. Heppell, S. Heppell, S. Heppell
Officer Information as at January 11, 2023:
M. Heppell (Treasurer), S. Heppell (Secretary), M. Heppell (President)

1167854 B.C. Ltd.
Director Information: S. Heppell, M. Heppell
No Officer Information Filed as at June 12, 2023.

Lyneken Farms Ltd.
Director Information: S. Cross, K. Ens, M. Heppell, M. Heppell, S. Heppell,
S. Heppell
Officer Information as at November 1, 2022:
M. Heppell (Treasurer), S. Heppell (Secretary), M. Heppell (President)
Agent: B & A Planning Group (Brian Murray)
Temporary Use Permit
to permit the temporary use of an existing farm building.
- Councillor Bose declared a conflict of interest and left the meeting at 5:26 p.m.
- It was
Moved by Councillor Kooner
Seconded by Councillor Stutt
That:
1. Council approve Temporary Use Permit No. 7923-0250-00, to proceed to Public Notification.
 2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) Completion of the requirements under Development Application No. 7922-0191-00, including Final Adoption of Rezoning Bylaw No. 20851.
- RES.R23-1632 Carried by members remaining

Councillor Bose rejoined the meeting at 5:26 p.m.

6. **7923-0221-00**
17848 - 64 Avenue; 17763 - 62 Avenue (17761 - 62 Avenue) and 17835 - 62 Avenue
Owner: City of Surrey
Agent: City of Surrey (Nicholas Rawcliffe)
Temporary Use Permit
to permit the extended operation of a production set located on the Cloverdale Fairgrounds site that is used for the filming of movie/television shows for a period not to exceed three years.
- It was
Moved by Councillor Kooner
Seconded by Councillor Stutt
That Council approve Temporary Use Permit
No. 7923-0221-00 to proceed to Public Notification.
- RES.R23-1633 Carried

7. **7922-0268-00**
 14039, 14043 and 14049 - 80 Avenue
 Owners: 1431313 B.C. Ltd.
 Director Information: B. Harika
 No Officer Information Filed.
- 1073499 B.C. Ltd.
 Director Information: S. Parmar
 No Officer Information Filed as at April 26, 2023.
- 1346242 B.C. Ltd.
 Director Information: G. Johal, D. Sidhu
 Officer Information as at February 3, 2023: G. Johal (President),
 D. Sidhu (Secretary)
- Agent: CitiWest Consulting Ltd. (Roger Jawanda)
- Development Variance Permit**
 to allow front driveway access for double garages on Lot 3 and 4, and to reduce the front yard setback on Lot 2 to permit the development of three single-family dwellings.

Councillor Bains declared a conflict of interest and left the meeting at 5:28 p.m.

It was

Moved by Councillor Kooner

Seconded by Councillor Stutt

That:

1. Council approve Development Variance Permit No.7922-0268-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the "Single Family Residential (13) Zone (RF-13)" Zone from 6 metres to 4 metres to the principal building face of Lot 2 (14039 - 80 Avenue); and
 - (b) to permit construction of a front access, side-by-side double garage on a Tupe II interior lot and on a lot with a width less than 13.4 metres (proposed Lot 3 (14043 - 80 Avenue) and 4 (14049 - 80 Avenue) in the RF-13 Zone.

RES.R23-1634

Carried by members remaining

Councillor Bains rejoined the meeting at 5:29 p.m.

8. 7922-0295-00**16364 - 88 Avenue**

Owner: P. Cheema

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

Rezoning from RF to RF-13*to allow subdivision into 2 small lots and one remnant lot with future subdivision potential.*

It was

Moved by Councillor Bose

Seconded by Councillor Hepner

That:

1. Council endorse the Public Notification to proceed for Bylaw No. 21032 to rezone the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)".
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 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; and
 - (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.

RES.R23-1635

Carried**9. 7923-0026-00****6227 and 6245 - 150 Street**

Owners: B. Rawlins, M. Rawlins

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

Rezoning from RA to RF-12 and RF-13**Development Variance Permit***to allow subdivision into 9 single-family lots.*

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 "Single Family Residential (12) Zone (RF-12)" for the portions of the site identified as Blocks A & B on the attached Survey Plan (Appendix II); to "Single Family Residential (13) Zone (RF-13)" for the portions of the site identified as Blocks C & D on the attached Survey Plan, and a date be set for Public Hearing.

