

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
Deputy City Clerk
General Manager, Community Services
General Manager, Engineering
General Manager, Planning & Development
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 Hepner
Seconded by Councillor Stutt
That:

1. The agenda of the October 16, 2023, Regular Council Land Use meeting with the addition of Items D.1: 7918-0221-00 and H.4: 7922-0229-00 be adopted.
2. The agenda be adopted as amended.

RES.R23-1917

Carried

B. LAND USE APPLICATIONS

1. **7923-0082-00**
10209 - 152A Street

Owner: Hamptons Park Holdings Inc.

Director Information: B. Kanani

No Officer Information Filed.

Agent: CEFA Early Learning (Ray Tseng)

Temporary Use Permit

to allow an outdoor play area for an existing childcare centre, located at 10172 - 152A Street, to continue to be located on the subject lot for a period not to exceed 3 years.

It was

Moved by Councillor Stutt
Seconded by Councillor Bains
That Council approve Temporary Use Permit

No. 7923-0082-00, to proceed to Public Notification.

RES.R23-1918

Carried

2. 7923-0270-00

17783 - 56A Avenue

Owner: 1161629 B.C. Ltd.

Director Information: J. Dhesi, A. Dhillon, C. MakkarOfficer Information as at April 24, 2022: A.Dhillon (President),
C. Makkar (Vice-President)

Agent: Tangerine Developments (Aman Dhillon)

Major Development Permit Amendment**Development Variance Permit***to permit the development of 5-storey residential building, containing 48 dwelling units over 1 level of underground parking and 1 level of wrapped, at-grade parking in Cloverdale Town Centre.*

It was

Moved by Councillor Kooner

Seconded by Councillor Hepner

That:

1. Council authorize staff to draft Development Permit No. 7923-0270-00, generally in accordance with the attached drawings (Appendix I).
2. Council approve Development Variance Permit No. 7923-0270-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear (north) yard setback of CD Bylaw No. 20257 from 5.5 metres to 2 metres to the principal building face of the first storey of the proposed 5-storey building;
 - (b) to reduce the minimum side (east) yard setback of CD Bylaw No. 20257 from 3 metres to 2 metres to the principal building face of the first storey of the proposed 5-storey building; and
 - (c) to increase the maximum permitted lot coverage of CD Bylaw No. 20257 from 51% to 65%.
3. 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; and
 - (b) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

RES.R23-1919

Carried

Councillor Bose declared a conflict of interest and left the meeting at 5:34 pm.

3. 7922-0319-00

10244 Whalley Boulevard

Owner: Anthem Surrey Centre 2 Developments Ltd.

Director Information: E. Carlson

Officer Information as at February 12, 2023: E. Carlson (President), E. Cheung (Secretary), R. McJunkin (CFO), N. Roos (Other Offices)

Agent: Anthem Properties Group Ltd. (Alexander Wright)

Development Permit

to permit the development of Phase 2 of a mixed-use project, consisting of one 39-storey mixed-use tower and a 6-storey standalone apartment building.

It was

Moved by Councillor Bains

Seconded by Councillor Hepner

That:

1. Council authorize staff to draft Development Permit No. 7922-0319-00 generally in accordance with the attached drawings (Appendix I).
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (c) the applicant adequately address the impact of the reduced on-site indoor amenity space requirement of the CD Bylaw (based on RM-135 Zone), at the rate in effect at the time of DP issuance; and
 - (d) provision of cash-in-lieu or other demand management measures to address the shortfall in residential parking spaces to the satisfaction of the General Manager, Engineering.

RES.R23-1920

Carried by members remaining

Councillor Bose rejoined the meeting at 5:35pm.

4. 7923-0080-00

15730 Fraser Highway

Owner: Estkin Developments Ltd.

Director Information: T. Dawson, S. Hooge

Office Information as at March 25, 2023: T. Dawson (President)

Agent: Dawson & Sawyer (Matt Reid)

Development Permit / Development Variance Permit

to permit the construction of one 6-storey apartment building consisting of 116 dwelling units in Fleetwood. A variance is proposed to reduce the minimum outdoor amenity space requirement under the CD Zone.

It was

Moved by Councillor Kooner
Seconded by Councillor Hepner
That:

1. Council authorize staff to draft Development Permit No. 7923-0080-00 generally in accordance with the attached drawings (Appendix I).
2. Council approve Development Variance Permit No. 7923-0080-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum outdoor amenity space requirement for a proposed 6-storey apartment building, on the subject site, from 348 square metres to 213 square metres under CD Bylaw No. 20139.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (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) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the CD Zone (Bylaw No. 20139);
 - (f) the applicant adequately address the impact of reduced outdoor amenity space;
 - (g) the applicant is required to amend the existing shared driveway access (CA8710022) and shared amenity space (CA8710127) easement documents, registered on title as a condition of rezoning under Development Application No. 7919-0109-00 in order to reflect the current underground parkade and building layout on Lot 6; and
 - (h) discharge the Restrictive Covenant (No Build) registered on Lot 5 (CA8710055).

