
Present:

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

Absent:

Mayor Locke

Staff Present:

Acting City Manager
Deputy City Clerk
Acting General Manager, Corporate Services
General Manager, Engineering
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 Annis
Seconded by Councillor Hepner
That:

1. The agenda of the September 25, 2023, Regular Council Land Use meeting be amended by removing Item H.3: Development Application 7922-0191-00.
2. The agenda be adopted as amended.

RES.R23-1791

Carried

B. LAND USE APPLICATIONS

1. **7922-0339-00**
2684 - 140 Street
Owner: R. Sohal
Agent: CitiWest Consulting Ltd. (Jasleen Kaur)
Rezoning from RA to RH
Development Variance Permit
to permit subdivision into 2 single family suburban residential lots.

It was

Moved by Councillor Annis
Seconded by Councillor Hepner
That:

1. Council endorse the Public Notification to proceed for Bylaw No. 21045 to rezone the subject site from "One-Acre Residential (RA) Zone" to "Half-Acre Residential (RH) Zone".

2. Council approve Development Variance Permit No. 7922-0339-00, to reduce the minimum lot widths of the RH Zone from 30 metres to 25.1 metres for proposed Lots 1 and 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) 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; and
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R23-1792

Carried**2. 7923-0038-00****City Road Right-of-Way on 132 Street, north of 64 Avenue**

Owner: City of Surrey

Agent: Cypress Land Services (Agents for Rogers) (Kristina Bell)

Development Variance Permit*to increase the maximum height of a free-standing antenna system from 12 metres to 14.9 metres, in order to replace an existing streetlight pole with a streetlight pole and antenna system extension combination structure.*

It was

Moved by Councillor Kooner

Seconded by Councillor Bains

That Council approve Development Variance

Permit No. 7923-0038-00, to vary Part 4 General Provisions of the Zoning Bylaw to increase the maximum height of a free-standing antenna system from 12 metres to 14.9 metres, to proceed to Public Notification.

RES.R23-1793

Carried

3. 7923-0196-00**3066 and 3086 - 190 Street**

Owner: Advantex Industries Ltd.

Director Information: R. CastleOfficer Information as of February 13, 2023: R. Castle (President, Secretary)

Agent: Orion Construction (Paul Bangma)

Rezoning from A-2 to IB-1**Development Permit / Development Variance Permit***to permit the development of a 9,717 square metre multi-tenant light impact industrial business park building.*

It was

Moved by Councillor Bains

Seconded by Councillor Bose

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. 7923-0196-00 in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7923-0196-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard (east) setback of the IB-1 Zone from 7.5 metres to 3 metres to the principal building face.
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) 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 requires a Metro Vancouver air quality permit from locating on the site.

RES.R23-1794

Carried

It was

Moved by Councillor Kooner

Seconded by Councillor Annis

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

Amendment Bylaw, 2023, No. 21046" pass its first reading.

RES.R23-1795

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Kooner

Seconded by Councillor Bains

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

Amendment Bylaw, 2023, No. 21046" pass its second reading.

RES.R23-1796

Carried

It was then

Moved by Councillor Bains

Seconded by Councillor Kooner

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21046" be held at City Hall on October 16, 2023, at 7:00 p.m.

RES.R23-1797

Carried

Councillor Bains declared a conflict of interest and left the meeting at 5:36pm.

4. 7923-0211-00**10315 - 170A Street**

Owners: G. Dhillon, H. Saini, K. Dhillon

Agent: Granity Homes Ltd (Randeep Johal)

Development Variance Permit*to vary the definition of finished grade in the Zoning Bylaw to accommodate construction of a new single family dwelling on the lot.*

It was Moved by Councillor Hepner
Seconded by Councillor Annis
That Council approve Development Variance
Permit No. 7923-0211-00, to vary the definition of *finished grade* in Part 1
"Definitions" of Zoning Bylaw 12000, as amended, to proceed to Public
Notification.

RES.R23-1798

Carried

Councillor Bains rejoined the meeting at 5:37pm.

5. **7923-0039-00**
City Road Right-of-Way on 60B Avenue, east of 132 Street
Owner: City of Surrey
Agent: Cypress Land Services (Agents for Rogers) (Kristina Bell)
Development Variance Permit
to increase the maximum height of a free-standing antenna system from 12 metres to 14.9 metres, in order to replace an existing streetlight pole with a streetlight pole and antenna system extension combination structure.