2. Council approve Development Variance Permit No. 7923-0036-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the "Single Family Residential (12) Zone (RF-12)" Type II Interior Lot from 13.4 metres to 12.92 metres for proposed Lot 1;
 - (b) to reduce the minimum lot width of the "Single Family Residential (12) Zone (RF-12)" Type II Interior Lot from 13.4 metres to 12.98 metres for proposed Lot 2;
 - (c) to reduce the minimum lot width requirement to accommodate a front accessed double side-by side garage or carport in the "Single Family Residential (12) Zone (RF-12)" from 13.4 metres to 12.92 metres for proposed Lot 1; and
 - (d) to reduce the minimum lot width requirement to accommodate a front accessed double side-by side garage or carport in the "Single Family Residential (12) Zone (RF-12)" from 13.4 metres to 12.98 metres for proposed Lot 2.
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) payment of 5% cash-in-lieu of parkland in accordance with the provisions in the *Local Government Act*;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (h) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 1 until future development.

RES.R23-1636

Carried

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 21033" pass its first reading.
RES.R23-1637 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Bose
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 21033" pass its second reading.
RES.R23-1638 Carried

It was then Moved by Councillor Hepner
Seconded by Councillor Kooner
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21033" be held at City Hall
on September 25, 2023, at 7:00 p.m.
RES.R23-1639 Carried

10. 7922-0207-00

12135 - 101A Avenue (12137 - 101A Avenue)

Owner: 1327654 B.C. Ltd.

Director Information: S. Basaron, J. Pandher, J. Sangha

No Officer Information Filed as at October 8, 2022.

Agent: Terra Nobis Consulting (Jimmy Lee)

Rezoning from RM-D to RF

Development Permit

to allow subdivision into 2 single family residential lots.

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

1. Council endorse the Public Notification to proceed for Bylaw No. 21034 to rezone the subject site from "Duplex Residential Zone (RM-D)" to "Single Family Residential Zone (RF)".
2. Council authorize staff to draft Development Permit No. 7922-0207-00 for Hazard Lands (Steep Slopes) generally in accordance with the attached drawings (Appendix I), and the accepted 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 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 and peer-reviewed Geotechnical Report to the satisfaction of City staff;
- (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;
- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (h) registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the geotechnical report.

RES.R23-1640

Carried

**11. 7919-0290-00
18699 - 25 Avenue**

Owner: Rosa Eppich Holdings Ltd.

Director Information: G. Eppich, H. Eppich, B. Eppich

Officer Information as at March 1, 2023:

G. Eppich (Other Offices), E. Eppich (CEO), B. Eppich (Secretary),
H. Eppich (President), R. Huai (CFO)

Agent: Ted Murray Architect Inc. (Ted Murray)

Development Permit

to permit the development of a 4,755-square-metre multi-tenant industrial building.

It was

Moved by Councillor Kooner

Seconded by Councillor Stutt

That:

1. Council authorize staff to draft Development Permit No. 7919-0290-00 generally in accordance with the attached drawings (Appendix I), and the finalized Ecosystem Development Plan.
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) resolution of all urban design issues to the satisfaction of the Planning and Development Department;

- (b) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (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; and
- (f) registration of a combined Statutory Right-of-Way / Section 219 Restrictive Covenant over the designated Streamside Protection Area for both "No Build" and access.

RES.R23-1641

Carried**12. 7922-0225-00****16045 - 9 Avenue**

Owners: R. Brar, S. Brar, H. Virk, S. Virk

Agent: CitiWest Consulting Ltd. (Roger Jawanda)

Rezoning from RF to RF-13**Development Variance Permit***to allow subdivision into 3 single family lots.*

It was

Moved by Councillor Hepner

Seconded by Councillor Stutt

That:

1. Council endorse the Public Notification to proceed for Bylaw No. 21035 to rezone the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)".
2. Council approve Development Variance Permit No. 7922-0225-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RF-13 Zone from 13.4 metres to 13.3 metres for proposed Lots 1-3; and
 - (b) to reduce the minimum lot width requirement to accommodate a front accessed double side-by-side garage or carport in the "Single Family Residential (13) Zone (RF-13)" from 13.4 metres to 13.3 metres for proposed Lots 1-3.

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 Department; and
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R23-1642

Carried

13. **7923-0123-00**
2155 King George Boulevard
Owner: T. Kanda
Agent: T. Kanda
Development Variance Permit
to permit construction of a new single family dwelling.

It was

Moved by Councillor Bose
Seconded by Councillor Hepner
That:

1. Council approve Development Variance Permit No. 7923-0123-00, varying the following, to proceed to Public Notification:
- (a) to reduce the minimum front yard setback (south-west) of the RF Zone from 7.5 metres to 5.0 metres to the face of the principal dwelling; and
 - (b) to reduce the minimum second storey offset of the RF Zone from 20% to 15%.

RES.R23-1643

Carried

14. 7923-0013-00**13511, 13521, 13531, 13541, and 13551 - 102 Avenue**

Owner: Marcon City Parkway Properties Ltd.