RES.R23-1921

Carried

5. **7923-0011-00**
9789 - 179 Street
Owner: 1305461 B.C. Ltd.
Director Information: N. Singh
Officer Information as at May 14, 2023: N. Singh (President, Secretary)
Agent: Gursimer Design & Management Inc. (Nirvair Singh)
OCP Amendment from "Suburban" to "Urban"
Rezoning from RA to RF-13
Development Variance Permit
to allow subdivision into 7 lots.

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

1. A Bylaw be introduced to amend the Official Community Plan (OCP) Figure 3: General Land Use Designations for the subject site from "Suburban" to "Urban" and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the OCP, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
4. Council approve Development Variance Permit No. 7923-0011-00, varying the following, to proceed to Public Notification:
 - (a) to permit front access double side-by-side garages on a lot that is 12 metres (i.e. less than 13.4 metres) wide in the RF-13 Zone for proposed Lots 1 and 2.
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

- (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (f) the applicant adequately address the City’s needs with respect to the City’s Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services;
- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (h) submission of an acoustical report and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and
- (i) registration of a Section 219 Restrictive Covenant for "no build" on portions of proposed Lot 7 until future development.

RES.R23-1922

Carried

It was

Moved by Councillor Hepner
Seconded by Councillor Stutt
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 21057" pass its first reading.

RES.R23-1923

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Stutt
Seconded by Councillor Hepner
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 21057" pass its second reading.

RES.R23-1924

Carried

It was then

Moved by Councillor Hepner
Seconded by Councillor Stutt
That the Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 21057" be held at City Hall on October 30, 2023, at 7:00 p.m.

RES.R23-1925

Carried

It was

Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21058" pass its first reading.

RES.R23-1926

Carried

The said Bylaw was then read for the second time.

RES.R23-1930 It was Moved by Councillor Bains
Seconded by Councillor Stutt
That "Surrey Comprehensive Development
Zone 150 (CD 150), Bylaw, 2023, No. 21059" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R23-1931 It was Moved by Councillor Hepner
Seconded by Councillor Stutt
That "Surrey Comprehensive Development
Zone 150 (CD 150), Bylaw, 2023, No. 21059" pass its second reading.
Carried

RES.R23-1932 It was then Moved by Councillor Bains
Seconded by Councillor Stutt
That the Public Hearing on "Surrey
Comprehensive Development Zone 150 (CD 150), Bylaw, 2023, No. 21059" be held at
City Hall on October 30, 2023, at 7:00 p.m.
Carried

7. **7921-0247-00**
19590 - 32 Avenue
Owner: 1189175 B.C. Ltd.
Director Information: H. Purewal, K. Purewal, S. Purewal
No Officer Information Filed as at December 5, 2022.
Agent: Orion Construction (Paul Bangma)
LAP Amendment to reduce the "Open Space Corridors/Buffer" width
Rezoning from A-1 to IB-1
Development Permit / Development Variance Permit
to permit the development of a light impact industrial business park building,
9,026 square metre in size.

It was Moved by Councillor Hepner
Seconded by Councillor Stutt
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. 7921-0247-00, generally in accordance with the attached drawings (Appendix I), and the finalized Ecosystem Development Plan.
3. Council approve Development Variance Permit No. 7921-0247-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum south yard setback of the IB-1 Zone from 7.5 metres to 4.75 metres to the principal building face;

- (b) to reduce the minimum west yard setback of the IB-1 Zone from 9 metres to 7.5 metres to the principal building face;
 - (c) to reduce the minimum north yard setback of the IB-1 Zone from 7.50 metres to 6 metres to the principal building face for a portion, and to 4.5 metres to the principal building face for a portion, respectively;
 - (d) to vary off-street parking and loading/unloading space by allowing passenger vehicles to be located in front of overhead doors; and
 - (e) to reduce the rate at which parking is calculated for industrial floor area associated with the proposed building from 1 parking space per 100 square metres to 0.78 parking spaces per 100 square 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) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
 - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (i) registration of a Section 219 Restrictive Covenant restricting the building to a single tenant and one business license;
 - (j) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture;

- (k) registration of a Section 219 Restrictive Covenant to prohibit any use that require a Metro Vancouver air quality permit from locating on the site; and
- (l) registration of a Section 219 Restrictive Covenant for installation and maintenance of the landscape buffer.

5. Council pass a resolution to amend the Campbell Heights Local Area Plan (LAP) to reduce the "Open Space Corridors/Buffers" width from 30 metres to 20 metres, when the project is considered for final adoption.

RES.R23-1933

Carried

It was

Moved by Councillor Stutt

Seconded by Councillor Kooner

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

Amendment Bylaw, 2023, No. 21060" pass its first reading.

RES.R23-1934

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Kooner

Seconded by Councillor Stutt

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

Amendment Bylaw, 2023, No. 21060" pass its second reading.

RES.R23-1935

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. 21060" be held at City Hall on October 30, 2023, at 7:00 p.m.