It was Moved by Councillor Kooner
Seconded by Councillor Hepner
That Council approve Development Variance
Permit No. 7923-0039-00, to vary Part 4 General Provisions of the Zoning Bylaw to
increase the maximum height of a free-standing antenna system from 12 metres to
14.9 metres, to proceed to Public Notification.

RES.R23-1799

Carried

6. **7921-0057-00**
1915 - 165A Street
Owner: 1282044 B.C. Ltd.
Director Information: K. Bahi, A. Dhatt, T. Singh
No Officer Information filed as at December 31, 2022
Agent: Astoria Properties (TJ Singh)
NCP Amendment from "Multiple Residential 10-15 upa" to "Multiple Residential 15-25 upa" and to remove the subject site from the land consolidation area
Rezoning from RA to RM-30
Development Permit / Development Variance Permit
to permit the development of a 24-unit townhouse development

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

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

2. Council authorize staff to draft Development Permit No. 7921-0057-00 generally in accordance with the attached drawings (Appendix I), and the finalized Ecosystem Development Plan and geotechnical report.
3. Council approve Development Variance Permit No. 7921-0057-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north side yard setback of the RM-30 Zone from 6 metres to 3 metres to the principal building face of Buildings 4 and 5, to 2.2 metres for Building 7, and to 2.0 metres to the electrical kiosk; and
 - (b) to reduce the minimum south side yard flanking street setback of the RM-30 Zone from 4.5 metres to 3.3 metres to the principal building face of Building 3.
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 satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff;
 - (h) submission of a finalized 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) 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 Services; and
- (m) registration of a Section 219 Restrictive Covenant to ensure that the future construction is in accordance with the recommendations in the submitted geotechnical report, and to indemnify the City from any future damage resulting from development in the hazard area for steep slopes.

5. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan (NCP) to redesignate the land from "Multiple Residential 10-15 upa" to "Multiple Residential 15-25 upa" and to remove the subject site from the land consolidation area when the project is considered for final adoption (Appendix V).

RES.R23-1800

Carried

It was

Moved by Councillor Bose

Seconded by Councillor Annis

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

Amendment Bylaw, 2023, No. 21047" pass its first reading.

RES.R23-1801

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Kooner

Seconded by Councillor Bains

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

Amendment Bylaw, 2023, No. 21047" pass its second reading.

RES.R23-1802

Carried

It was then

Moved by Councillor Bains

Seconded by Councillor Kooner

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21047" be held at City Hall on October 16, 2023, at 7:00 p.m.

RES.R23-1803

Carried

7. 7923-0180-00**13990 - 92 Avenue**

Owner: 1368613 B.C. Ltd.

Director Information: A. SinghOfficer Information as at June 22, 2023: A. Singh (President, Secretary)

Agent: Amrik Singh

Rezoning from C-4 to C-5**Development Variance Permit***to permit the conversion of an existing commercial building to accommodate a medical clinic, pharmacy and caretaker suite.*

It was

Moved by Councillor Kooner

Seconded by Councillor Bains

That:

1. A Bylaw be introduced to rezone the subject site from "Local Commercial Zone (C-4)" to "Neighbourhood Commercial Zone (C-5)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7923-0180-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the east street side yard setback of the C-5 Zone from 7.5 metres to 2 metres to the principal building face and to 0 metres to the main floor overhang of the existing building;
 - (b) to reduce the north front yard setback of the C-5 Zone from 7.5 metres to 2 metres to the principal building face and to 0 metres to the main floor overhang of the existing building; and
 - (c) to reduce the west side yard setback of the C-5 Zone from 7.5 to 4.0 metres to the principal building face of the existing building.
3. Council instruct staff to resolve the following issue 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; and
 - (b) submission of a landscaping plan and landscaping cost estimate for landscaping improvements along the 140 Street and 92 Avenue frontages of the site to the satisfaction of the City Landscape Architect.

RES.R23-1804

Carried

It was Moved by Councillor Bains
 Seconded by Councillor Annis
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment Bylaw, 2023, No. 21048" pass its first reading.
 RES.R23-1805 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Kooner
 Seconded by Councillor Bains
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment Bylaw, 2023, No. 21048" pass its second reading.
 RES.R23-1806 Carried

It was then Moved by Councillor Kooner
 Seconded by Councillor Bains
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21048" be held at City Hall
 on October 16, 2023, at 7:00 p.m.
 RES.R23-1807 Carried

Councillor Bose declared a conflict of interest and left the meeting at 5:40pm.