Director Information: M. PaolellaOfficer Information as at July 12, 2023: M. Paolella (President, Secretary)

Agent: Marcon City Parkway (GP) Ltd. (Thomas Rowe)

OCP Text Amendment to allow for a density of 11.3 FAR**City Centre Plan Amendment to allow for a density of 11.3 FAR within the "Central Business District Area 2"****Rezoning from C-8 to CD****Development Permit***to permit the development of a 42-storey mixed-use tower with a 6-storey podium consisting of 11,224 square metres of commercial and office space and 365 residential dwelling units.*

It was

Moved by Councillor Hepner

Seconded by Councillor Stutt

That:

1. A Bylaw be introduced to amend Official Community Plan (OCP) Table 7A: Land Use Designation Exemptions within the "Downtown" designation by adding site specific permission for subject site 13511, 13521, 13531, 13541 and 13551 - 102 Avenue, to permit a density up to 11.3 FAR (gross density calculation), and a date be set for Public Hearing.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, 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 "Community Commercial Zone (C-8)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7923-0013-00 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) submission of an acoustical report and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (h) registration of a volumetric statutory right-of-way for public rights-of-passage for the proposed plaza located at the corner of City Parkway and 102 Avenue;
 - (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;
 - (j) final submission and approval of the Transportation Impact Assessment to the satisfaction of the General Manager, Engineering;
 - (k) provision of cash-in-lieu and other transportation demand management measures, to address the shortfall in residential parking spaces to the satisfaction of the General Manager, Engineering;
 - (l) the applicant address the 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;
 - (m) registration of a Section 219 Restrictive Covenant to require ultimate vehicle access to the site and underground parking from the future north-south lane when constructed; and
 - (n) the applicant bond to allow for the interim access from 102 Avenue to ensure ultimate access is from the north-south lane.
6. Council pass a resolution to amend the Surrey City Centre Plan to allow for an FAR of 11.3 within the "Central Business District - Area 2 (7.5 FAR)" designation, when a minimum of 3.5 FAR of office/commercial space is provided, when the project is considered for final adoption.

RES.R23-1644

Carried

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Text Amendment Bylaw, 2023, No. 21036" pass its first reading.
RES.R23-1645 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Bose
Seconded by Councillor Hepner
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Text Amendment Bylaw, 2023, No. 21036" pass its second reading.
RES.R23-1646 Carried

It was then Moved by Councillor Kooner
Seconded by Councillor Stutt
That the Public Hearing on "Surrey Official
Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 21036"
be held at City Hall on September 25, 2023, at 7:00 p.m.
RES.R23-1647 Carried

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Comprehensive Development
Zone 144 (CD 144), Bylaw, 2023, No. 21037" pass its first reading.
RES.R23-1648 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Hepner
Seconded by Councillor Kooner
That "Surrey Comprehensive Development
Zone 144 (CD 144), Bylaw, 2023, No. 21037" pass its second reading.
RES.R23-1649 Carried

It was then Moved by Councillor Stutt
Seconded by Councillor Kooner
That the Public Hearing on "Surrey
Comprehensive Development Zone 144 (CD 144), Bylaw, 2023, No. 21037" be held at
City Hall on September 25, 2023, at 7:00 p.m.
RES.R23-1650 Carried

15. 7923-0202-00**10760 - 136A Street**

Owner: Tien Sher Investment (Flamingo) Group Inc.

Director Information: C. SethiOfficer Information as at January 30, 2023: C. Sethi (President, Secretary)

Agent: Cre 8 Architecture Ltd. (Jaswinder Singh Gabri)

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 Hepner

Seconded by Councillor Stutt

That:

1. Council approve Development Variance Permit No. 7923-0202-00, 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 requirement between drug stores, small-scale drug stores or methadone dispensaries is reduced from 400 metres to 160 metres to permit a small-scale drug store at 10760 - 136A 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.R23-1651

Carried**16. 7921-0350-00****5751, 5761, and 5773 - 174 Street; 17358 and 17368 - 58 Avenue**

Owner: 1301648 B.C. Ltd.

Director Information: B. SandhuNo Officer Information Filed.

