

Present:

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

Absent:

Councillor Annis

Staff Present:

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

A. ADOPTION OF THE AGENDA

It was

Moved by Councillor Hepner
Seconded by Councillor Kooner
That:

1. The agenda of the October 16, 2023, Regular Council Land Use meeting be amended by adding Item H.8: "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20256"; and
2. The agenda be adopted as amended.

RES.R23-2073

Carried

B. LAND USE APPLICATIONS

1. **7923-0029-00**
12515 - 110 Avenue
Owner: B.C. Transportation Financing Authority
Agent: Rogers c/o Cypress Land Services Inc. (Tawny Verigin)
Development Variance Permit
to increase the maximum height of a freestanding telecommunications antenna system tower from 12 metres to 25 metres.

It was

Moved by Councillor Bains
Seconded by Councillor Hepner
That the Planning & Development

Department recommends that Council approve Development Variance Permit No. 7923-0029-00, to vary Part 4 General Provisions of the Zoning Bylaw to increase the maximum height of a free standing antenna system tower from 12 metres to 25 metres, to proceed to Public Notification.

RES.R23-2074

Carried

2. 7922-0142-00**9723 - 161A Street**

Owner: Wellbro Management Ltd.

Director Information: B. Dosanjh, A. Dosanjh, H. Kalsi, V. KalsiNo Officer Information Filed as at April 26, 2022.

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

Rezoning from RA to RF-13**Development Permit***to allow subdivision into four single family lots and one lot to be conveyed to the City for conservation purposes.*

It was

Moved by Councillor Stutt

Seconded by Councillor Kooner

That:

1. Council endorse the Public Notification to proceed for Bylaw No. 21076 to rezone the subject site from "One-Acre Residential (RA)" to "Single Family Residential (13) Zone (RF-13)".
2. Council authorize staff to draft Development Permit No. 7922-0142-00 for Hazard Lands (Steep Slopes) and Sensitive Ecosystems (Streamside Areas and Green Infrastructure Areas) generally in accordance with the attached drawings (Appendix VI), and the finalized Ecosystem Development Plan and Geotechnical Report.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff;
 - (f) the applicant satisfy the requirements for a P-15 agreement;
 - (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) 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;
- (j) registration of a Section 219 Restrictive Covenant to require the site to be developed in accordance with the finalized geotechnical report; and
- (k) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R23-2075

Carried**3. 7923-0081-00****3450 - 194 Street (3452 - 194 Street) and 3498 - 194 Street**

Owners: Hpoint Holdings Ltd.

Director Information: K. BlundellOfficer Information as at May 14, 2023: K. Blundell (President, Secretary)

Kevinco Holdings Ltd.

Director Information: K. BlundellOfficer Information as at July 29, 2022: K. Blundell (President, Secretary)

Agent: Krahn Engineering Ltd. (Kaitlin Wicentowich)

Rezoning from A-1 to IB-1**Development Permit / Development Variance Permit***to permit the development of a 9,226 square metres multi-tenant industrial building.*

It was

Moved by Councillor Bose

Seconded by Councillor Bains

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. 7923-0081-00 generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7923-0081-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard (north) setback of the IB-1 Zone from 7.5 metres to 0 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 road dedication plan to the satisfaction of the Approving Officer;
- (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (h) Registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture; and
- (i) registration of a Section 219 Restrictive Covenant to prohibit any use that require a Metro Vancouver air quality permit from locating on the site.

RES.R23-2076

Carried

It was

Moved by Councillor Kooner
 Seconded by Councillor Bains
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment Bylaw, 2023, No. 21077" pass its first reading.

RES.R23-2077

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Hepner
 Seconded by Councillor Bains
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment Bylaw, 2023, No. 21077" pass its second reading.

RES.R23-2078

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. 21077" be held at City Hall
 on November 20, 2023, at 7:00 p.m.