- 8. 7923-0166-00**
19547 and 19561 – 32 Avenue
 Owner: M. Heppell
 Agent: Orion Construction (Paul Bangma)
Rezoning from A-1 to IB-1
Development Permit / Development Variance Permit
to permit the development of a multi-tenant industrial building in Campbell Heights.

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

1. A Bylaw be introduced to rezone the subject site from "General Agriculture Zone (A-1)" to "Business Park 1 Zone (IB-1)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7923-0166-00, generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7923-0166-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the IB-1 Zone from 7.5 metres to 1.2 metres to the principal building face; and
 - (b) to reduce the minimum number of on-site parking spaces from 92 to 88.

4. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a road dedication plan to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (i) registration of a Section 219 Restrictive Covenant to prohibit any use that requires a Metro Vancouver air quality permit from locating on the site; and
 - (j) registration of a Section 219 Restrictive Covenant for installation and maintenance.

RES.R23-1808

Carried

It was

Moved by Councillor Kooner
Seconded by Councillor Annis
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 21049" pass its first reading.

RES.R23-1809

Carried

The said Bylaw was then read for the second time.

It was then	Moved by Councillor Kooner
	Seconded by Councillor Hepner
	That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment	Bylaw, 2023, No. 21049" be held at City Hall
on October 16, 2023, at 7:00 p.m.	
RES.R23-1811	<u>Carried</u>

9. **7922-0362-00**
11959 – 103A Avenue; 10365 – 120 Street (10355, 10377 and 10385 - 120 Street)
 Owner: Pacific Link Industrial Park Ltd.
Director Information: P. Wesik
Officer Information as at April 7, 2023: P. Wesik (Chair, President, Secretary)
 Agent: Wesgroup Properties LP (Ian Patillo)
Development Permit / Development Variance Permit
to permit the development of a light industrial building with ancillary office space.

1. Council approve Development Variance Permit No. 7922-0362-00, varying the following, to proceed to Public Notification:
 - (a) to vary Part 4 General Provisions Section B.26(b) of the Zoning By-law No. 12000 to increase the maximum number of risers permitted within the setback area from 3 to 8 for stairs located within the front yard (south) setback of the principal building; and
 - (b) to vary Part 4 General Provisions Section B.26(b) of the Zoning By-law No. 12000 to increase the maximum number of risers permitted within the setback area from 3 to 7 for stairs located within the west side yard setback of the principal building.
2. Council authorize staff to draft Development Permit No. 7922-0362-00 generally in accordance with the attached drawings.
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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
- (g) registration of a Section 219 Restrictive Covenant to restrict the maximum amount of mezzanine space permitted on-site given the parking allocation.

RES.R23-1812

Carried**10. 7923-0047-00****7948 - 120 Street (12030 and 12048 - 80 Avenue)**

Owner: Siddoo Kashmir Holdings Ltd.

Director Information: B. Siddoo, R. Siddoo, R. Siddoo, J. SiddooOfficer Information as at March 21, 2023: J. Siddoo (President),
Balbir Kaur Siddoo (Secretary, Treasurer)

Agent: Medico Consultancy (Sukhpreet Sidhu)

Development Variance Permit*to vary the minimum 400 metre separation requirement between a small-scale drugstore and an existing drugstore.*

It was

Moved by Councillor Kooner

Seconded by Councillor Bains

That:

1. Council approve Development Variance Permit No. 7923-0047-00, varying the following, to proceed to Public Notification:
 - (a) In Section 32 of Part 4, General Provisions of the Zoning Bylaw No. 12000, the minimum separation distance between the lot lines of drug stores, small-scale drugstores or methadone dispensaries is reduced from 400 metres to 210 metres.

2. Council instruct staff to resolve the following issue prior to final approval:

- (a) registration of a Section 219 Restrictive Covenant requiring that any small-scale drugstores on site must operate in conjunction with a medical office and have the same hours of operation as the medical office.

RES.R23-1813

Carried

11. 7922-0236-00

17625, 17631, 17635 – 56 Avenue (Highway 10)

Owner: Dr. A.S. Dhillon Inc.

Director Information: A. Dhillon

Officer Information as at October 29, 2021: Dr. A. Dhillon

Agent: KCC Architecture and Design Ltd. (Karla Castellanos)

Rezoning from CG-2 to CD (based on C-5)

Development Permit

to permit the development of a two-storey commercial/medical office building on a consolidated site in Cloverdale Town Centre.