Agent: Flat Architecture Inc. (Rajinder Warraich)

Rezoning from RF to RM-30**Development Permit / Development Variance Permit***to permit the development of thirty-five townhouse units.*

It was

Moved by Councillor Bose

Seconded by Councillor Hepner

That:

1. A Bylaw be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.

2. Council approve Development Variance Permit No. 7921-0350-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum (north) front yard setback of the "Multiple Residential 30 Zone (RM-30)" for Buildings 2 and 3 from 4.5 metres to:
 - 4.1 metres for 2nd and 3rd floor principal building overhangs; and
 - 2.3 metres to the porch column and porch overhang.
 - (b) to reduce the minimum (west) street side yard on flanking lane setback of the "Multiple Residential 30 Zone (RM-30)" for Buildings 3, 4, 5, 6, and 7 (west buildings) from 4.5 metres to 2.0 metres to principal building face.
 - (c) to reduce the minimum (east) street side yard setback of the "Multiple Residential 30 Zone (RM-30)" for Buildings 1, 2, and 8 from 4.5 metres to:
 - 4.0 metres to the principal building face of Building 8;
 - 3.7 metres for the 2nd and 3rd floor principal building overhangs; and
 - 2.8 metres to the porch column and porch overhang.
 - (d) to reduce the minimum (south) rear yard setback of the "Multiple Residential 30 Zone (RM-30)" for Buildings 7 and 8 (south buildings) from 6.0 metres to:
 - 4.5 metres to the principal building face;
 - 3.8 metres for the 2nd and 3rd floor principal building overhangs; and
 - 2.9 metres to the porch column and porch overhang.
 - (e) to vary Section E of the "Multiple Residential 30 Zone" to increase the maximum lot coverage for all buildings and structures from 45% to 46.3%;
 - (f) to vary Section H.4(a) of the "Multiple Residential 30 Zone (RM-30)" to allow one (1) visitor parking space within the required west side yard setback; and
 - (g) to vary Section B.26(b) in "General Provisions" of the Zoning Bylaw No. 12000 to permit stairs with more than three (3) risers to encroach into setbacks for Units 6-10, and 35.
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) Input 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 Geotechnical Report to the satisfaction of City staff;
- (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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (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; and
- (m) 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 damaged by flooding or erosion.

RES.R23-1652

Carried

It was Moved by Councillor Bose
Seconded by Councillor Kooner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 21038" pass its first reading.
RES.R23-1653 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Stutt
Seconded by Councillor Kooner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 21038" pass its second reading.
RES.R23-1654 Carried

It was then Moved by Councillor Hepner
Seconded by Councillor Annis
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21038" be held at City Hall
on September 25, 2023, at 7:00 p.m.
RES.R23-1655 Carried

- 17. 7922-0246-00**
11549 Surrey Road
Owners: U. Shah, A. Shah
Agent: Mainland Engineering Design Corp. (Avnash Banwait)
Rezoning from RA to RF and RF-13
Development Permit / Development Variance Permit
to allow subdivision into 2 single-family residential lots with an existing dwelling to be retained on proposed Lot 2.

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

1. Council endorse the Public Notification to proceed for Bylaw No. 21039 to rezone the portion of the subject site shown as Block A on the Survey Plan in Appendix I from "One Acre Residential Zone (RA)" to "Single-Family Residential Zone (RF)" and the portion shown as Block B on the Survey Plan in Appendix I from "One Acre Residential Zone (RA)" to "Single-Family Residential Zone 13 (RF-13)".
2. Council authorize staff to draft Development Permit No.7922-0246-00 for Sensitive Ecosystems (Green Infrastructure Areas), generally in accordance with the finalized Ecosystem Development Plan.

3. Council approve Development Variance Permit No. 7922-0246-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres to 6.7 metres to the principal building face of an existing single family dwelling to be retained on proposed Lot 2.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (f) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff;
 - (g) registration of a Section 219 Restrictive Covenant for tree retention on proposed Lots 1 and 2;
 - (h) registration of a Section 219 Restrictive Covenant for GIN corridor protection and installation and maintenance of GIN corridor planting on proposed Lot 2; and
 - (i) 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.R23-1656

Carried

18. 7922-0377-00

15330 - 102A Avenue

Owner: Kelson Guildford Holdings Ltd.

Director Information: S. Dhaliwal, B. Mander

Officer Information as at June 20, 2022:

J. Fawcett (Secretary), R. Fawcett (President)

Agent: 5468796 Architecture Inc. (Colin Neufeld)

**OCP Text Amendment to allow a higher density in the Town Centre designation
Town Centre Plan Amendment from "Low to Mid Rise Apartment" to "Mid to High
Rise Mixed-Use"**

Partial LUC discharge

Rezoning from CHI to CD (based on RM-135 and C-5)

Development Permit

*to permit the development of one 22-storey mixed-use building consisting of 296 dwelling
units with ground-floor commercial space in Guildford Town Centre.*

It was

Moved by Councillor Hepner

Seconded by Councillor Kooner

That:

1. A Bylaw be introduced to amend Official Community Plan (OCP) Table 7A: Land Use Designation Exemptions within the "Town Centre" designation by adding site specific permission for the subject site to permit a density up to 4.6 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 partially discharge Land Use Contract (LUC) 342 and rezone the subject site from "Highway Commercial Industrial Zone (CHI)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7922-0377-00 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 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) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-135 Zone, at the rate in effect at the time of Final Adoption;
- (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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (j) discharge the Restrictive Covenants (Land-use Restrictions) registered on title (D72351 and F40822); and
- (k) 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.