RES.R23-1936

Carried**8. 7921-0177-00****1985 - 182 Street**

Owner: Pawar Consulting Ltd.

Director Information: A. PawarOfficer Information as at January 19, 2023: A. Pawar (President, Secretary)

Agent: Aplin & Martin Consultants Ltd. (Samira Khayambashi)

Development Permit / Development Variance Permit*to allow subdivision into 5 single family RA lots.*

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

1. Council approve Development Variance Permit No. 7921-0177-00, varying the following, to proceed to Public Notification:
 - (a) To vary Subdivision and Development Bylaw 8830, Section 24(a) to reduce the minimum lot size requirements for septic tank servicing from 0.81 hectares to no less than 0.40 hectares.
2. Council authorize staff to draft Development Permit No. 7921-0177-00 for Sensitive Ecosystems (Green Infrastructure Areas and Streamside Areas), Hazard Lands (Steep Slopes) and Farm Protection generally in accordance with the attached drawings (Appendix I), and the finalized Ecosystem Development Plan and Geotechnical Report.
3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk once the conditions of approval associated with the subdivision have been completed;
 - (b) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (c) submission of a 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) conveyance of riparian areas and Biodiversity Conservation Strategy areas to the City;
 - (h) submission of a finalized Geotechnical Report to the satisfaction of City staff;
 - (i) submission of finalized Environmental Impact Study report to the satisfaction of City Staff; and

- (j) registration of a Section 219 Restrictive Covenant advising future homeowners of the potential farm operations of the adjacent agricultural lands.

RES.R23-1937

Carried

**9. 7923-0273-00
12758 - 103 Avenue**

Owner: Surrey Gardens Holding Ltd.

Director Information: W. Rennison, E. Rennison

No Officer Information Filed as at June 24, 2023.

Agent: Primex Investments Ltd. (Greg Mitchell)

Development Variance Permit

to reduce the residential off-street parking requirements outlined in CD Bylaw No. 20452 for three proposed market rental apartment buildings.

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That Council deny application 7923-0273-00.

Before the question was put, Councillor Kooner put forth the following motion:

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That Council refer application 7923-0273-00 back to staff to work with applicant to increase rental period and consider parking ratio.

RES.R23-1938

Carried

**10. 7917-0506-00
16607 - 16 Avenue**

Owner: 1011336 B.C. Ltd.

Director Information: M. Bains, I. Grewal

No Officer Information Filed as at August 20, 2023.

Agent: Aplin & Martin Consultants Ltd. (Maggie Koka)

NCP Amendment from "Cluster Residential (6-10 UPA)" to "Cluster Residential (10-15 UPA)"

Rezoning from RA to RM-30

Development Permit / Development Variance Permit

to permit the development of 74 townhouse units.

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

1. A Bylaw be introduced to rezone a portion of 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. 7917-0506-00 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. 7917-0506-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard (south) setback of the RM-30 Zone from 4.5 metres to 4.3 metres to the principal building face for Buildings 9 (balcony on Unit 55);
 - (b) to reduce the minimum rear yard (north) setback of the RM-30 Zone from 6 metres to 4.5 metres to the principal building face for Buildings 4 and 5;
 - (c) to reduce the minimum side yard (west) setback of the RM-30 Zone from 6 metres to 3 metres to the principal building face for Buildings 1, 2, and 3; and
 - (d) varying the Zoning By-law to increase the maximum number of risers permitted within the front and side yard setback area from 3 to 4 for Units 24, 25, 32, 41, 45 and 53 and from 3 to 5 for Unit 44.
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) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;

- (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (i) submission of an acoustical report for the units adjacent to 16 Avenue Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (j) 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; 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 Services.

5. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan (NCP) to redesignate the land from "Cluster Residential 6-10 UPA" to "Cluster Residential 10-15 UPA", and to modify the local road network and Grandview Ridge Trail when the project is considered for final adoption.

RES.R23-1939 Carried

It was Moved by Councillor Stutt
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment Bylaw, 2023, No. 21061" pass its first reading.

RES.R23-1940 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Hepner
 Seconded by Councillor Kooner
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment Bylaw, 2023, No. 21061" pass its second reading.

RES.R23-1941 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. 21061" be held at City Hall
 on October 30, 2023, at 7:00 p.m.

RES.R23-1942 Carried

11. **7918-0345-00**
12585 - 15 Avenue
Owner: B. Letroy
Agent: R. Letroy
Rezoning for a portion of the site from RF to RF-O
Development Permit / Development Variance Permit
in order to permit subdivision into 4 single detached lots.