It was

Moved by Councillor Kooner

Seconded by Councillor Hepner

That:

1. A Bylaw be introduced to rezone the subject site from "Combined Service Gasoline Station Zone (CG-2)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7922-0236-00, including a comprehensive sign design package, 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) approval from the Ministry of Transportation & Infrastructure;
 - (d) approval from the Ministry of Environment;
 - (f) payment of cash-in-lieu for the proposed two (2) off-street parking stall deficit on the subject site as per the Surrey Zoning Bylaw and Surrey Off-Street Parking Facilities Bylaw;

- (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
- (f) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

RES.R23-1814 Carried

It was Moved by Councillor Bose
Seconded by Councillor Hepner
That "Surrey Comprehensive Development
Zone 141 (CD 141), Bylaw, 2023, No. 21050" pass its first reading.

RES.R23-1815 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Kooner
Seconded by Councillor Annis
That "Surrey Comprehensive Development
Zone 141 (CD 141), Bylaw, 2023, No. 21050" pass its second reading.

RES.R23-1816 Carried

It was then Moved by Councillor Kooner
Seconded by Councillor Hepner
That the Public Hearing on "Surrey
Comprehensive Development Zone 141 (CD 141), Bylaw, 2023, No. 21050" be held at
City Hall on October 16, 2023, at 7:00 p.m.

RES.R23-1817 Carried

12. 7922-0337-00

1765, 1775, 1785 and 1789 - 157 Street; 15668 and 15674 - 18 Avenue

Owners: 1309899 B.C. Ltd.

Director Information: N. Keshavjee, R. Virani, M. Virani, M. Virani

Officer Information as at June 11, 2022: M. Virani (Secretary),

M. Virani (President)

Deep Blue Investments (previously known as 1354689 B.C. Ltd.)

Director Information: R. Singh

No Officer Information Filed.

Little Chelsea Development Projects Inc.

Director Information: R. Gurm, R. Virani

No Officer Information Filed.

Agent: Little Chelsea Developments Inc. (Raghbir Gurm)

Rezoning from RF to CD (based on RF-SD)

to allow subdivision into 14 lots with semi-detached single family lots.

It was

Moved by Councillor Hepner
Seconded by Councillor Annis
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 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) registration of a Section 219 Restrictive Covenant to prohibit the conversion of the flex space above the garage into habitable living space by restricting any washroom or kitchen facilities in these spaces; and
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R23-1818

Carried

It was

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

Zone 149 (CD 149), Bylaw, 2023, No. 21051" pass its first reading.

RES.R23-1819

Carried

The said Bylaw was then read for the second time.

13. **7923-0262-00**
14758 - 62A Avenue
 Owners: G. Tyagi, N. Sandhu
 Agent: J. Sidhu
Development Variance Permit
to allow front driveway access, vary landscaping requirements, and vary yard setbacks to permit the development of a single-family dwelling.

1. Council approve Development Variance Permit No.7923-0262-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the RF-10 Zone from 7.5 metres to 5 metres to the principal building face;
 - (b) to increase the minimum front yard setback of the RF-10 Zone from 4 metres to 6 metres;
 - (c) to delete and replace Yard and Setbacks Section F footnote 1 of the RF-10 Zone with footnote 1 found in the RF-13 zone, in order to allow the lot to function similarly to a typical RF-13 lot by providing a reduction in front yard setback requirements for 50% of the width of the principal building provided carport and driveway setback requirements are met;
 - (d) to delete and replace Yard and Setbacks Section F footnote 2 of the RF-10 Zone with footnote 2 found in the RF-13 zone, in order to allow the lot to function similarly to a typical RF-13 lot by providing a reduction in rear yard setback requirements for 50% of the width of the principal building to accommodate an unenclosed deck and increase the deck area to 14 square metres as allowed in the RF-13 zone.

- (e) to delete and replace Landscaping Section I.2 and I.3 of the RF-10 Zone with Section I.2 and I.3 of the RF-13 Zone, in order to vary the landscaping requirements to allow for a front yard driveway, including changing porous surface requirements and front yard landscaping requirements to accommodate a driveway; and
- (f) to remove Off-Street Parking Loading/Unloading Section H.2 that requires driveway access only from a rear lane under the RF-10 Zone.
- (g) to increase the maximum number of permitted risers for stairs encroaching into the building setback area, of Section 26(b) of the Zoning Bylaw General Provisions, from of 3 risers or less, as measured from finished grade (on a single family or duplex lot) to 13.