6. Council pass a resolution to amend the Guildford Town Centre - 104 Avenue Corridor Plan, to re-designate the subject site from "Low to Mid Rise Apartment" to "Mid to High Rise Mixed Use", as illustrated in Appendix V, when the project is considered for Final Adoption.

RES.R23-1657

Carried

It was

Moved by Councillor Kooner

Seconded by Councillor Stutt

That "Surrey Official Community Plan Bylaw,

2013, No. 18020, Text Amendment Bylaw, 2023, No. 21040" pass its first reading.

RES.R23-1658

Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Bose
Seconded by Councillor Hepner
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Text Amendment Bylaw, 2023, No. 21040" pass its second reading.
RES.R23-1659 Carried

It was then Moved by Councillor Hepner
Seconded by Councillor Kooner
That the Public Hearing on "Surrey Official
Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 21040"
be held at City Hall on September 25, 2023, at 7:00 p.m.
RES.R23-1660 Carried

It was Moved by Councillor Kooner
Seconded by Councillor Hepner
That "Surrey Comprehensive Development
Zone 145 (CD 145), Bylaw, 2023, No. 21042" pass its first reading.
RES.R23-1661 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Hepner
Seconded by Councillor Kooner
That "Surrey Comprehensive Development
Zone 145 (CD 145), Bylaw, 2023, No. 21042" pass its second reading.
RES.R23-1662 Carried

It was then Moved by Councillor Kooner
Seconded by Councillor Hepner
That the Public Hearing on "Surrey
Comprehensive Development Zone 145 (CD 145), Bylaw, 2023, No. 21042" be held at
City Hall on September 25, 2023, at 7:00 p.m.
RES.R23-1663 Carried

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "Surrey Land Use Contract No. 342,
Authorization Bylaw, 1977, No. 5117, Partial Discharge Bylaw, 2023, No. 21041" pass
its first reading.
RES.R23-1664 Carried

The said Bylaw was then read for the second time.

- It was Moved by Councillor Hepner
Seconded by Councillor Annis
That "Surrey Land Use Contract No. 342,
Authorization Bylaw, 1977, No. 5117, Partial Discharge Bylaw, 2023, No. 21041" pass
its second reading.
- RES.R23-1665 Carried
- It was then Moved by Councillor Hepner
Seconded by Councillor Kooner
That the Public Hearing on "Surrey Land Use
Contract No. 342, Authorization Bylaw, 1977, No. 5117, Partial Discharge Bylaw,
2023, No. 21041" be held at City Hall on September 25, 2023, at 7:00 p.m.
- RES.R23-1666 Carried

C. ADDITIONAL PLANNING COMMENTS

1. **7918-0221-00**
15961 and 15975 - 16 Avenue; 1609 and 1627 - 160 Street
Owners: B. Johal

Mortise Titleco (Alder Place) Ltd.
Director Information: B. Johal
Officer Information as at April 1, 2023: N. Gill (Secretary), B. Johal (President)

670805 B.C. Ltd.
Director Information: B. Johal
Officer Information as at June 4, 2023:
B. Johal (President, Secretary), N. Singh (Other offices)
Agent: Mortise Construction Ltd. (Baljit Johal)
Housing Agreement Bylaw
*to be filed to allow for a previously supported development to proceed without the
rental housing component.*
- It was Moved by Councillor Kooner
Seconded by Councillor Bose
That:
1. Council file Housing Agreement Bylaw No. 20376.
 2. Council rescind Resolution No. R21-1266 giving Third Reading to Rezoning Bylaw No. 20375 at the June 28, 2021 Regular Council – Public Hearing meeting, and a date be set for Public Hearing.
 3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) All issues outlined in the original Planning & Development Report for 7918-0221-00 and dated June 14, 2021 (Appendix I), remain in effect, with the exception of issue (j) for the registration of a Section 219 Restrictive Covenant to ensure that, if the rental use is discontinued in the future, the City's needs with respect to Community Amenity Contributions (CAC) will be adequately met;

- (b) 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
- (c) 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.

Before the question was put:

It was Moved by Councillor Kooner
 Seconded by Councillor Hepner
 That Application 7918-0221-00 be deferred to
 the October 16, 2023 Regular Council – Land Use meeting to receive additional
 information regarding the project, including the zoning, proposed removal of the
 rental component and project history.
 RES.R23-1667 Carried

**2. 7920-0099-00, 7920-0099-01
 1918 and 1942 - 167 Street**

Owner: 1364303 B.C. Ltd.

