

Regular Council - Land Use Minutes

Council Chambers
City Hall
13450 - 104 Avenue
Surrey, B.C.
Live Streamed at surrey.ca
MONDAY, DECEMBER 18, 2023
Time: 5:44 p.m.

Present:

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

Absent:

Councillor Hepner

Staff Present:

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

A. ADOPTION OF THE AGENDA

It was

Moved by Councillor Bains
Seconded by Councillor Kooner
That:

1. The agenda of the December 18, 2023, Regular Council Land Use meeting be amended as follows:
 - a. Add Item B.15: 7920-0188-00 under Land Use Applications;
 - b. Add Item H.5: 7922-0254-00 under Bylaws and Permits; and
2. The agenda be adopted as amended.

RES.R23-2502

Carried

B. LAND USE APPLICATIONS**1. 7923-0087-00**

4373 - 152 Street (4355 and 4375 - 152 Street)

Owner: Sewa Farming Corp.

Director Information: S. Sandhu

No Officer Information Filed as of June 22, 2022.

Agent: R. Sandhu

ALR Non-Adhering Residential Use under Section 20.1 of the ALC Act.

to permit a new principal residence larger than 500 square metres, and to construct the new principal residence while occupying the existing on-site residence.

It was

Moved by Councillor Bains
Seconded by Councillor Stutt
That Council authorize the application to be

forwarded to the Agricultural Land Commission (ALC).

RES.R23-2503

Carried

2. 7923-0281-00**1122 - 184 Street**

Owner: J. Haley

Agent: J. Haley

Development Variance Permit*to permit a free-standing grid tile solar panel system.*

It was

Moved by Councillor Stutt

Seconded by Councillor Bains

That:

1. Council approve Development Variance Permit No. 7923-0281-00, varying the following, to proceed to Public Notification:

- (a) to reduce the minimum side yard setback of the "General Agriculture Zone (A-1)" from 10% of the lot width (14.96 metres) to 10.9 metres to the accessory structure; and
- (b) to increase the maximum farm residential footprint depth of the "General Agriculture Zone (A-1)" from 60 metres to 520.6 metres to the accessory structure.

RES.R23-2504

Carried**3. 7921-0216-00****12982 - 66B Avenue**

Owners: Y. Dhingra, K. Toor

Agent: Mainland Engineering Design Corp. (Avnash Banwait)

Rezoning from RF-G to RF-13**Development Variance Permit***to permit subdivision into 2 single family small lots.*

It was

Moved by Councillor Kooner

Seconded by Councillor Stutt

That:

1. Council endorse the Public Notification to proceed for Bylaw No. 21123 to rezone the subject site from "Single Family Residential Gross Density Zone (RF-G)" to Single Family Residential (13) Zone (RF-13)".
2. Council approve Development Variance Permit No. 7921-0216-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of "Single Family Residential (13) Zone (RF-13)" for Type I Interior Lots from 12 metres to 11.4 metres on proposed Lot 1 to accommodate the retention of the existing house on proposed Lot 2 while maintaining the required side (west) yard setback;

- (b) to reduce the minimum rear yard setback of "Single Family Residential (13) Zone (RF-13)" from 7.5 metres to 2.0 metres for proposed Lot 2 in order to retain the existing house; and
 - (c) to reduce the minimum lot width required for front accessed double side-by-side garages in "Single Family Residential (13) Zone (RF-13)" from 13.4 meters to 12.6 meters for proposed Lot 2.
3. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Department; and
 - (f) demolition of a portion of the existing buildings and structures on proposed Lots 1 and 2 as identified in the limiting distance report to the satisfaction of the Planning and Development Department.

RES.R23-2505

Carried

**4. 7922-0284-00
5674 - 192 Street**

Owner: 0975417 B.C. Ltd.

Director Information: G. Gupta

Officer Information as at July 16, 2023: F. Khan-Gupta (Treasurer),
G. Gupta (President, Secretary)

Agent: H. Chauhan

Development Permit / Development Variance Permit

to permit the development of an industrial warehouse building.

It was

Moved by Councillor Bose

Seconded by Councillor Kooner

That:

1. Council authorize staff to draft Development Permit No. 7922-0284-00 including a comprehensive sign design package generally in accordance with the attached drawings (Appendix I).

2. Council approve Development Variance Permit No. 7922-0284-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum required off-street parking for the proposed industrial building in the Zoning Bylaw No. 12000 from 31 spaces to 24 spaces; and
 - (b) to reduce the south side yard setback of the IL Zone for the proposed industrial building from 7.5 metres to 6 metres.
3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (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; and
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

RES.R23-2506

Carried**5. 7923-0277-00****12335 - 83A Avenue**

Owner: Harman Holdings Ltd.

Director Information: J. Mattu, M. SinghOfficer Information as at September 23, 2022: J. Mattu (President)

Agent: March & Associates Engineering (Alan March)

Development Variance Permit*to increase the maximum height of an external dust collector system.*

It was

Moved by Councillor Kooner

Seconded by Councillor Annis

That Council approve Development Variance

Permit No. 7923-0277-00, to increase the maximum height of a structure permitted in the Light Impact Industrial Zone (IL) from 6 metres to 7.4 metres, to proceed to Public Notification.