RES.R23-1822

Carried**14. 7923-0184-00****18114 - 96 Avenue**

Owners: D. Buhler, R. Buhler

Agent: 116830 B.C. Ltd. (Harry Purewal)

Development Permit (Sensitive Ecosystems)**Temporary Use Permit**

to permit the temporary storage of traffic advisory sign trailers and associated towing vehicles (pickup trucks) for a period not to exceed three years.

It was

Moved by Councillor Kooner

Seconded by Councillor Hepner

That:

1. Council authorize staff to draft Development Permit No. 7923-0184-00 for Sensitive Ecosystems (Streamside and Green Infrastructure Areas) generally in accordance with the attached drawings.
2. Council approve Temporary Use Permit No. 7923-0184-00, to proceed to Public Notification.
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) completion of required road pavement widening and upgrades along 96 Avenue, to provide improved vehicular access (7 metres pavement) from the site through to Golden Ears Way at 180 Street;
 - (c) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

- (d) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
- (e) Input from the Ministry of Transportation & Infrastructure;
- (f) input from TransLink;
- (g) submission of a finalized landscaping and fencing plan and landscaping and fencing cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (h) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (i) installation and subsequent inspection and approval of all required landscape screening and fencing works, to the satisfaction of the General Manager, Planning & Development;
- (j) submission of financial securities to ensure that landscaping and fencing is maintained over the course of the Temporary Use Permit, to the satisfaction of the General Manager, Planning & Development;
- (k) the applicant to undertake the necessary work and obtain permits, as required, for the proposed use of the existing residential building on the site for office space and washroom facility purposes; and
- (l) Registration of a combined Restrictive Covenant/Right-of-Way against the property to ensure safeguarding and maintenance of the Streamside Protection and Green Infrastructure Network Areas on the site.

RES.R23-1823

Carried**15. 7922-0355-00****13228 - 84 Avenue**

Owners: 1368236 B.C. Ltd.

Director Information: H. BerarNo Officer Information Filed as at June 20, 2023.

1247381 B.C. Ltd.

Director Information: M. BerarNo Officer Information Filed as at April 16, 2023.

Agent: Valour Development Group (1247381 BC Ltd.) (Manpreet Berar)

OCP Amendment for a portion from "Urban" to "Multiple Residential"**Rezoning from RA to RM-30 and CD (Based on RF-10)****Development Permit / Development Variance Permit***to permit the development of 44 Townhouses and 1 Single Family Residential Lot.*

It was

Moved by Councillor Hepner
Seconded by Councillor Annis
That:

1. A Bylaw be introduced to amend the Official Community Plan (OCP) Figure 3: General Land Use Designations for the subject site from "Urban" to "Multiple Residential" 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 a portion of the subject site as shown as Block B on the attached Block Plan (Appendix VI) from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)", and Block C on the attached Block Plan from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7922-0355-00 generally in accordance with the attached drawings (Appendix I), and the finalized Ecosystem Development Plan.
5. Council approve Development Variance Permit No. 7922-0355-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side yard setback of the RM-30 Zone from 6 metres to 3 metres to the east building face for Buildings 5, 6, 7 and 8; and
 - (b) to reduce the minimum side yard setback of the RM-30 Zone from 4.5 metres to 3 metres to the south building face of Buildings 1 and 3.
6. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;

- (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (g) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
- (h) voluntary conveyance of riparian areas and Biodiversity Conservation Strategy areas to the City;
- (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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (k) submission of an acoustical report for the units adjacent to 84 Avenue and 132 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of the proposed noise mitigation measures;
- (l) 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 habitable space; 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

Before the question was put, Councillor Elford put forward a motion to refer the application back to staff:

It was

Moved by Councillor Bose

Seconded by Councillor Elford

That Council refer Development Application

7922-0355-00 back to staff to explore the possibility of more density and mixed use development.

RES.R23-1824

Carried

C. ADDITIONAL PLANNING COMMENTS**1. 7921-0270-00****13381 and 13387 - 102A Avenue; 10262 and 10284 - 133A Street; 13390 - 103 Avenue**

Owners: City of Surrey

1172367 B.C. Ltd.

Director Information: C.-H. LinNo Officer Information Filed as at July 18, 2022.