RES.R23-2079

Carried

4. 7922-0053-00**17424 and 17434 - 58 Avenue**

Owners: A. Patel, G. Rai, S. Gakhal

Agent: Flat Architecture Inc. (Jaswinder S. Gabri)

Rezoning from RF to RM-30**Development Permit / Development Variance Permit***to permit the development of 11 townhouse units in Cloverdale Town Centre.**A Development Permit for Form and Character and Sensitive Ecosystems**(streamside protection) are required.*

It was

Moved by Councillor Hepner

Seconded by Councillor Stutt

That:

1. A Bylaw be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7922-0053-00 in accordance with the attached drawings (Appendix I), and the finalized Ecosystem Development Plan.
3. Council approve Development Variance Permit No. 7922-0053-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north front yard setback of the "Multiple Residential 30 Zone (RM-30)" for Building 1 (north building) from 4.5 metres to:
 - 4.4 metres to the 2nd floor & 3rd floor principal building face;
 - 2.8 metres to the balconies and columns; and
 - 3.9 metres to the principal building roof overhang.
 - (b) to reduce the minimum west side yard setback of the "Multiple Residential 30 Zone (RM-30)" for Buildings 1 and 2 (north and south buildings) from 6.0 metres to:
 - 3.0 metres to the ground floor principal building face;
 - 2.4 metres to the 2nd floor & 3rd floor principal building face;
 - 2.2 metres to the balconies and columns; and
 - 2.0 metres to the principal building roof overhang.

- (c) to reduce the minimum south rear yard setback of the "Multiple Residential 30 Zone (RM-30)" for Building 2 (south building) from 6.0 metres to:
 - 5.5 metres to the 2nd floor & 3rd floor principal building face;
 - 5.0 metres to the principal building roof overhang; and
 - 4.7 metres to the balconies and columns.
 - (d) to vary Part 4 "General Provisions" Section B.6(b) to reduce the minimum indoor amenity space required before cash-in-lieu may be applied for an 11-unit ground-oriented townhouse development from 37 square metres to 0 square metres;
 - (e) to vary Part 22 "Multiple Residential 30 Zone (RM-30)" Section H.4(a) in order to permit parking within the required east side yard setback for two visitor parking spaces; and
 - (f) to vary Part 22 "Multiple Residential 30 Zone (RM-30)" Section J.1(b) to locate the outdoor amenity space within the required east side yard setback.
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) final approval from the Ministry of Transportation & Infrastructure;
 - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (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) 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;

- (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (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;
- (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; and
- (l) registration of a Section 219 No-Build Restrictive Covenant for environmental protection and for the installation and maintenance of landscaping in the environmental setback area at the southeast corner of the property.

RES.R23-2080

Carried

It was

Moved by Councillor Hepner

Seconded by Councillor Bose

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

Amendment Bylaw, 2023, No. 21078" pass its first reading.

RES.R23-2081

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. 21078" pass its second reading.

RES.R23-2082

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. 21078" be held at City Hall on November 20, 2023, at 7:00 p.m.

RES.R23-2083

Carried

16729 and 16739 - 25A Avenue

Agent: WSP Canada Inc. (Dexter Hirabe)

Development Variance Permit

to allow subdivision into 4 single family small lots.

That:

1. Council endorse the Public Notification to proceed for Bylaw No. 21079 to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)".
2. Council approve Development Variance Permit No. 7922-0350-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of a Type III RF-10 Zone from 10.5 metres to 10.4 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 adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Department; and
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

Carried

- (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 144 Street 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 Services.

5. Council pass a resolution to amend the South Newton Neighbourhood Concept Plan (NCP) to redesignate the land from "Townhouses (15 upa max)" to "Townhouses (25 upa max)" when the project is considered for final adoption.

RES.R23-2085

Carried

It was

Moved by Councillor Stutt

Seconded by Councillor Hepner

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

Amendment Bylaw, 2023, No. 21080" pass its first reading.

RES.R23-2086

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Bose

Seconded by Councillor Bains

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

Amendment Bylaw, 2023, No. 21080" pass its second reading.

