

Present:

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

Absent:**Staff Present:**

City Manager
City Clerk
General Manager, Community Services
Acting General Manager, Corporate Services
Director, Engineering and Operations
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 Bains
Seconded by Councillor Stutt
That the agenda of the November 20, 2023,

Regular Council Land Use meeting be adopted.
RES.R23-2222

Carried

B. LAND USE APPLICATIONS**1. 7922-0351-00**

18536 - 64 Avenue

Owner: 1298956 B.C. Ltd.

Director Information: M. Sandhu, K. Sandhu

No Officer Information Filed.

Agent: CitiWest Consulting Ltd. (Jasleen Kaur)

Rezoning from RF to RF-13

to allow subdivision into 3 small residential lots.

It was

Moved by Councillor Bains
Seconded by Councillor Stutt
That:

1. Council endorse the Public Notification to proceed for Bylaw No. 21090 to rezone the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)".

2. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services; and
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R23-2223

Carried

2. **7921-0282-00**
10187 - 173 Street
Owners: L. Zhang, C. Li
Agent: Hub Engineering Inc. (Mike Kompter)
OCP Amendment of a portion from "Suburban" to "Urban"
Rezoning from RA to RQ and RF
LAP Amendment
Development Variance Permit
to allow subdivision into 1 suburban and 4 urban single-family residential lots.

It was

Moved by Councillor Kooner

Seconded by Councillor Stutt

That:

- 1. A Bylaw be introduced to amend Official Community Plan (OCP) Figure 3: General Land Use Designations for a portion of the subject site (Appendix VII), 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 portion of the subject site as shown as Block A on the Survey Plan in Appendix II, from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and Block B on the Survey Plan in Appendix II, from "One-Acre Residential Zone (RA)" to "Quarter Acre Residential Zone (RQ)" and a date be set for Public Hearing.
4. Council approve Development Variance Permit No. 7921-0282-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RF Zone from 15 metres to 13.5 metres for proposed Lot 2;
 - (b) to reduce the minimum north side yard setback of the RQ Zone for proposed Lot 3 from 2.4 metres to 1.8 metres to the principal building; and
 - (c) to reduce the minimum east front yard setback of the RQ Zone for proposed Lot 3 from 7.5 metres to 7.4 metres to the principal building.
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; and
 - (f) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services.
6. Council pass a resolution to amend the Abbey Ridge Local Area Plan (LAP) to redesignate a portion of the site from "Suburban Residential 2-4 UPA Gross" to "Residential 4-6 UPA" (Appendix VIII).

RES.R23-2224

Carried

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2023, No. 21091" pass its first reading.
RES.R23-2225 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, Amendment Bylaw, 2023, No. 21091" pass its second reading.
RES.R23-2226 Carried

It was then Moved by Councillor Hepner
Seconded by Councillor Bose
That the Public Hearing on "Surrey Official
Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 21091" be
held at City Hall on December 4, 2023, at 7:00 p.m.
RES.R23-2227 Carried

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 21092" pass its first reading.
RES.R23-2228 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Hepner
Seconded by Councillor Bose
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 21092" pass its second reading.
RES.R23-2229 Carried

It was then Moved by Councillor Kooner
Seconded by Councillor Hepner
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21092" be held at City Hall
on December 4, 2023, at 7:00 p.m.
RES.R23-2230 Carried

3. 7923-0065-00**6568 - 129A Street**

Owners: P. Sunnerd, S. Sunnerd

Agent: G&S Construction Ltd. (Karamjit Sidhu)

Rezoning from RH-G to RF*to permit the development of a new single-family dwelling on an existing lot.*

It was

Moved by Councillor Kooner

Seconded by Councillor Stutt

That:

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

RES.R23-2231

Carried

It was

Moved by Councillor Annis

Seconded by Councillor Hepner

That "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21093" pass its first reading.

RES.R23-2232

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Hepner

Seconded by Councillor Annis

That "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21093" pass its second reading.

RES.R23-2233

Carried

It was then

Moved by Councillor Stutt

Seconded by Councillor Hepner

That the Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21093" be held at City Hall on December 4, 2023, at 7:00 p.m.

RES.R23-2234

Carried

to allow subdivision into 3 single family residential lots.

That:

- Page 6

- (g) registration of a restrictive covenant to prohibit a double wide garage on proposed Lots 1 and 2;
- (h) registration of a restrictive covenant on proposed Lots 1 and 2 to require a minimum 6.5-metre (21 ft.) setback to the garage and a minimum 6.0-metre (20 ft.) wide driveway (measured from the side lot line), to provide enough space for two vehicles to park side-by-side in the driveway; 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.R23-2235

Carried**5. 7923-0264-00****10230 - 133A Street; 13380 and 13386 - 102A Avenue**

Owner: Bidwell Projects Ltd.