Agent: IBI group (Martin Bruckner-Orod Aris)

CD Bylaw and OCP Bylaw Amendments**Rezoning a portion of the site from RF to CD***to allow for changes to portions of the lands included in the existing CD Bylaw, and to introduce a new CD Bylaw, to facilitate a shift in the underground parking, to allow for a previously supported development consisting of a 43-storey mixed-use tower with an 8-storey rental apartment podium and ground floor commercial.*

It was

Moved by Councillor Kooner

Seconded by Councillor Annis

That:

1. Council rescind Resolution No. R22-1563 giving Third Reading to Official Community Plan (OCP) Amendment Bylaw No. 20707 at the July 25, 2022 Regular Council – Public Hearing meeting, and amend Bylaw No. 20707 by replacing the words "Central Business District" with the word "Downtown" wherever they occur and replace Schedule B with a new Schedule B to reflect the Survey Plan dated September 19, 2023, and set a date for a new Public Hearing.
2. Council rescind Resolution No. R22-1564 giving Third Reading to Rezoning Bylaw No. 20708 at the Regular Council – Public Hearing meeting.
3. Council rescind Resolution No. R22-1306 giving Second Reading to Rezoning Bylaw No. 20708 at the July 11, 2022 Regular Council – Land Use meeting.
4. Council amend Rezoning Bylaw No. 20708 by replacing the Block Plan defining the Lands attached as Schedule A and by deleting reference to a second Block Plan previously attached as Schedule B distinguishing zoning parameters on different portions of the site.
5. Council consider Second Reading of Rezoning Bylaw No.20708, as amended, and if granted, set a date for Public Hearing.
6. a Bylaw be introduced to rezone 13387 - 102A Avenue, a portion of 13381 - 102A Avenue shown as "Block D" on the attached Survey Plan, a portion of 13390/13392-103 Avenue shown as "Block B" on the attached Survey Plan, and portions of roads and lane shown as "Block A and C" on the attached Survey Plan from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.

7. Council instruct staff to resolve the following issues prior to final adoption:
- (a) all issues outlined in the original Planning & Development Report for 7921-0270-00;
 - (b) complete the closure, acquisition and consolidation of the existing City-owned road allowance, including portions of the lane and 103 Avenue, proposed to form part of the development site (proposed Lot 1) and the future City Centre bus layover site (proposed Lot 2);
 - (c) complete the land sale and exchange agreement with the City to create the subject development site (proposed Lot 1) and the future City Centre bus layover site (proposed Lot 2) to be conveyed to the City;
 - (d) the applicant enter into a lease agreement with the City to allow for the underground parking within the future City Centre bus layover site (proposed Lot 2);
 - (e) the applicant register a volumetric easement for the underground parking encroachment within proposed Lot 2; and
 - (f) the applicant provide acceptable confirmation that the underground parking structure within the future bus layover site is designed to accommodate the required buses.

RES.R23-1825

Carried

It was

Moved by Councillor Bose
 Seconded by Councillor Bains
 That Council rescind Third Reading of Bylaw
 No. 20707, granted by resolution No. R22-1563 at the July 25, 2022 Regular Council
 – Public Hearing meeting.

RES.R23-1826

Carried

It was then

Moved by Councillor Bose
 Seconded by Councillor Hepner
 That the Public Hearing on "Surrey Official
 Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20707" be
 held at City Hall on October 16, 2023, at 7:00 p.m.

RES.R23-1827

Carried

It was

Moved by Councillor Bains
 Seconded by Councillor Kooner
 That Council rescind Third Reading of Bylaw
 No. 20708, granted by resolution No. R22-1564 at the July 25, 2022 Regular Council
 – Public Hearing meeting.

RES.R23-1828

Carried

RES.R23-1829

RES.R23-1830

RES.R23-1831

RES.R23-1832

RES.R23-1833

RES.R23-1834

D.

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, 2019, No. " 7918-0291-00
Owners: K. Lehl, H. Lehl, 1356120 B.C. Ltd. (Director Information: K. Lehl)
Agent: Hub Engineering Inc. (Mike Kompter)
70, 84 and 90 Peace Park Drive
RA to RF and RF-13 - to subdivide into 11 single family lots and one lot to be conveyed to the City for conservation purposes.

Council direction received September 16, 2019

It was	Moved by Councillor Bose Seconded by Councillor Hepner That Council amend the Douglas Neighbourhood Concept Plan to redesignate the site from "Townhouse (15 u.p.a.)" and "Urban Single Family (6 u.p.a)" to "Single Family Flex (6 - 14.5 u.p.a.)".
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RES.R23-1835

Carried

It was	Moved by Councillor Bains Seconded by Councillor Kooner That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19931" be finally adopted.
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RES.R23-1836

Carried

Development Variance Permit No. 7918-0291-00
70, 84 and 90 Peace Park Drive
To reduce the minimum lot depth from 24 metres to 23 metres for proposed Lot 4.