RES.R23-2087

Carried

It was then Moved by Councillor Hepner
 Seconded by Councillor Bose
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21080" be held at City Hall
 on November 20, 2023, at 7:00 p.m.
 RES.R23-2088 Carried

7. **7921-0230-00**
10275, 10289, and 10299 - 150 Street; 14983 - 102A Avenue
 Owner: 150th Street Holdings Ltd.
Director Information: J. Jurinak
Officer Information as at December 9, 2022: J. Jurinak (President)
 Agent: Matthew Cheng Architect Inc. (Matthew Cheng)
OCP Text Amendment to allow a higher density in the "Multiple Residential"
designation
Rezoning from RF to CD (based on RM-70)
Development Permit
to permit the development of a 6-storey apartment building with approximately
102 dwelling units and underground parking on a consolidated site in Guildford.

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

1. A Bylaw be introduced to amend Official Community Plan (OCP) Table 7A: Land Use Designation Exceptions for the "Multiple Residential" designation by adding site specific permission for the subject sites to permit a density up to 2.5 FAR, 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 "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7921-0230-00 generally in accordance with the attached drawings (Appendix I).
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (g) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-70 Zone, at the rate in effect at the time of Final Adoption;
- (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (i) registration of a Section 219 Restrictive Covenant to 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.R23-2089

Carried

It was

Moved by Councillor Kooner

Seconded by Councillor Stutt

That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 21081" pass its first reading.

RES.R23-2090

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Bose

Seconded by Councillor Hepner

That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 21081" pass its second reading.

RES.R23-2091

Carried

- It was then
Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 21081" be held at City Hall on November 20, 2023, at 7:00 p.m.
RES.R23-2092
Moved by Councillor Kooner
Seconded by Councillor Stutt
That the Public Hearing on "Surrey Official
Carried
- It was
Zone 158 (CD 158), Bylaw, 2023, No. 21082" pass its first reading.
RES.R23-2093
Moved by Councillor Bose
Seconded by Councillor Hepner
That "Surrey Comprehensive Development
Carried
- The said Bylaw was then read for the second time.
- It was
Zone 158 (CD 158), Bylaw, 2023, No. 21082" pass its second reading.
RES.R23-2094
Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Comprehensive Development
Carried
- It was then
Comprehensive Development Zone 158 (CD 158), Bylaw, 2023, No. 21082" be held at City Hall on November 20, 2023, at 7:00 p.m.
RES.R23-2095
Moved by Councillor Stutt
Seconded by Councillor Bains
That the Public Hearing on "Surrey
Carried

8. 7923-0127-00

9280 and 9350 - 168 Street

Owner: Five Rivers Community Services Society
Director Information: T. Banga, A. Dhillon, K. Dhinjal, Dr. Misra, A. Nijjar, J. Nijjar, L. Rao, K. Sahota, J. Sunner, S. Takhar
No Officer Information Listed.

Agent: Kumar Architecture (James McKinnon)

OCP Amendment from "Suburban" to "Mixed Employment"

NCP Amendment from "Suburban Cluster" to "Industrial Business Park"

Rezoning from A-1 to CD

Development Permit

to permit the development of a funeral parlour and memorial service hall building with an attached crematory.

- It was
back to staff to work with the applicant to address the negative impact of displacing water run-off in the 200-year floodplain, address parking concerns and the placement of the building.
RES.R23-2096
Moved by Councillor Bose
Seconded by Councillor Stutt
That Application 7923-0127-00 be referred
Carried

C. ADDITIONAL PLANNING COMMENTS**1. 7920-0162-02**

16606, 16620, 16648, and 16674 - 20 Avenue; 1949 - 167 Street; 16621, 16651, and 16663 - 19 Avenue

Owners: 1242842 B.C. Ltd.

Director Information: P. Singh

No Officer Information as at March 2, 2023.

1031665 B.C. Ltd.

Director Information: P. Singh

No Officer Information as at March 26, 2023.

1071773 B.C. Ltd.

Director Information: P. Singh

No Officer Information as at April 12, 2023.