Director Information: S. Sablok, T. Sablok

No Officer Information Filed as at May 25, 2023.

Agent: Hub Engineering Inc. (Mike Kompter)

Development Variance Permit

to permit subdivision into 15 single family lots.

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

1. Council file Development Variance Permit No. 7920-0099-00.
2. Council approve Development Variance Permit No. 7920-0099-01, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RF-13 Zone (Type II Corner Lot) from 15.4 metres to 14.9 metres for proposed Lot 1;
 - (b) to reduce the minimum lot width of the RF-13 Zone (Type II Interior Lot) from 13.4 metres to 12.8 metres for proposed Lots 2 - 5;
 - (c) to reduce the minimum lot width of the RF-13 Zone (Type II Corner Lot) from 15.4 metres to 13.9 metres for proposed Lot 6;

- (d) to reduce the minimum lot width of the RF-13 Zone (Type I Interior Lot) from 12 metres to 11.8 metres for Lots 7 – 8;
- (e) to reduce the minimum lot width of the RF-13 Zone (Type I Interior Lot) from 12 metres to 11 metres for Lots 9 – 10;
- (f) to reduce the minimum lot depth of the RF-13 Zone (Type I Lot) from 28 metres to 27.2 metres for proposed Lots 11 - 15;
- (g) to allow a double garage to accommodate two vehicles parked side-by-side on interior lots narrower than 13.4 metres and on Type I Corner lots for proposed lots 2 - 5, and 7 - 8; and
- (h) to allow driveway access from the side lot line for lots 9 and 10.

RES.R23-1668

Carried**3. 7921-0060-00, 7921-0060-01****5956 - 176A Street**

Owner: Senior Citizens Housing of South Surrey

Director Information: M. Garisto, M. Grace, W. May, G. Peterson, K. PriorNo Officer Information Filed.

Agent: Field & Marten Associates (Suleiman Bosheh)

Housing Agreement**Development Variance Permit***to permit a previously supported 5-storey apartment building with 89 dwelling units for seniors.*

It was

Moved by Councillor Kooner
 Seconded by Councillor Annis
 That:

1. Council file Development Variance Permit No. 7921-0060-00.
2. Council rescind Resolution R22-1093 granting Third Reading to Housing Agreement Bylaw No. 20673 at the June 13, 2022 Regular Council – Land Use meeting.
3. Council rescind Resolution R22-1092 granting Second Reading to Housing Agreement Bylaw No. 20673 at the June 13, 2022 Regular Council – Land Use meeting.
4. Council amend the Housing Agreement by extending the term of the agreement to 40 years (previously 20 years).
5. Council reconsider Second and Third Readings for Housing Agreement Bylaw No. 20673, as amended.

6. Council approve Development Variance Permit No. 7921-0060-01, varying the following, to proceed to Public Notification:
- (a) In Sub-Section J.1 Amenity Spaces of Comprehensive Development (CD) Zone 62, waive the indoor amenity space requirement for the 67 proposed affordable seniors rental units.
7. Council instruct staff to resolve the following issues prior to final adoption:
- (a) All issues outlined in the original Planning & Development Report for 7921-0060-00 and dated May 30, 2022, remain applicable.

RES.R23-1669

Carried

It was Moved by Councillor Bose
Seconded by Councillor Annis
That Council rescind Third Reading of Bylaw
No. 20673, granted by resolution R22-1093 at the June 13, 2022 Regular Council –
Land Use meeting.

RES.R23-1670

Carried

It was Moved by Councillor Bains
Seconded by Councillor Kooner
That Council rescind Second Reading of
Bylaw No. 20673, granted by resolution R22-1092 at the June 13, 2022 Regular
Council – Land Use meeting.

RES.R23-1671

Carried

It was Moved by Councillor Bose
Seconded by Councillor Hepner
That Council amend Bylaw No. 20673 by
extending the term of the agreement to 40 years.

RES.R23-1672

Carried

It was Moved by Councillor Bose
Seconded by Councillor Hepner
That "The Senior Citizens Housing of South
Surrey Housing Agreement, Authorization Bylaw, 2022, No. 20673" pass its second
reading, as amended.

RES.R23-1673

Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Kooner
Seconded by Councillor Bose
That "The Senior Citizens Housing of South
Surrey Housing Agreement, Authorization Bylaw, 2022, No. 20673" pass its third
reading.

RES.R23-1674

Carried

4. 7919-0017-00**12333, 12345 and 12350 Pattullo Place**

Owner: 1048201 B.C. Ltd.

Director Information: R. Sanghera, S. VirkNo Officer Information Filed as at September 4, 2021.