Supported by Council October 7, 2019

It was Moved by Councillor Bose
Seconded by Councillor Hepner
That Council authorize the issuance of
Development Variance Permit No. 7918-0291-00.
RES.R23-1837 Carried

Development Permit No. 7918-0291-00
70, 84 and 90 Peace Park Drive
To issue Development Permit for Sensitive Ecosystems (Streamside Areas) and
Hazard Lands (Steep Slopes).

Council authorized to draft September 16, 2019

It was Moved by Councillor Hepner
Seconded by Councillor Annis
That Council authorize the issuance of
Development Permit No. 7918-0291-00.
RES.R23-1838 Carried

2. "Surrey Comprehensive Development Zone 62 (CD 62), Bylaw, 2022, No. 20657"
7921-0060-00 and 7921-0060-01
Owner: Senior Citizens Housing of South Surrey (Director Information: M. Garisto,
M. Grace, W. May, G. Peterson and K. Prior)
Agent: Field & Marten Associates (Suleiman Bosheh)
5956 - 176A Street
RM-45 to CD – to permit the development of a 5-storey apartment building with
89 rental units for seniors.

Council direction received May 30, 2022

- * Planning and Development advise (see memorandum in back-up) a
Development Variance Permit 7921-0060-001 is to be considered for support in the
Regular Council Public Hearing meeting to be held later this evening at 7:00 p.m.
If Council approves Bylaw No. 20657 and Permit No. 7921-0060-00 then it is in order
to issue the Development Variance Permit No. 7921-0060-01. (Item H.18 in RCPH)
- * Planning and Development advise that a minor modification is required to the
Yards and Setbacks section of the CD Bylaw No. 20657 in order to accommodate a
canopy located above the main entrance to the building (west elevation). The
canopy encroaches into the required setback and was shown on the architectural
drawings that were originally presented to Council but is not reflected in the
CD Bylaw. As this adjustment to the CD Bylaw does not affect use or density and
therefore does not require a further Public Hearing.

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That council rescind Third Reading of Bylaw
No. 20657 granted by resolution RES.R22-1119 at the June 13, 2022 Regular Council –
Public Hearing meeting.
RES.R23-1839 Carried

It was Moved by Councillor Bains
Seconded by Councillor Kooner
That council amend Section F. Yards and
Setbacks of CD Bylaw No. 20657 by deleting the footnote 2 in its entirety and
replacing it with the following:

"2 Notwithstanding the definition of *setback* in Part 1, Definitions, building
canopies and support columns, roof overhangs and *balconies* may encroach
into the required *setbacks*."
RES.R23-1840 Carried

It was Moved by Councillor Bains
Seconded by Councillor Kooner
That "Surrey Comprehensive Development
Zone 62 (CD 62), Bylaw, 2022, No. 20657" pass its third reading as amended.
RES.R23-1841 Carried

It was Moved by Councillor Bose
Seconded by Councillor Hepner
That "Surrey Comprehensive Development
Zone 62 (CD 62), Bylaw, 2022, No. 20657" be finally adopted.
RES.R23-1842 Carried

"The Senior Citizens Housing of South Surrey Housing Agreement, Authorization
Bylaw, 2022, No. 20673"
5956 – 176A Street
To regulate the tenure of 89 rental dwelling units for seniors in a proposed 5-storey
apartment building.

Council direction received June 13, 2022

It was Moved by Councillor Bains
Seconded by Councillor Bose
That "The Senior Citizens Housing of South
Surrey Housing Agreement, Authorization Bylaw, 2022, No. 20673" be finally
adopted.
RES.R23-1843 Carried

Development Permit No. 7921-0060-00
5956 – 176A Street
To issue Development Permit for Form and Character.

Council authorized to draft May 30, 2022

It was
Development Permit No. 7921-0061-00.

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

RES.R23-1844

Carried

Councillor Bose declared a conflict of interest and left the meeting at 5:57pm.