1215031 B.C. Ltd.

Director Information: P. Singh

No Officer Information as at July 3 2023.

1071767 B.C. Ltd.

Director Information: P. Singh

No Officer Information as at April 12, 2023.

1193082 B.C. Ltd.

Director Information: P. Singh

No Officer Information as at January 8, 2023.

Agent: Alvair Development Ltd. (Kunwar Bir Singh)

Reconsideration of previously supported Rezoning Bylaw and NCP Amendment
to permit the development of 104 townhouse units and 1 single-detached small lot.

It was

Moved by Councillor Stutt

Seconded by Councillor Kooner

That:

1. Council rescind Third Reading of Rezoning Bylaw No. 20925, granted by Resolution No. R.23-900 at the May 1, 2023 Regular Council – Public Hearing meeting.
2. Council amend the lands under consideration for Rezoning Bylaw No. 20925 in accordance with Block B and C of the revised Survey Plan (Appendix I), and grant Third Reading to the amended Bylaw.

3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) 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) 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;
 - (i) the applicant adequately address the impact of reduced indoor and outdoor amenity space;
 - (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 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
4. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan (NCP) from "Cluster Residential 6-10 upa", "Drainage Corridor 5m" and "Low Density Residential 6-10 upa" to "Multiple Residential 15-25 upa" and "Drainage Corridor 5 m" and for changes to the local road network, when the project is considered for final adoption.

RES.R23-2097

Carried

It was Moved by Councillor Kooner
Seconded by Councillor Bose
That Council rescind Third Reading of Bylaw
No. 20925, granted by resolution No. R23-900 at the May 1, 2023 Regular Council –
Public Hearing meeting.
RES.R23-2098 Carried

It was Moved by Councillor Stutt
Seconded by Councillor Kooner
That Council amend Bylaw No. 20925 by
amending the lands under consideration in accordance with Block B and C of the
revised Survey Plan.
RES.R23-2099 Carried

It was Moved by Councillor Hepner
Seconded by Councillor Bose
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2023, No. 20925" pass its third reading as amended.
RES.R23-2100 Carried

2. **7920-0159-01**
16620, 16648, and 16674 - 20 Avenue
Owner: 1242842 B.C. Ltd.
Director Information: P. Singh
No Officer Information Filed as at March 2, 2023.
Agent: 1242842 B.C. Ltd. (Paramjit Singh)
NCP Amendment from "Cluster Residential 6-10 upa", "Drainage Corridor 5 m"
and "Low Density Residential 6-10 upa" to "Multiple Residential 15-25 upa" and
"Drainage Corridor 5 m" and for changes to the local road network.
Rezoning from RA to RM-30
Development Permit / Development Variance Permit
to permit the development of 62 townhouse units.

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

1. 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 "Multiple Residential 30 Zone (RM-30)", 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) 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) 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;
 - (i) the applicant adequately address the impact of reduced indoor and outdoor amenity space;
 - (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 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; and
 - (l) completion of all requirements as outlined in the Initial Planning Report No. 7920-0159-00/7920-0162-00, dated April 17, 2023, as well as the Additional Planning Comments Report No. 7920-0162-02, dated October 30, 2023.

3. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan (NCP) from "Cluster Residential 6-10 upa", "Drainage Corridor 5m" and "Low Density Residential 6-10 upa" to "Multiple Residential 15-25 upa" and "Drainage Corridor 5 m" and for changes to the local road network, when the project is considered for final adoption.
- RES.R23-2101 Carried

- It was Moved by Councillor Hepner
Seconded by Councillor Kooner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 21083" pass its first reading.
- RES.R23-2102 Carried

The said Bylaw was then read for the second time.