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

1. Council endorse the Public Notification to proceed for Bylaw No. 21062 to rezone a portion of the subject site, as identified as Block A in the attached Survey Plan (Appendix I), from "Single Family Residential Zone (RF)" to "Single Family Residential Oceanfront Zone (RF-O)".
2. Council authorize staff to draft Development Permit No. 7918-0345-00 for Hazard Lands (Steep Slopes) and Sensitive Ecosystems (Streamside Areas) generally in accordance with the finalized Geotechnical report and Ecosystem Development Plan.
3. Council approve Development Variance Permit No. 7918-0345-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the RF-O Zone from 10 metres to 5.3 metres to the building face of the existing dwelling on proposed Lot 4;
 - (b) to reduce the minimum side yard on a flanking street setback of the RF-O Zone from 7.5 metres to 3.8 metres to the building face of the existing dwelling on proposed Lot 4; and
 - (c) to reduce the minimum offset for the second floor of an existing single detached dwelling of the "Single Family Residential Oceanfront Zone (RF-O)" from 20% to 16%.
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) demolition of existing buildings and structures, other than those to be retained, to the satisfaction of the Planning and Development Department;
 - (c) submission of a subdivision layout to the satisfaction of the Approving Officer;

- (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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (g) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff and registration of a restrictive covenant on title to ensure the recommendations are carried out;
- (h) submission of a finalized Geotechnical Report to the satisfaction of City staff and registration of a restrictive covenant on title to ensure the recommendations are carried out; 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.R23-1943

Carried

12. 7920-0226-00

9285 and 9327 - 173A Street

Owner: 1296900 B.C. Ltd.

Director Information: G. Gill, P. Sandhu

No Officer Information Filed as at March 29, 2022.

Agent: Ciccozzi Architecture Inc. (Aidan Walsh)

NCP Amendment from "Medium Density Cluster (6-10 UPA)" and "Medium High Density (15-30 UPA)", to "Medium High Density (15-30 UPA)" and changes to the road network.

Rezoning from RA to RM-30

Development Permit / Development Variance Permit

to permit the development of 57 townhouse units and conveyance of riparian area to the City.

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. 7920-0226-00 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. 7920-0226-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum west (173 Street) front yard setback of the RM-30 Zone from 4.5 metres to 3.9 metres to the principal building face for townhouse buildings 1 and 5;
 - (b) to reduce the minimum east (173A Street) front yard setback of the RM-30 Zone from 4.5 metres to 3.9 metres to the principal building face for townhouse buildings 6 and 12;
 - (c) to reduce the minimum east rear yard setback of the RM-30 Zone from 6 metres to 1.8 metres to the principal building face for townhouse buildings 1, 5, and the amenity building;
 - (d) to reduce the minimum east rear yard setback of the RM-30 Zone from 6 metres to 3.5 metres to the principal building face for townhouse building 4;
 - (e) to reduce the minimum west rear yard setback of the RM-30 Zone from 6 metres to 1.8 metres for townhouse buildings 6 and 11;
 - (f) to reduce the minimum west rear yard setback of the RM-30 Zone from 6 metres to 1.6 metres for townhouse building 10;
 - (g) to reduce the minimum west rear yard setback of the RM-30 Zone from 6 metres to 3.5 metres for townhouse building 9;
 - (h) to reduce the minimum north side yard setback of the RM-30 Zone from 6 metres to 4.5 metres for townhouse buildings 5 and 6;
 - (i) to reduce the minimum south side yard setback of the RM-30 Zone from 6 metres to 4.5 metres for townhouse buildings 1, 11 and 12; and
 - (j) to vary the Off-Street Park requirement of the RM-30 Zone to allow five visitor parking spaces to be located within the required setback area.
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) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff;
 - (h) conveyance of riparian areas to the City;
 - (i) submission of a finalized, peer reviewed, Geotechnical Report to the satisfaction of City staff;
 - (j) 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;
 - (k) 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;
 - (l) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (m) 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;
 - (n) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services; and
 - (o) Registration of a Section 219 Restrictive Covenant to ensure the site is developed in accordance with the finalized geotechnical report and recommendations.
5. Council pass a resolution to amend the Anniedale-Tynehead Neighbourhood Concept Plan (NCP) to redesignate the subject site from "Medium Density Cluster (6-10 UPA)" and "Medium High Density (15-30 UPA)", to "Medium High Density (15-30 UPA)", and changes to the road network, when the project is considered for final adoption.

RES.R23-1944

Carried

RES.R23-1945 It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 21063" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R23-1946 It was Moved by Councillor Hepner
Seconded by Councillor Stutt
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 21063" pass its second reading.
Carried

RES.R23-1947 It was then Moved by Councillor Hepner
Seconded by Councillor Stutt
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21063" be held at City Hall
on October 30, 2023, at 7:00 p.m.
Carried