0975696 B.C. Ltd.

Director Information: P. Sanghera, H. VirkOfficer Information as at July 18, 2021: P. Sanghera (President)

Agent: Gerry Blonski Architect (Gerry Blonski)

Development Permit / Development Variance Permit*to address parking requirements, including proposed off-site surface parking lots, and to increase allowable building height to permit already constructed and proposed additions and modifications to an existing banquet hall.*

It was

Moved by Councillor Annis

Seconded by Councillor Elford

That:

1. Council approve an amended Development Variance Permit No. 7919-0017-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum number of off-street parking spaces required for an eating establishment (banquet hall) from 695 to 420;
 - (b) to allow for parking spaces for the banquet hall use located at 12350 Pattullo Place to be provide on non-abutting or contiguous lots located at 12333 and 12345 Pattullo Place;
 - (c) to allow the proposed surface parking lots at 12333 and 12345 Pattullo Place to be surfaced with gravel; and
 - (d) to increase the allowable building height for the banquet hall building, under the CHI Zone, from 9 metres to 13.1 metres.
2. Council authorize staff to draft amended Development Permit No. 7919-0017-00 generally in accordance with the updated site plan attached as Appendix I.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) Completion of all conditions of approval identified in the original Planning Report for Development Application No. 7919-0017-00 dated July 11, 2022.

Before the question was put:

It was Moved by Councillor Stutt
Seconded by Councillor Kooner
That Application 7919-0017-00 be referred to
staff for an updated parking study.
RES.R23-1675 Carried
With Councillors Annis, Elford and Nagra
opposed.

5. 7923-0072-00

18715 - 92 Avenue

Owner: 1154427 B.C. Ltd.

Director Information: H. Purewal

Officer Information as at February 27 2023: H. Purewal (Secretary, President)

Agent: 1154427 B.C. Ltd. (Harjinder Purewal)

Development Permit

to allow for a Sensitive Ecosystem Development Permit associated with a temporary use permit to allow the storage of steel (including pipes, rebar and beams) as well as the parking of approximately 12 oversized trucks and trailers.

It was Moved by Councillor Hepner
Seconded by Councillor Bains
That

1. Council authorize staff to draft Development Permit No. 7923-0072-00 for Sensitive Ecosystems (Streamside Areas).
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) submission of a finalized Sensitive Ecosystem Development Plan to the satisfaction of City staff;
 - (b) 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; and
 - (c) completion of all conditions of approval identified in the original Planning Report for Temporary Use Permit Application No. 7923-0072-00 dated May 1, 2023.

RES.R23-1676

Carried

D. ITEMS REFERRED BACK

This section had no items to consider.

E. CORPORATE REPORTS

This section had no items to consider.

F. CORRESPONDENCE

This section had no items to consider.

G. NOTICE OF MOTION

This section had no items to consider.

H. BYLAWS AND PERMITS**BYLAWS**

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20762"
7917-0085-00
Owner: Athwal Construction Inc. (Directors Information: K. Athwal)
Agent: WSP Canada Inc. (Scott Pelletier)
15864 - 112 Avenue
RA to RF – to subdivide into 6 single family residential lots.

Council direction received October 3, 2022

RES.R23-1677	It was Amendment Bylaw, 2022, No. 20762"	Moved by Councillor Kooner Seconded by Councillor Hepner That "Surrey Zoning Bylaw, 1993, No. 12000, be finally adopted. <u>Carried</u>
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2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20648"
7922-0032-00
Owner: 1308879 B.C. Ltd. (Director Information: G. Bassi)
Agent: Hub Engineering Inc. (Mike Kompter)
Portion of 16753 and Portion of 16779 Edgewood Drive
RA to RF-13 and RF-10 – to subdivide the subject site into sixteen single family small lots.

Council direction received May 30, 2022

RES.R23-1678	It was Neighbourhood Concept Plan (NCP)	Moved by Councillor Annis Seconded by Councillor Hepner That Council amend the Sunnyside Heights for changes to the local road network. <u>Carried</u>
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It was Moved by Councillor Hepner
Seconded by Councillor Kooner
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2022, No. 20648" be finally adopted.
RES.R23-1679 Carried

3. "City of Surrey Heritage Revitalization Agreement Bylaw, 2005, No. 15804,
Amendment Bylaw, 2022, No. 20808"
7916-0243-00
Owner: S. Jack
Agent: Barry McGinn Architect (Barry McGinn)
14040 - 32 Avenue
To allow the development of an additional single-family dwelling by expanding
upon the existing garage/studio accessory building.