3. "Surrey Comprehensive Development Zone 99 (CD 99), Bylaw, 2023, No. 20851"
7922-0191-00
Owners: Green Acres Holdings Inc. (Director Information: S. Cross, K. Ens, M. D. Heppell, M. Heppell, S. Heppell, S. Heppell),
1167854 B.C. Ltd. (Director Information: S. Heppell, M. D. Heppell),
Lyneken Farms Ltd. (Director Information: S. Cross, K. Ens, M. D. Heppell, M. Heppell, S. Heppell, S. Heppell)
Agent: B & A Planning Group (Brian Murray)
2825 and 2981 - 192 Street; 2898 - 190 Street
A-2 to CD - to develop two multi-tenant light-impact industrial buildings with an ancillary commercial node with a total floor area of 22,607 square metres and 44,795 square metres, respectively.

Council direction received February 13, 2023

This item was removed from the agenda.

Development Variance Permit No. 7922-0191-00
2825 and 2981 - 192 Street; 2898 - 190 Street
To reduce the industrial parking rate from 1.0 parking spaces per 100 square metres to 0.983 parking spaces per 100 square metres.

Approved by Council March 6, 2023

- * Planning and Development advise (see memorandum in the backup) at the March 6, 2023 Regular Council – Public Hearing meeting the Development Variance Permit No. 7922-0191-00 was inadvertently granted issuance and should have proceeded for support at that meeting. No further action is required for the Development Variance Permit No. 7922-0191-00.

Development Permit No. 7922-0191-00
2825 and 2981 - 192 Street; 2898 - 190 Street
To issue Development Permit for Form and Character.

Council authorized to draft February 13, 2023

This item was removed from the agenda.

Councillor Bose rejoined the meeting at 5:58pm.

PERMITS - APPROVALS

4. Development Permit No. 7919-0113-00
12300 - 88 Avenue
Owner: BC Hydro and Power Authority
Agent: WSP Canada Inc. (Prashant Pandit)
To permit the expansion of a BC Hydro facility inclusive of Transformer, Salvage and Administration Buildings.

Council authorized to draft November 22, 2021

It was Moved by Councillor Kooner
Seconded by Councillor Hepner
That Council authorize the issuance of

Development Permit No. 7919-0113-00.
RES.R23-1845 Carried

APPLICATIONS/BYLAWS/PERMITS TO BE CLOSED

5. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2020, No. D"
7918-0393-00
Owner: Accorde WCPG Lots 12 Ltd. (Director Information: R. Sandhu),
Accorde WCPG Lots 12 (B) Ltd. (Director Information: R. Sandhu)
Agent: Western Canadian Properties Group Xii Limited Partnership (Edward Archibald)
13265 - 104 Avenue
To amend Figure 3 in the OCP from Multiple Residential to Central Business District and amend Figure 16 to add 3.5 Far and amend Figure 42 to add Central Business District for the subject site.

Council direction received July 27, 2020

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20144"
13265 - 104 Avenue
RM-45 to CD - to permit allow development of a 21-storey rental apartment building and 26-storey market apartment building.

Council direction received July 27, 2020

It was Moved by Councillor Bose
Seconded by Councillor Hepner
That Council close Application
No. 7918-0393-00 and file Bylaw No. 20143 and Bylaw No. 20144.
RES.R23-1846 Carried

6. Temporary Use Permit No. 7918-0372-00
10954 - 124 Street
Owner: 1173098 B.C. Ltd. (Director Information: I. Kang)
Agent: 1173098 B.C. Ltd. (Iqbal Kang)
The applicant is seeking support to permit the operation of a truck parking facility
on the lot for a period not to exceed three years.

Supported by Council August 8, 2022

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That Council close Application No. 7918-0372-00.
RES.R23-1847 Carried

7. Temporary Use Permit No. 7919-0197-00
10766 Scott Road
Owner: S. Dulay
Agent: T. Dulay
The applicant is seeking support to permit the continued operation of a truck parking
facility for a period not to exceed three years.

Supported by Council April 25, 2022

Development Permit No. 7919-0197-00
10766 Scott Road
To issue Development Permit for Sensitive Ecosystems.

Council authorized to draft April 11, 2022

It was Moved by Councillor Bose
Seconded by Councillor Annis
That Council close Application No. 7919-0197-00.
RES.R23-1848 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 Bose
Seconded by Councillor Bains
That the September 25, 2023 Regular Council

– Land Use meeting be adjourned.
RES.R23-1849

Carried

The Regular Council - Land Use meeting adjourned at 6:00 p.m.

Certified correct:

Stephanie Nichols, Deputy City Clerk

Councillor Stutt, Acting Mayor