13. **7923-0009-00**
1624, 1636, and 1646 - 156 Street; 15621, 15635, 15645, 15665, 15675, 15689 and
15697 - 16 Avenue; 1625, 1626, 1633, and 1643 - 156A Street; 1633 and 1643 - 157 Street
Owners: Waterstock Properties (Sev 2A) Inc.
Director Information: R. Singh, M. Weber
No Officer Information filed as at August 27, 2022.
Waterstock Properties (Sev 4B) Inc.
Director Information: R. Singh, M. Weber
No Officer Information filed as at August 27, 2022.
Waterstock Properties (Sev 1) Inc.
Director Information: R. Singh, M. Weber
No Officer Information filed as at August 27, 2022.
Waterstock Properties (Sev 2B) Inc.
Director Information: R. Singh, M. Weber
No Officer Information filed as at August 27, 2022.
Waterstock Properties (Sev 3) Inc.
Director Information: R. Singh, M. Weber
No Officer Information filed as at August 30, 2022.
Waterstock Properties (Sev 7) Inc.
Director Information: R. Singh, M. Weber
No Officer Information filed as at August 30, 2022.
Waterstock Properties (Sev 4A) Inc.
Director Information: R. Singh, M. Weber
No Officer Information filed as at July 24, 2022.
Agent: Waterstock Properties (Southend Village) Inc. (Ingrid Libera)
Rezoning from RF to CD
General Development Permit / Detailed Development Permit
*to permit the development of three 12-storey mixed use buildings and one 6-storey
apartment building.*

It was

Moved by Councillor Kooner
Seconded by Councillor Bains
That:

1. A Bylaw be introduced to rezone the properties at 1624 - 156 Street, 1636 - 156 Street, 1646 - 156 Street, 1625 - 156A Street, 1633 - 156A Street, 1643 - 156A Street, 15621 - 16 Avenue, 15635 - 16 Avenue and 15645 - 16 Avenue from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. A Bylaw be introduced to rezone the properties at 1626 - 156A Street, 15665 - 16 Avenue, 15675 - 16 Avenue, 15689 - 16 Avenue and 15697 - 16 Avenue from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
3. A Bylaw be introduced to rezone the properties at 1633 - 157 Street and 1643 - 157 Street from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft General Development Permit No. 7923-0009-00 generally in accordance with the attached drawings (Appendix I), for the west and south portion of the site at 1646 - 156 Street, 1636 - 156 Street, 1624 - 156 Street, 15621 - 16 Avenue, 15635 - 16 Avenue, 15645 - 16 Avenue, 1625 - 156A Street, 1633 - 156A Street, 1643 - 156A Street, 1626 - 156A Street, 15665 - 16 Avenue, 15675 - 16 Avenue, 15689 - 16 Avenue, and 15697 - 16 Avenue.
5. Council authorize staff to draft Detailed Development Permit No. 7923-0009-01 generally in accordance with the attached drawings (Appendix II), for the northeast portion of the site at 1633 - 157 Street and 1643 - 157 Street.
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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

- (f) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-70 Zone, for the northeast Detailed Development Permit building, at the rate in effect at the time of Final Adoption;
- (g) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
- (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (i) submission of an acoustical report for the units adjacent to 16 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and
- (j) Registration of a Section 219 Restrictive Covenant to adequately address the City’s needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture and with respect to the City’s Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Department.

RES.R23-1948

Carried

It was

Moved by Councillor Stutt
Seconded by Councillor Kooner
That "Surrey Comprehensive Development Zone 154 (CD 154), Bylaw, 2023, No. 21064" pass its first reading.

RES.R23-1949

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 154 (CD 154), Bylaw, 2023, No. 21064" pass its second reading.

RES.R23-1950

Carried

It was then

Moved by Councillor Hepner
Seconded by Councillor Kooner
That the Public Hearing on "Surrey Comprehensive Development Zone 154 (CD 154), Bylaw, 2023, No. 21064" be held at City Hall on October 30, 2023, at 7:00 p.m.

RES.R23-1951

Carried

14. 7922-0065-00

14735 - 68 Avenue

Owner: 1345977 B.C. Ltd.

Director Information: K. Sandhu, S. VirkNo Officer Information Filed.

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

NCP Amendment from "Urban Single Family Residential" to "Single Family Small Lots"**Rezoning from RA to RF and RF-13****Development Variance Permit***to allow subdivision into 5 single family small lots.*

It was

Moved by Councillor Hepner

Seconded by Councillor Stutt

That:

1. A Bylaw be introduced to rezone the subject site from "One Acre Residential Zone (RA)" to "Single Family Residential Zone (RF), for portion shown as Block B on the attached survey plan (Appendix VIII); and to "Single Family Residential (13) Zone (RF-13)" for the portion shown as Blocks A and C on the attached survey plan, and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7922-0065-00, varying the following, to proceed to Public Notification:
 - (a) to permit front accessed double side-by-side garages under the "Single Family Residential (13) Zone (RF-13) (Type II)", on a lot less than 13.4 metres in width for proposed lots 2, 3, and 5;
 - (b) To reduce the minimum width of the "Single Family Residential (13) Zone (RF-13)" (Type II)", from 13.4 metres to 12 metres for lot 2, 12.1 metres for lot 3 and 12.63 metres for lot 5.; and
 - (c) To reduce the minimum lot width in the "Single Family Residential Zone (RF)" Zone from 15 metres to 12.7 metres for proposed lot 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) 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 Department; and
- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

4. Council pass a resolution to amend the East Newton South Neighbourhood Concept Plan (NCP) to redesignate the land from "Urban Single Family Residential" to "Single Family Small Lots", when the project is considered for final adoption.