Council direction received December 12, 2022

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That Council rescind third reading of Bylaw
20808 granted by Resolution RES.R23-48, at the January 16, 2023 Regular Council –
Public Hearing Meeting.
RES.R23-1680 Carried

It was Moved by Councillor Hepner
Seconded by Councillor Annis
That Council amend the Heritage
Revitalization Agreement Bylaw 20808 by replacing Schedule E Plans and
Elevations in its entirety and replace it with a new Schedule E, as outlined in
Appendix I.
RES.R23-1681 Carried

It was Moved by Councillor Bose
Seconded by Councillor Hepner
That "City of Surrey Heritage Revitalization
Agreement Bylaw, 2005, No. 15804, Amendment Bylaw, 2022, No. 20808" pass its
third reading as amended.
RES.R23-1682 Carried

It was Moved by Councillor Hepner
Seconded by Councillor Annis
That "City of Surrey Heritage Revitalization
Agreement Bylaw, 2005, No. 15804, Amendment Bylaw, 2022, No. 20808" be finally
adopted.
RES.R23-1683 Carried

4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20072"
7914-0308-00
Owner: A. Sidhu
Agent: Mainland Engineering Corporation (Rajeev Mangla)
Portion of 5620 and 5630 - 144 Street
RH to CD - to subdivide into 2 lots.

Council direction received April 20, 2020

It was Moved by Councillor Kooner
Seconded by Councillor Hepner
That Council amend the South Newton
Neighbourhood Concept Plan (NCP) to redesignate a portion of the land from
"Single Family Residential" to "Single Family Small Lots" and for changes to the
local road network.

RES.R23-1684

Carried

It was Moved by Councillor Stutt
Seconded by Councillor Hepner
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2020, No. 20072" be finally adopted.

RES.R23-1685

Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20073"
Portion of 5620 and 5630 - 144 Street
RH to RF-13 - to subdivide into 4 lots.

Council direction received April 20, 2020

It was Moved by Councillor Annis
Seconded by Councillor Hepner
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2020, No. 20073" be finally adopted.

RES.R23-1686

Carried

BYLAWS WITH PERMITS

5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20718"
7920-0279-00
Owner: IK 168 Projects Inc. (Director Information: H. Basraon)
Agent: David Eaton Architect Inc. (David Eaton)
16765 - 25 Avenue
RH to RM-30 – to develop 19 townhouse units.

Council direction received July 25, 2022

RES.R23-1687	It was Neighbourhood Concept Plan (NCP) to redesignate the land from "Single Family Small Lot with or without Coach Houses" to "Townhouses (15-30 UPA)". <u>Carried</u>	Moved by Councillor Bose Seconded by Councillor Hepner That Council amend the Orchard Grove
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RES.R23-1688	It was Amendment Bylaw, 2022, No. 20718" be finally adopted. <u>Carried</u>	Moved by Councillor Bose Seconded by Councillor Annis That "Surrey Zoning Bylaw, 1993, No. 12000,
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Development Variance Permit No. 7920-0279-00
16765 - 25 Avenue

To reduce the minimum street side yard (west) setback from 4.5 metres to 4 metres and the minimum rear yard (north) setback from 6 metres to 3 metres to the principal building face. The proposal also includes a reduction to the minimum side yard on a flanking lane (east) setback from 4.5 metres to 4 metres to the principal building face of building 1; and to allow stairs consisting of four risers or less to encroach into the building setback area.

Supported by Council August 8, 2022

RES.R23-1689	It was Development Variance Permit No. 7920-0279-00. <u>Carried</u>	Moved by Councillor Kooner Seconded by Councillor Stutt That Council authorize the issuance of
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Development Permit No. 7920-0279-00
16765 - 25 Avenue
To issue Development Permit for Form and Character.

Council authorized to draft July 25, 2022

It was
Development Permit No. 7920-0279-00.

Moved by Councillor Bains
Seconded by Councillor Kooner
That Council authorize the issuance of

RES.R23-1690

Carried

PERMITS - APPROVALS

6. Development Permit No. 7923-0037-00
13327 - 76 Avenue (13325 - 76 Avenue)
Owner: Brother Fortune Property Holding GP Inc. (Director Information: X. Li)
Agent: Wales McLelland Construction (Gavin Lee)
To permit the development of two multi-unit industrial buildings.

Council authorized to draft July 10, 2023

It was
Development Permit No. 7923-0037-00.

Moved by Councillor Kooner
Seconded by Councillor Stutt
That Council authorize the issuance of

RES.R23-1691

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 Kooner
Seconded by Councillor Annis
That the September 11, 2023 Regular Council

– Land Use meeting be adjourned.

RES.R23-1692

Carried

The Regular Council - Land Use meeting adjourned at 5:57 p.m.

Certified correct:

Jennifer Ficocelli, City Clerk

Mayor Brenda Locke