Director Information: J. BarrettoOfficer Information as at April 26, 2023: J. Barretto (President, Secretary)

Agent: Marcon City Parkway (GP) Ltd. (Andrew Joblin)

Temporary Use Permit*to permit the development of a temporary real estate sales centre and coffee shop in the City Centre for a period not to exceed 3 years.*

It was

Moved by Councillor Kooner

Seconded by Councillor Bains

That:

1. Council approve Temporary Use Permit No. 7923-0264-00, to proceed to Public Notification.
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) submission of a \$5,000 security to ensure that the site is restored following termination of the Temporary Use Permit;
 - (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; and
- (f) submission of securities for tree retention.

RES.R23-2236

Carried**6. 7922-0352-00****12538 Old Yale Road**

Owner: Ruskin Enterprises Ltd.

Director Information: H. SidhuOfficer Information as at November 7, 2023: H. Sidhu (President)

Agent: Mainland Engineering Consultants Corporation (Avnash Banwait)

NCP Amendment from "Parks and Open Spaces" to "Urban Residential"**Rezoning from RF to RF-13****Development Permit for Hazard Lands (Steep Slope) / Development Variance Permit**
to allow subdivision into 2 single family small lots.

It was

Moved by Councillor Bains

Seconded by Councillor Stutt

That:

1. A Bylaw be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7922-0352-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot depth in the RF-13 Zone for a Type II corner lot, from 24 metres to 17 metres for proposed Lot 1;
 - (b) to reduce the minimum front (west) yard setback for the principal building in the RF-13 Zone from 6 metres to 2.4 metres for proposed Lot 1;
 - (c) to reduce the minimum rear (east) yard setback for the principal building in the RF-13 Zone, from 7.5 metres to 1.2 metres for proposed Lot 1;
 - (d) to reduce the minimum side yard setback (north) on a flanking street for the principal building in the RF-13 Zone, from 2.4 metres to 2 metres to the veranda and 4 metres to the principal building face for proposed Lot 1; and
 - (e) to increase the minimum south side yard setback from 1.2 metres to 6 metres to the garage and 7.5 metres to the remainder of the principal building face for proposed Lot 1.

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 Geotechnical Report to the satisfaction of City staff;
 - (f) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services; and
 - (g) submission of an acoustical report for the units adjacent to the railway tracks and Old Yale Road and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures.
4. Council pass a resolution to amend the South Westminster Neighbourhood Concept Plan to redesignate the subject site from "Parks and Open Spaces" to "Urban Residential", when the project is considered for final adoption.

RES.R23-2237

Carried

It was

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

Amendment Bylaw, 2023, No. 21095" pass its first reading.

RES.R23-2238

Carried

The said Bylaw was then read for the second time.

It was

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

Amendment Bylaw, 2023, No. 21095" pass its second reading.

RES.R23-2239

Carried

It was then

Moved by Councillor Bose

Seconded by Councillor Kooner

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21095" be held at City Hall on December 4, 2023, at 7:00 p.m.

RES.R23-2240

Carried

7. **7922-0221-00, 7922-0222-00**

**7790 King George Boulevard and 7850 King George Boulevard
(7890 King George Boulevard)**

Owners: Crispin Development Ltd.

Director Information: T. Dawson, S. Hooge

Officer Information as at January 19, 2023: T. Dawson (President),
S. Hooge (Secretary)

BCG Village Ltd.

Director Information: T. Dawson, S. Hooge

Officer Information as at February 23, 2023: T. Dawson (President),
S. Hooge (Secretary)

Agent: Dawson and Sawyer Properties Ltd. (Phil Magistrale)

**OCP Amendment from "Urban" to "Multiple Residential" and to allow
higher floor area ratio (FAR) within the "Multiple Residential" designation**

Rezoning from RM-M to CD

Development Permit

*to permit the development of 20 apartment buildings, some with ground floor
commercial space.*

It was

Moved by Councillor Kooner

Seconded by Councillor Bains

That:

1. A Bylaw be introduced to amend Official Community Plan (OCP), Figure 3: General Land Use Designations from "Urban" to "Multiple Residential" and amend Table 7A: Land Use Designation Exceptions within the "Multiple Residential" designation by adding site specific permission for the subject site 7790 King George Boulevard to permit a density up to 2.75 FAR (Block 4), 2.35 FAR (Block 5), and 2.48 FAR (Block 6), and for subject site 7850 King George Boulevard to permit a density up to 2.78 FAR (Block 1), 2.79 FAR (Block 2), and 2.45 FAR (Block 3), 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 1 on the attached Survey Plan (Appendix I), from "Manufactured Home Residential Zone (RM-M)" 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 2 on the attached Survey Plan (Appendix I), from "Manufactured Home Residential Zone (RM-M)" 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 Block 3 on the attached Survey Plan (Appendix I), from "Manufactured Home Residential Zone (RM-M)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
6. A Bylaw be introduced to rezone a portion of the subject site as shown as Block 4 on the attached Survey Plan (Appendix I), from "Manufactured Home Residential Zone (RM-M)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
7. A Bylaw be introduced to rezone a portion of the subject site as shown as Block 5 on the attached Survey Plan (Appendix I), from "Manufactured Home Residential Zone (RM-M)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
8. A Bylaw be introduced to rezone a portion of the subject site as shown as Block 6 on the attached Survey Plan (Appendix I), from "Manufactured Home Residential Zone (RM-M)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
9. Council authorize staff to draft General Development Permit Nos. 7922-0221-00 and 7922-0222-00 generally in accordance with the attached drawings (Appendix II), and the finalized Ecosystem Development Plan and geotechnical report.
10. 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 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 at no cost to the City;
- (i) submission of a geotechnical peer report and a finalized geotechnical report to the satisfaction of City staff;
- (j) submission of a Fire Department Site Plan to the satisfaction of City staff;
- (k) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
- (l) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement, at the rate in effect at the time of Final Adoption;
- (m) the applicant adequately compensate and/or relocate existing manufactured home park residents on the subject site, in accordance with City Policy O-34A, as well as in accordance with the *Manufactured Home Park Tenancy Act*;
- (n) once the site is no longer occupied, removal of any existing buildings and structures to the satisfaction of the Planning and Development Department;
- (o) the applicant provide a financial security, in an amount acceptable to the City, to ensure the proposed childcare facility on proposed Lot 4 is constructed as part of the future phases of development;
- (p) the applicant apply for a Detailed Development Permit for proposed Lot 4 lot within Development Application No. 7922-0221-00 and for a Detailed Development Permit for proposed Lot 2 within Development Application No. 7922-0222-00 subsequent to receiving Third Reading on the subject application, and to finalize these two Detailed Development Permits concurrently with finalizing the General Development Permits;
- (q) acquisition of the central active park site to ensure park amenity is available for residents;

- (r) registration of a Section 219 Restrictive Covenant for "No Build" on proposed Lots 1, 3, 5 and 6 until the applicant has been issued a Detailed Development Permit for each of the proposed apartment buildings;
- (s) registration of a Section 219 Restrictive Covenant to secure the proposed child care facility as part of future phases of development;
- (t) registration of access easements to ensure access to the proposed shared large indoor amenity facilities within the development;
- (u) registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the geotechnical report;
- (v) submission of an acoustical report for the units adjacent to King George Boulevard and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (w) registration of a No-build restrictive covenant on Lots 3 and 6, to ensure that no construction is permitted unless the indoor amenity space proposed in this application is provided on Lots 3 and 6; and
- (x) 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.R23-2241

Carried

It was

Moved by Councillor Kooner

Seconded by Councillor Bose

That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 21096" pass its first reading.

RES.R23-2242

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Hepner

Seconded by Councillor Bose

That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 21096" pass its second reading.

RES.R23-2243

Carried

It was then
Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 21096" be held at City Hall on December 4, 2023, at 7:00 p.m.
RES.R23-2244

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

It was
Zone 162 (CD 162), Bylaw, 2023, No. 21097" pass its first reading.
RES.R23-2245

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

The said Bylaw was then read for the second time.

It was
Zone 162 (CD 162), Bylaw, 2023, No. 21097" pass its second reading.
RES.R23-2246

Moved by Councillor Bose
Seconded by Councillor Hepner
That "Surrey Comprehensive Development
Carried

It was then
Comprehensive Development Zone 162 (CD 162), Bylaw, 2023, No. 21097" be held at City Hall on December 4, 2023, at 7:00 p.m.
RES.R23-2247

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

It was
Zone 163 (CD 163), Bylaw, 2023, No. 21098" pass its first reading.
RES.R23-2248

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

The said Bylaw was then read for the second time.