RES.R23-1958 Carried

It was Moved by Councillor Kooner
 Seconded by Councillor Stutt
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment Bylaw, 2023, No. 21067" pass its first reading.

RES.R23-1959 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Hepner
 Seconded by Councillor Stutt
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment Bylaw, 2023, No. 21067" pass its second reading.

RES.R23-1960 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. 21067" be held at City Hall
 on October 30, 2023, at 7:00 p.m.

RES.R23-1961 Carried

15. 7920-0119-00
 14759 and 14773 68 Avenue
 Owners: 1076988 B.C. Ltd.
Director Information: B. Mrar
Officer Information as at May 26, 2023: B. Mrar (President)
- 1061683 B.C. Ltd.
Director Information: J. Ranauta
Officer Information as at January 15, 2023: J. Ranauta
 Agent: Gursimer Design and Management Inc. (Nirvair Singh)
NCP Amendment from "Urban Single Family Residential" to "Single Family Small Lots" and for changes to the local road network.
Rezoning from RA to RF-13
Development Variance Permit
to allow subdivision into 10 single family small lots.

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 "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7920-0119-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the "Single Family Residential (13) Zone (RF-13) from 7.5 metres to 1.5 metres to the principal building face for lot 2;
 - (b) to reduce the minimum front yard setback of the "Single Family Residential (13) Zone (RF-13) from 6 metres to 1.8 metres to the principal building face for lot 2;
 - (c) to reduce the minimum lot depth of the "Single Family Residential (13) Zone (RF-13) from 24 metres to 12 metres for proposed lot 2;
 - (d) to reduce the minimum lot depth of the "Single Family Residential (13) Zone (RF-13) (Type I) from 28 metres to 26.5 metres for lot 8;
 - (e) to permit front accessed double side-by-side garages under the "Single Family Residential (13) Zone (RF-13) (Type II) on a lot less than 13.4 metres in width for proposed lots 3,4,5,6,7 & 9; and
 - (f) To reduce the minimum lot width of the "Single Family Residential (13) Zone (RF-13) (Type II) from 13.4 metres to 12 metres for lots 3,4,5,6,7 & 9.

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

4. Council to pass a resolution to amend the East Newton South Neighbourhood Concept Plan (NCP) to redesignate the land from "Urban Single Family Residential" to "Single Family Small Lots" and for changes to the road network when the project is considered for final adoption.

RES.R23-1962

Carried

It was

Moved by Councillor Stutt
 Seconded by Councillor Kooner
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment Bylaw, 2023, No. 21068" pass its first reading.

RES.R23-1963

Carried

The said Bylaw was then read for the second time.

RES.R23-1964 It was Moved by Councillor Bains
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 21068" pass its second reading.
Carried

RES.R23-1965 It was then Moved by Councillor Hepner
Seconded by Councillor Stutt
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21068" be held at City Hall
on October 30, 2023, at 7:00 p.m.
Carried

**16. 7916-0225-00
16172 - 24 Avenue**

Owners: LMJB Holdings Ltd.

Director Information: N. Mann, L. Randhawa, Y. Yuan, R. Zheng
No Officer Information Filed as at December 14, 2022.

LMJC Holdings Ltd.

Director Information: N. Mann, L. Randhawa, Y. Yuan, R. Zheng
No Officer Information Filed as at December 14, 2022.

LMJA Holdings Ltd.

Director Information: N. Mann, L. Randhawa, Y. Yuan, R. Zheng
No Officer Information Filed as at December 14, 2022.

Agent: Isle of Mann Property Group (Jimmy Hansra)

OCP Amendment to allow a FAR of 1.97 on the north parcel and 1.86 on the central parcel within the "Multiple Residential" land use designation.

NCP Amendment to introduce two new land use designations: "Mixed Use Residential 4-6 Storeys" and "Multiple Residential 4-6 Storeys".

NCP Amendment for the north portion of the site from "Multiple Residential 30-45 UPA" to "Mixed Use Residential 4-6 Storeys", and for the central portion of the site from "Multiple Residential 30-45 UPA" to "Multiple Residential 4-6 Storeys", and to modify the local road network.

Rezoning from RA to CD

Development Permit

to permit the development of a mixed-use building, two apartment buildings and 74 townhouse units.