- It was Moved by Councillor Stutt
Seconded by Councillor Kooner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 21083" pass its second reading.
- RES.R23-2103 Carried

- It was then Moved by Councillor Bains
Seconded by Councillor Bose
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21083" be held at City Hall
on November 20, 2023, at 7:00 p.m.
- RES.R23-2104 Carried

3. **7921-0017-00**
19145 - 34A Avenue
Owner: Colony Alliance Corp.
Director Information: J. Atkinson
Officer Information as at October 10, 2022: J. Atkinson (President)
Agent: KCC Architecture and Design Ltd. (Karla Castellanos)
OCP Amendment to allow for a FAR of 1.27 within the "Mixed Employment"
land use designation
Rezoning from CD (Bylaw Nos. 17146 & 17934) to CD (based on IB-3)
Development Permit
to permit the development of an 8,884 square metre light impact industrial building with ancillary self-storage warehouse space on the third storey.

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

1. Council rescind Third Reading of Official Community Plan Amendment Bylaw No. 20848, granted by Resolution No. R23-434 at the March 6, 2023 Regular Council – Public Hearing meeting.

2. Council rescind Second Reading of Official Community Plan Amendment Bylaw No. 20848, granted by Resolution No. R23-253 at the February 13, 2023 Regular Council – Land Use meeting.
3. Council amend Official Community Plan Amendment Bylaw No. 20848 by increasing the permitted floor area ratio from 1.23 to 1.27 as shown in Appendix II.
4. Council consider Second Reading of Official Community Plan Amendment Bylaw No. 20848, as amended, and set a date for Public Hearing.
5. Council rescind Third Reading of Rezoning Bylaw No. 20849, granted by Resolution No. R23-435 at the March 6, 2023 Regular Council – Public Hearing meeting.
6. Council rescind Second Reading of Rezoning Bylaw No. 20849, granted by Resolution No. R23-256 at the February 13, 2023 Regular Council – Land Use meeting.
7. Council amend Rezoning Bylaw No. 20849 by increasing the permitted floor area ratio from 1.23 to 1.27.
8. Council consider Second Reading of Rezoning Bylaw No. 20849, as amended, and set a date for Public Hearing.
9. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) all conditions of approval outlined in the Initial Planning & Development Report No. 7921-0017-00 dated February 13, 2023 (Appendix III); and
 - (b) submission of finalized geotechnical and hydrogeological reports, including a peer review, to the satisfaction of the General Manager, Planning and Development Department.

RES.R23-2105

Carried

It was

Moved by Councillor Kooner
Seconded by Councillor Bose
That Council rescind Third Reading of
Bylaw No. 20848, granted by Resolution No. R23-434 at the March 6, 2023
Regular Council – Public Hearing meeting.

RES.R23-2106

Carried

RES.R23-2107

RES.R23-2108

RES.R23-2109

RES.R23-2110

RES.R23-2111

RES.R23-2112

It was Moved by Councillor Bose
Seconded by Councillor Bains
That Council amend Bylaw No. 20849 by
increasing the permitted floor area ratio from 1.23 to 1.27.
RES.R23-2113 Carried

It was Moved by Councillor Stutt
Seconded by Councillor Bains
That "Surrey Comprehensive Development
Zone 100 (CD 100), Bylaw, 2023, No. 20849" pass its second reading as amended.
RES.R23-2114 Carried

It was then	Moved by Councillor Bains
	Seconded by Councillor Kooner
	That the Public Hearing on "Surrey
Comprehensive Development Zone 100 (CD 100), Bylaw, 2023, No. 20849" be held	
at City Hall on November 20, 2023, at 7:00 p.m.	
RES.R23-2115	<u>Carried</u>

4. 7923-0273-00
12747 – 102 Avenue; 12758 - 103 Avenue; 10238, 10252, and 10272 - 127A Street;
10235 and 10285 - 128 Street

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)

Housing Agreement

Development Variance Permit

to reduce the residential off-street parking requirements outlined in CD Bylaw No. 20452 for three proposed market rental apartment buildings and enter into a new Housing Agreement to extend the secured rental term from 20 to 40 years.