It was
Zone 163 (CD 163), Bylaw, 2023, No. 21098" pass its second reading.
RES.R23-2249

Moved by Councillor Bose
Seconded by Councillor Annis
That "Surrey Comprehensive Development
Carried

It was then
Comprehensive Development Zone 163 (CD 163), Bylaw, 2023, No. 21098" be held at City Hall on December 4, 2023, at 7:00 p.m.
RES.R23-2250

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

It was
Zone 164 (CD 164), Bylaw, 2023, No. 21099" pass its first reading.
RES.R23-2251

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

The said Bylaw was then read for the second time.

It was
Zone 164 (CD 164), Bylaw, 2023, No. 21099" pass its second reading.
RES.R23-2252

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

It was then
Comprehensive Development Zone 164 (CD 164), Bylaw, 2023, No. 21099" be held at City Hall on December 4, 2023, at 7:00 p.m.
RES.R23-2253

Moved by Councillor Bose
Seconded by Councillor Annis
That the Public Hearing on "Surrey
Carried

It was
Zone 159 (CD 159), Bylaw, 2023, No. 21100" pass its first reading.
RES.R23-2254

Moved by Councillor Bose
Seconded by Councillor Annis
That "Surrey Comprehensive Development
Carried

The said Bylaw was then read for the second time.

It was
Zone 159 (CD 159), Bylaw, 2023, No. 21100" pass its second reading.
RES.R23-2255

Moved by Councillor Hepner
Seconded by Councillor Bose
That "Surrey Comprehensive Development
Carried

It was then
Comprehensive Development Zone 159 (CD 159), Bylaw, 2023, No. 21100" be held at City Hall on December 4, 2023, at 7:00 p.m.
RES.R23-2256

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

It was
Zone 160 (CD 160), Bylaw, 2023, No. 21101" pass its first reading.
RES.R23-2257

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

The said Bylaw was then read for the second time.

It was
Zone 160 (CD 160), Bylaw, 2023, No. 21101" pass its second reading.
RES.R23-2258

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

It was then
Comprehensive Development Zone 160 (CD 160), Bylaw, 2023, No. 21101" be held at City Hall on December 4, 2023, at 7:00 p.m.
RES.R23-2259

Moved by Councillor Annis
Seconded by Councillor Bose
That the Public Hearing on "Surrey
Carried

It was
Zone 161 (CD 161), Bylaw, 2023, No. 21102" pass its first reading.
RES.R23-2260

Moved by Councillor Annis
Seconded by Councillor Kooner
That "Surrey Comprehensive Development
Carried

The said Bylaw was then read for the second time.

It was
Zone 161 (CD 161), Bylaw, 2023, No. 21102" pass its second reading.
RES.R23-2261

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

It was then
Comprehensive Development Zone 161 (CD 161), Bylaw, 2023, No. 21102" be held at City Hall on December 4, 2023, at 7:00 p.m.
RES.R23-2262

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

C. ADDITIONAL PLANNING COMMENTS

This section had no items to consider.

D. ITEMS REFERRED BACK

This section had no items to consider.

E. CORPORATE REPORTS

This section had no items to consider.

F. CORRESPONDENCE

This section had no items to consider.

G. NOTICE OF MOTION

This section had no items to consider.

H. BYLAWS AND PERMITS**BYLAWS WITH PERMITS**

1. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20695"
7921-0259-00
Owner: DS 106 Developments Ltd. (Director Information: T. Dawson and S. Hooge)
Agent: Dawson and Sawyer Properties Ltd. (Phil Magistrale)
To amend OCP Figure 3: General Land Use Designations to redesignate a portion of the subject site 14744, 14754, 14764 and portion of 14774 - 106 Avenue from "Urban" to "Multiple Residential", and to amend Table 7A: Land Use Designation Exceptions by adding site-specific permission to allow density up to 2.38 FAR.

Council direction received July 11, 2022

It was

Moved by Councillor Kooner

Seconded by Councillor Stutt

That Council amend the Guildford Plan to redesignate a portion of the site from "Townhouse" and "Low Rise Transition Residential" to "Low to Mid Rise Residential".

RES.R23-2263

Carried

It was Moved by Councillor Annis
Seconded by Councillor Bose
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2022, No. 20695" be finally adopted.
RES.R23-2264 Carried

"Surrey Comprehensive Development Zone 69 (CD 69), Bylaw, 2022, No. 20696"
14744, 14754, 14764 and 14774 - 106 Avenue
RF to CD - to permit the development of a 6-storey apartment building with approximately
115 dwelling units and underground parking on a consolidated site in Guildford.

Council direction received July 11, 2022

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Comprehensive Development
Zone 69 (CD 69), Bylaw, 2022, No. 20696" be finally adopted.
RES.R23-2265 Carried

Development Variance Permit No. 7921-0259-00
14744, 14754, 14764 and 14774 - 106 Avenue
To reduce the minimum required lot width from 15 metres to 9.5 metres, for a proposed
remnant lot created from 14774 - 106 Avenue, intended for future land assembly.