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 Exceptions within the "Multiple Residential" designation by adding site specific permission for the subject site to permit a density up to 1.97 FAR (net calculated) for the North Lot and up to 1.86 FAR (net calculated) for the Central Lot, 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 A on the attached Survey Plan (Appendix I), from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. A Bylaw be introduced to rezone a portion of the subject site as shown as Block B on the attached Survey Plan (Appendix I), from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
5. A Bylaw be introduced to rezone a portion of the subject site as shown as Blocks C and D on the attached Survey Plan (Appendix I), from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
6. Council authorize staff to draft Development Permit No. 7916-0225-00, including a comprehensive sign design package, generally in accordance with the attached drawings (Appendix I), and the finalized Ecosystem Development Plan.
7. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) Approval from the Ministry of Transportation & Infrastructure;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (g) conveyance of riparian areas and Green Infrastructure Network areas to the City;

- (h) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
- (i) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the CD Zone for the proposed south lot, at the rate in effect at the time of Final Adoption;
- (j) submission of an acoustical report for the units adjacent to 24 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; 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 Services.

8. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan (NCP) to introduce two new land use designations: "Mixed Use Residential 4-6 Storeys" and "Multiple Residential 4-6 Storeys", and to amend the north portion of the site from "Multiple Residential 30-45 UPA" to "Mixed Use Residential 4-6 Storeys", and for the central portion of the site from "Multiple Residential 30-45 UPA" to "Multiple Residential 4-6 Storeys", and to modify the local road network, when the project is considered for final adoption.

RES.R23-1966

Carried

It was Moved by Councillor Hepner
 Seconded by Councillor Bains
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 21069" pass its first reading.

Before the question was put, Mayor Locke put forth the following motion:

It was Moved by Mayor Locke
 Seconded by Councillor Stutt
 That Council refer Application 7916-0225-00
 back to staff to work with the developer to review density, impact from traffic and amenities within the area.

RES.R23-1967

Carried

With Councillors Annis, Elford, and Nagra opposed.

C. ADDITIONAL PLANNING COMMENTS

1. **7919-0060-00, 7919-0060-01**
13740 to 13760 - 104 Avenue; 13772 to 13790 - 104 Avenue; 13777 Central Avenue
 Owner: 1070293 B.C. Ltd.
Director Information: H. Zhou
No Officer Information Filed.
 Agent: Andrew Cheung Architects Inc. (Kassra Tavakoli)
Reconsideration of previously supported OCP Amendment and Rezoning Bylaws
to permit a previously supported mixed-use phased high-rise development to proceed without the 401 Affordable Home Ownership Program (AHOP) dwelling units originally included and now proposed as market residential units.

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

1. Council rescind Resolution No. R23-49 giving Third Reading to Official Community Plan (OCP) Amendment Bylaw No. 20063 at the January 16, 2023 Regular Council - Public Hearing meeting, and set a date for a new Public Hearing.
2. Council rescind Resolution No. R23-50 giving Third Reading to Rezoning Bylaw No. 20059 at the January 16, 2023 Regular Council - Public Hearing meeting, and set a date for a new Public Hearing.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) all issues outlined in the previous Planning & Development Reports for 7919-0060-00 & 7919-0060-01;
 - (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 Services.

RES.R23-1968

Carried

- RES.R23-1969 It was Moved by Councillor Bose
Seconded by Councillor Hepner
That Council rescind Third Reading of Bylaw
No. 20063, granted by resolution No. R23-49 at the January 16, 2023
Regular Council - Public Hearing meeting.
Carried
- RES.R23-1970 It was Moved by Councillor Annis
Seconded by Councillor Elford
That Council rescind Second Reading of
Bylaw No. 20063, granted by resolution No. R20-407 at the April 6, 2020
Regular Council - Land Use meeting.
Carried
- RES.R23-1971 It was Moved by Councillor Hepner
Seconded by Councillor Kooner
That Council amend "Surrey Official
Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2020, No. 20063" by
replacing the words "Central Business District" with the word "Downtown" where
they occur.
Carried
- RES.R23-1972 It was Moved by Councillor Hepner
Seconded by Councillor Kooner
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2020, No. 20063". pass its second reading, as
amended.
Carried
- RES.R23-1973 It was then Moved by Councillor Stutt
Seconded by Councillor Kooner
That the Public Hearing on "Surrey Official
Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2020, No. 20063" be
held at City Hall on October 30, 2023, at 7:00 p.m.
Carried
- RES.R23-1974 It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That Council rescind Third Reading of
Bylaw No. 20059, granted by resolution No. R23-50 at the January 16, 2023 Regular
Council - Public Hearing meeting.
Carried

It was then Moved by Councillor Hepner
 Seconded by Councillor Stutt
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20059" be held at City Hall
 on October 30, 2023, at 7:00 p.m.