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

1. Council file Housing Agreement, Authorization Bylaw, 2021, No. 20453.
2. A Bylaw be introduced to enter into a Housing Agreement and be given First, Second and Third Reading (Appendix I).
3. Council approve Development Variance Permit No. 7923-0273-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the required off-street parking as outlined in Section H.3 of Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20452, from 0.9 parking spaces per dwelling unit to 0.65 parking spaces per dwelling unit in Block B;

- (b) to increase the required off-street parking as outlined in Section H.3 of Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20452, from 0.05 to 0.1 parking spaces per dwelling unit for visitor parking (Block B); and
- (c) to increase the required off-street parking as outlined in Section H.2 of Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20452, from 0.05 to 0.1 parking spaces per dwelling unit for visitor parking (Blocks A and D).

4. Council instruct staff to resolve the following issue prior to Development Variance Permit issuance:

- (a) the proposed traffic demand measures (TDM) be adequately secured to the satisfaction of the General Manager, Engineering.

RES.R23-2116

Carried

It was

Moved by Councillor Kooner
Seconded by Councillor Bains
That "The Surrey Gardens Holding Ltd.

Housing Agreement, Authorization Bylaw, 2021, No. 20453" be filed.

RES.R23-2117

Carried

It was

Moved by Councillor Bains
Seconded by Councillor Stutt
That "The Surrey Gardens Holdings Ltd.

Housing Agreement, Authorization Bylaw, 2023, No. 21084" pass its first reading.

RES.R23-2118

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Kooner
Seconded by Councillor Bains
That "The Surrey Gardens Holdings Ltd.

Housing Agreement, Authorization Bylaw, 2023, No. 21084" pass its second reading.

RES.R23-2119

Carried

The said Bylaw was then read for the third time.

It was

Moved by Councillor Stutt
Seconded by Councillor Bains
That "The Surrey Gardens Holdings Ltd.

Housing Agreement, Authorization Bylaw, 2023, No. 21084" pass its third reading.

RES.R23-2120

Carried

D. ITEMS REFERRED BACK

This section had no items to consider.

E. CORPORATE REPORTS

This section had no items to consider.

F. CORRESPONDENCE

This section had no items to consider.

G. NOTICE OF MOTION

This section had no items to consider.

H. BYLAWS AND PERMITS**BYLAWS**

1. "Surrey Comprehensive Development Zone 78 (CD 78), Bylaw, 2022, No. 20723"
7921-0091-00
Owners: S. Kesavan, S. Kesavan
Agent: Citiwest Consulting Ltd. (Roger Jawanda)
Portion of 10261 - 166A Street
RF-12 to CD – to accommodate subdivision (unhooking) of the property to create
two separate single family residential small lots.

Council direction received July 25, 2022

It was

Moved by Councillor Kooner

Seconded by Councillor Bains

That "Surrey Comprehensive Development

Zone 78 (CD 78), Bylaw, 2022, No. 20723" be finally adopted.

RES.R23-2121

Carried

BYLAWS WITH PERMITS

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20810"
7922-0182-00
Owner: Conwest (Bear Creek) Gp Ltd. (Director Information: G. Marinelli, A. Marinelli)
Agent: Conwest (Peter Woerler)
6884 and 6904 - 152
A-1 to IB-3 –Street – to consolidate the two properties with 6875 - 153 Street and
develop a multi-tenant tilt-up industrial building.

Council direction received December 12, 2022

It was	Moved by Councillor Bose
	Seconded by Councillor Hepner
	That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2022, No. 20810" be finally adopted.	
RES.R23-2122	<u>Carried</u>

Development Variance Permit No. 7922-0182-00

6884 and 6904 - 152 Street; 6875 - 153 Street

To reduce the minimum front (west) yard setback from 7.5 metres to 7.1 metres to architectural elements on the principal building face; and reduce the minimum width of a continuous landscaping strip along the developed portion of the lot abutting a highway from 3 metres to 1.5 metre along the south property line.