Supported by Council July 25, 2022

It was Moved by Councillor Hepner
Seconded by Councillor Kooner
That Council authorize the issuance of
Development Variance Permit No. 7921-0259-00.
RES.R23-2266 Carried

Development Permit No. 7921-0259-00
14744, 14754, 14764 and 14774 - 106 Avenue
To issue Development Permit for Form and Character.

Council authorized to draft July 11, 2022

It was Moved by Councillor Annis
Seconded by Councillor Kooner
That Council authorize the issuance of
Development Permit No. 7921-0259-00.
RES.R23-2267 Carried

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20731"
7921-0307-00
Owner: 1322699 B.C. Ltd. (Director Information: C. Minhas)
Agent: DF Architecture Inc. (Jessie Arora)
12068 and 12076 - 90 Avenue
RA to IL – to permit the development of a 1,867 square metre multi-tenant industrial building.

Council direction received August 8, 2022

It was	Moved by Councillor Bains
	Seconded by Councillor Kooner
	That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20731" be finally adopted.
RES.R23-2268	<u>Carried</u>

Development Variance Permit No. 7921-0307-00
12068 and 12076 - 90 Avenue
To reduce the minimum rear yard setback from 7.5 metres to 0.0 metres to the principal building face and reduce the minimum west side yard setback from 7.5 metres to 0.0 metres to the principal building face.

Supported by Council October 3, 2022

It was	Moved by Councillor Kooner
	Seconded by Councillor Bains
	That Council authorize the issuance of
Development Variance Permit No. 7921-0307-00.	
RES.R23-2269	<u>Carried</u>

Development Permit No. 7921-0307-00
12068 and 12076 - 90 Avenue
To issue Development Permit for Form and Character.

Council authorized to draft August 8, 2022

It was	Moved by Councillor Kooner
	Seconded by Councillor Annis
	That Council authorize the issuance of
Development Permit No. 7921-0307-00.	
RES.R23-2270	<u>Carried</u>

PERMITS - APPROVALS

3. Development Variance Permit No. 7923-0003-00
Owners: 1295328 B.C. Ltd. (Director Information: K. Kang, G. Sohi),
1301533 B.C. Ltd. (Director Information: R. Mahil, H. Sohi)
Agent: Love Quest International Church (Terrance Richmond)
13565 - 105 Avenue; 10502 and 10512 - 135A Street
To reduce the required parking rate for assembly hall and community services uses
on the site by 23%, or 10 spaces, in order to facilitate an expanding church and
youth centre operation on the subject sites.

Supported by Council July 24, 2023

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

Development Variance Permit No. 7923-0003-00.
RES.R23-2271 Carried

4. Development Variance Permit No. 7919-0017-00
Owners: 1048201 B.C. Ltd. (Director Information: R. Sanghera, S. Virk),
0975696 B.C. Ltd. (Director Information: P. Sanghera, H. Virk)
Agent: Gerry Blonski Architect (Gerry Blonski)
12333, 12345 and 12350 Pattullo Place
To reduce the minimum number of off-street parking spaces required for an eating
establishment (banquet hall) from 650 to 430. In addition, to allow for parking spaces
for the banquet hall use located at 12350 Pattullo Place to be provide on non-abutting
or contiguous lots located at 12333 and 12345 Pattullo Place; and to allow the proposed
surface parking lots at 12333 and 12345 Pattullo Place to be surfaced with gravel.

Supported by Council July 25, 2022

- * Planning and Development advise (see memorandum in the backup) at the
Regular Council – Land Use meeting on September 11, 2023, Council referred the
application back to staff for an updated parking study. The applicant has instead
elected to match the original Development Variance Permit No. 7919-0017-00
(reducing the required off-street parking for the banquet hall from 650 to 430 spaces)
supported by Council on July 25, 2022.

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That Application 7919-0017-00 be referred
back to staff to address concerns with parking lot.

RES.R23-2272 Carried
With Councillors Annis, Elford, and Nagra
opposed.

I. CLERKS REPORT

This section had no items to consider.

J. OTHER BUSINESS

This section had no items to consider.

K. ADJOURNMENT

It was

Moved by Councillor Kooner
Seconded by Councillor Stutt
That the November 20, 2023 Regular Council

– Land Use meeting be adjourned.

RES.R23-2273

Carried

The Regular Council - Land Use meeting adjourned at 5:53 p.m.

Certified correct:

Jennifer Ficocelli, City Clerk

Mayor Brenda Locke