RES.R23-1975

Carried

2. **7915-0238-00, 7915-0238-01
 6292 - 148 Street**

Owner: o875510 B.C. Ltd.
Director Information: J. Dhaliwal, A. Sahota
Officer Information as at March 8, 2022: J. Dhaliwal (Secretary),
 A. Sahota (President)

Agent: WSP Group Canada/Hunter Laird (Dexter Hirabe)

Development Permit for Sensitive Ecosystems / Development Variance Permit
*to reduce the minimum lot depth, rear yard setback, and streamside setback, in order to
 permit subdivision into 1 single family lot and one open space lot for conveyance to the City.*

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

1. The Planning & Development Department recommends that Council approve Development Variance Permit No. 7915-0238-01, varying the following to proceed to Public Notification:
 - (a) to reduce the minimum lot depth of the RF-12 Zone on proposed Lot 1 from 22 metres to 11.4 metres;
 - (b) to reduce the minimum rear yard setback of the RF-12 Zone on proposed Lot 1 from 7.5 metres to 2 metres; and
 - (c) to reduce the minimum streamside setback distance from the top-of-bank for a "Natural Class B Stream" in Part 7A of Zoning By-law No. 12000, from 15 metres to 8.8 metres.
2. Council authorize staff to draft Development Permit No. 7915-0238-00 for Sensitive Ecosystems (Streamside Areas), generally in accordance with the finalized Ecosystem Development Plan.
3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) Submission of a finalized peer review of the Sensitive Ecosystem Development Plan to the satisfaction of the General Manager, Planning & Development.

RES.R23-1976

Carried

D. ITEMS REFERRED BACK

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.

- * At the September 11, 2023 Regular Council - Land Use meeting Council deferred Application No. 7918-0221-00 to the October 16, 2023 meeting to receive additional information regarding the project, including the zoning, proposed removal of the rental component by the developer and project history. Planning and Development have included project history and information from the developer (memorandum in back-up) in response to Council's inquiries.

It was

Moved by Councillor Kooner

Seconded by Councillor Stutt

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.

RES.R23-1977 Carried

It was Moved by Councillor Kooner
 Seconded by Councillor Stutt
 That "The B. Johal, Mortise Titleco (Alder Place)
 Ltd. and 670805 B.C. Housing Agreement, Authorization Bylaw, 2021, No. 20376" be filed.

RES.R23-1978 Carried

It was Moved by Councillor Kooner
 Seconded by Councillor Stutt
 That Council rescind Third Reading of Bylaw
 No. 20375, granted by resolution No. R21-1266 at the June 28, 2021 Regular Council
 - Public Hearing meeting.

RES.R23-1979 Carried

It was Moved by Councillor Kooner
 Seconded by Councillor Stutt
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20375" be held at City Hall on
 November 20, 2023, at 7:00 p.m.

RES.R23-1980 Carried

E. CORPORATE REPORTS

This section had no items to consider.

F. CORRESPONDENCE

This section had no items to consider.

G. NOTICE OF MOTION

This section had no items to consider.

H. BYLAWS AND PERMITS

BYLAWS

1. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20544"
7921-0041-00
Owners: T. Nguyen, N. Phan, 1290787 BC Ltd. (Director Information: P. Dosanjh, A. Bajwa, A. Bhangu, S. Brar, B. Dhannu, M. Dhare)
Agent: CitiWest Consulting Ltd. (Roger Jawanda)
17333 - 100 Avenue and 10038 - 173A Street
To amend the Official Community Plan Figure 3: General Land Use Designations for a property located at 17333 - 100 Avenue from Suburban to Urban.

Council direction received December 20, 2021

RES.R23-1981	It was 2013, No. 18020, Amendment Bylaw, 2021, No. 20544" be finally adopted. <u>Carried</u>	Moved by Councillor Kooner Seconded by Councillor Stutt That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20544" be finally adopted. <u>Carried</u>
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"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20545"
17333 - 100 Avenue and 10038 - 173A Street
RA to RF - to allow subdivision of the subject site from 2 into 7 single-family residential lots.

Council direction received December 20, 2021

RES.R23-1982	It was Amendment Bylaw, 2021, No. 20545" be finally adopted. <u>Carried</u>	Moved by Councillor Kooner Seconded by Councillor Hepner That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20545" be finally adopted. <u>Carried</u>
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BYLAWS WITH PERMITS

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20396"
7918-0363-00
Owners: H. Bains, M. Kaur, B. Dhillon, S. Dhillon
Agent: Coastland Engineering and Surveying Ltd. (Mike Helle)
11450 McBride Drive
RA to RF - to subdivide into three single family lots and one lot to be conveyed to the City for riparian protection purposes.

Council direction received June 28, 2021

- * Planning and Development advise (see memorandum in the backup) at the March 6, 2023 Regular Council – Public Hearing meeting the Development Variance Permit No. 7922-0229-00 was inadvertently granted issuance and should have proceeded for support at that meeting. No further action is required for the Development Variance Permit No. 7922-0229-00.

Development Permit No. 7922-0229-00
 19082 - 32 Avenue (19078 - 32 Avenue)
 To issue Development Permit for Form and Character.

Council authorized to draft February 13, 2023

It was
 Moved by Councillor Kooner
 Seconded by Councillor Stutt
 That Council authorize the issuance of
 Development Permit No. 7922-0229-00.

RES.R23-1989 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 Stutt
 Seconded by Councillor Bose
 That the October 16, 2023 Regular Council –

Land Use meeting be adjourned.
 RES.R23-1990 Carried

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

Certified correct:

 Stephanie Nichols, Deputy City Clerk

 Mayor Brenda Locke