Supported by Council January 16, 2023

It was	Moved by Councillor Bose
	Seconded by Councillor Stutt
	That Council authorize the issuance of
Development Variance Permit No. 7922-0182-00.	
RES.R23-2123	<u>Carried</u>

Development Permit No. 7922-0182-00

6884 and 6904 - 152 Street; 6875 - 153 Street

To issue Development Permit for Form and Character and Farm Protection.

Council authorized to draft December 12, 2022

It was	Moved by Councillor Stutt
	Seconded by Councillor Kooner
	That Council authorize the issuance of
Development Permit No. 7922-0182-00.	
RES.R23-2124	<u>Carried</u>

3. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20705"
7920-0024-00
Owner: ML Emporio Investments Ltd. (Director Information: I. Gill, J. Mangat, S. Singh)
Agent: ML Emporio Investments Ltd. (Oskar Winnat)
To amend OCP Figure 3 to redesignate a portion of the subject site 13242 and 13252 – 104 Avenue; Portion of 10375 - 133 Street from Multiple Residential to Central Business District; to amend Figure 16 for the same portion of the site to permit a density of 7.5 FAR; and to amend Figure 42 by adding the Central Business designation to the portion of the site.

Council direction received July 11, 2022

It was Moved by Councillor Kooner
Seconded by Councillor Hepner
That Council amend City Centre Plan (CCP)
to redesignate the subject site from "Low to Mid Rise up to 2.5 FAR " to "High Rise 7.5 FAR" and "Park".

RES.R23-2125

Carried

Note: On July 25, 2022, Council adopted changes to the Official Community Plan (OCP) to replace the "Central Business District" designation with a new "Downtown" designation. At that time Bylaw No. 20705 had received three readings and was awaiting final approval. Housekeeping amendments are now required in order to be consistent with the new designation.

It was Moved by Councillor Kooner
Seconded by Councillor Hepner
That Council rescind 3rd reading of
Bylaw No. 20705, granted by Resolution No. R22-1567, at the July 25, 2022,
Regular Council - Public Hearing meeting.

RES.R23-2126

Carried

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That Bylaw 20705 be amended by replacing
the words "Central Business District" and "Central Business" with the word
"Downtown" and the phrase "(CBD)" with the phrase "(DT)" wherever they occur.

RES.R23-2127

Carried

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2022, No. 20705" pass its third reading.

RES.R23-2128

Carried

It was Moved by Councillor Bains
Seconded by Councillor Kooner
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2022, No. 20705" be finally adopted.
RES.R23-2129 Carried

"Surrey Comprehensive Development Zone 72 (CD 72), Bylaw, 2022, No. 20706"
13242 and 13252 - 104 Avenue; Portion of 10375 - 133 Street
RF to CD - to permit the development of a 36-storey residential tower with a child
care centre.

Council direction received July 11, 2022

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Comprehensive Development
Zone 72 (CD 72), Bylaw, 2022, No. 20706" be finally adopted.
RES.R23-2130 Carried

Development Permit No. 7920-0024-00
10375 - 133 Street; 13242 and 13252 - 104 Avenue
To issue Development Permit for Form and Character.

Council authorized to draft July 11, 2022

It was Moved by Councillor Bains
Seconded by Councillor Stutt
That Council authorize the issuance of
Development Permit No. 7920-0024-00.
RES.R23-2131 Carried

4. "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

Councillor Bose declared a conflict of interest and left the meeting at 5:52 p.m.

- * Planning and Development advise (see memorandum in back-up) a related Temporary Use Permit No. 7923-0250-00 is to be considered for issuance in this Agenda (Item H.5). If Council adopts Bylaw No. 20851 and issues Development Permit 7922-0191-00 then it is in order to issue the Temporary Use Permit No. 7923-0250-00

It was Moved by Councillor Kooner
Seconded by Councillor Hepner
That Council amend the Campbell Heights
Local Area Plan (LAP) to reduce the size of the "Commercial" node and increase
the amount of "Business Park".

RES.R23-2132 Carried by members remaining

It was Moved by Councillor Hepner
Seconded by Councillor Kooner
That "Surrey Comprehensive Development
Zone 99 (CD 99), Bylaw, 2023, No. 20851" be finally adopted.

RES.R23-2133 Carried by members remaining

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

It was Moved by Councillor Kooner
Seconded by Councillor Hepner
That Council authorize the issuance of
Development Permit No. 7922-0191-00.

RES.R23-2134 Carried by members remaining

PERMITS - APPROVALS

5. Temporary Use Permit No. 7923-0250-00
Owners: Green Acres Holdings Inc. (Director Information: S. Cross, K. Ens, M. Heppell, S. Heppell, S. Heppell), 1167854 B.C. Ltd. (Director Information: S. Heppell, M. Heppell), Lyneken Farms Ltd. (Director Information: S. Cross, K. Ens, M. Heppell, M. Heppell, S. Heppell, S. Heppell)
Agent: B & A Planning Group (Brian Murray)
2825 and 2981 - 192 Street; 2898 - 190 Street
To permit the temporary use of an existing farm building for a period not to exceed 90 days.

Supported by Council September 25, 2023

Earlier in the meeting, Council adopted Bylaw No. 20851,
Development Variance Permit No 7922-0191-00 and
Development Permit 7922-0191-00. Temporary Use Permit No. 7923-0250-00 is
therefore in order for consideration.

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

Temporary Use Permit No. 7923-0250-00.

RES.R23-2135

Carried by members remaining

Councill Bose re-entered the meeting at 5:54 p.m.

6. Temporary Use Permit No. 7922-0147-00
Owner: 1316407 B.C. Ltd (Director Information: S. Purewal, H. Purewal)
Agent: Aplin & Martin Consultants Ltd. (Maggie Koka)
9744 - 176 Street
The applicant is seeking to permit the temporary use of the site for outdoor
storage and truck parking 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 authorize the issuance of

Temporary Use Permit No. 7922-0147-00.

RES.R23-2136

Carried

7. Development Variance Permit No. 7918-0303-00
Owner: G. Sodhi, G. Sodhi
Agent: R.F. Binnie & Associates (David Marchand)
5247 Station Road
To reduce the minimum front yard (west) setback and the minimum rear yard (east) setback for the retained dwelling on Lot A. These variances will allow for the retention of an existing single-family dwelling on Lot A in a proposed 2-lot single family half-acre subdivision.

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. 7918-0303-00.
RES.R23-2137 Carried

Development Permit No. 7918-0303-00

5247 Station Road
To issue Development Permit for Hazard Lands.

Council authorized to draft September 16, 2019

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

Development Permit No. 7918-0303-00.
RES.R23-2138 Carried

BYLAWS (Continued)

8. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20256"
7919-0255-00
Owners: S. Culic, A. Linares
Agent: WSP Canada Inc. (Dexter Hirabe)
17146 - 0A Avenue; Portion of 171A Street unconstructed road allowance
RF-13 and RA to RF-13 - to subdivide the site into two single family small lots.

Note: Change of Owner

Council direction received December 21, 2020

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That Council amend the Douglas Neighbourhood
Concept Plan (NCP) to redesignate a portion of the 171A Street road allowance from
"Urban Single Family (6 u.p.a)" to "Single Family Flex (6-14.5 u.p.a)".

RES.R23-2139 Carried

It was Amendment Bylaw, 2020, No. 20256" RES.R23-2140	Moved by Councillor Bose Seconded by Councillor Hepner That "Surrey Zoning Bylaw, 1993, No. 12000, be finally adopted. <u>Carried</u>
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I. CLERKS REPORT

This section had no items to consider.

J. OTHER BUSINESS

This section had no items to consider.

K. ADJOURNMENT

It was Land Use meeting be adjourned. RES.R23-2141	Moved by Councillor Stutt Seconded by Councillor Kooner That the October 30, 2023 Regular Council – <u>Carried</u>
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The Regular Council - Land Use meeting adjourned at 5:57 p.m.

Certified correct:

Stephanie Nichols, Deputy City Clerk

Mayor Brenda Locke