RES.R23-2507

Carried

6. 7923-0237-00**15231 - 20 Avenue**

Owner: Polygon Semiahmoo Homes Ltd.

Director Information: R. Bruno, N. ChrystalNo Officer Information Filed as at December 11, 2023.

Agent: Polygon Development 448 Ltd. (Anya Paskovic)

Temporary Use Permit*to permit a temporary real estate sales centre and associated surface parking lot for a nearby 6-storey mixed-use building in the Semiahmoo Town Centre for a period not to exceed 3 years.*

It was

Moved by Councillor Kooner

Seconded by Councillor Stutt

That:

1. Council approve Temporary Use Permit No. 7923-0237-00, to proceed to Public Notification.
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 \$5,000 security to ensure that the site is restored following termination of the Temporary Use Permit;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the Planning and Development Department;
 - (d) submission of securities for tree retention; and
 - (e) submission of a finalized landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

RES.R23-2508

Carried**7. 7921-0106-00****926 - 160 Street**

Owner: 1065423 B.C. Ltd.

Director Information: P. Dha, R. SinghOfficer Information as at February 19, 2022: P. Dha (Assistant Secretary), K. Dha (Vice President)

Agent: Architecture Panel Inc. (Ruchir Dhall)

Development Permit*to allow a 59 room hotel.*

It was

Moved by Councillor Kooner
Seconded by Councillor Bains
That:

1. Council authorize staff to draft Development Permit No. 7921-0106-00, 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) 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; and
 - (g) 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.

RES.R23-2509

Carried

8. **7922-0243-00**
9948 - 181 Street
Owner: T. Randhawa
Agent: Hub Engineering Inc. (Mike Kompter)
Rezoning from RA to CD (based on RC)
Development Permit
to allow subdivision into three single family lots and one lot to be conveyed to the City for conservation purposes.

It was

Moved by Councillor Kooner
Seconded by Councillor Stutt
That:

1. Council endorse the Public Notification to proceed for Bylaw No. 21124 to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone CD" (based on RC).
2. Council authorize staff to draft Development Permit No. 7922-0243-00 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) 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) 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) 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;
 - (j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (k) registration of a Section 219 Restrictive Covenant with the geotechnical report attached for Hazard Lands (Steep Slopes).

RES.R23-2510

Carried

9. 7923-0191-00**2090 - 152 Street (2092 - 152 Street)**

Owner: Georgian Properties Ltd.

Director Information: M. Trotman, M. Trotman, A. Trotman,
G. Trotman, B. Trotman

Officer Information as at January 1, 2023: A. Trotman (Secretary),
M. Trotman (Vice President), M. Trotman (Vice President),
G. Trotman (President), B. Trotman (Vice President)

Agent: Millenia Architecture Corp (Russell Meiklejohn)

Development Permit / Development Variance Permit

to permit an addition to an existing car dealership building, and permit EV charging infrastructure.

It was

Moved by Councillor Bose

Seconded by Councillor Kooner

That:

1. Council approve the applicant's request to vary the Sign Bylaw.
2. Council authorize staff to draft Development Permit No. 7923-0191-00 generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7923-0191-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum west front yard setback of the CHI Zone from 7.5 metres to 2.53 metres to the principal building face;
 - (b) to reduce the minimum north side yard setback of the CHI Zone from 7.5 metres to 0 metres to the principal building face; and
 - (c) to reduce the minimum south side yard setback of the CHI Zone from 7.5 metres to 1.32 metres for Accessory Structures.
4. 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) 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; and

- (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.
- RES.R23-2511 Carried

10. 7923-0218-00

13573 - 104 Avenue (13579 - 104 Avenue), 10420 City Parkway (13549 - 104 Avenue)

Owner: Bluesky Properties (Brightside) 2020 Inc.

Director Information: C. Bosa, D. Bosa

Agent: Bosa Properties Inc. (Jill Wanklyn)

Development Permit / Development Variance Permit

Housing Agreement

to permit the development of Phase 2 of a mixed-use project, consisting of one 52-storey mixed-use tower and one 2-storey stand-alone commercial building.

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

1. A Bylaw be introduced to enter into a Housing Agreement and be given First, Second and Third Reading.
2. Council authorize staff to draft Development Permit No. 7923-0218-00 generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7923-0218-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the required off-street parking as outlined in Table D.1 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning Bylaw, 1993, No. 12000, from 10 parking spaces per 100 square metres of gross floor area to 5 parking spaces per 100 square metres of gross floor area for eating establishments (where the total area is greater than or equal to 150 square metres but less than 950 square metres) in Blocks A and B.
4. Council instruct staff to resolve the following issues prior to final Development Permit issuance:
 - (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) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;

- (d) the applicant enter into a Housing Agreement with the City to restrict a total of 221 dwelling units on the subject site to provide rental housing for a minimum 60-year duration;
- (e) registration of a Section 219 Restrictive Covenant to reflect the 221 rental units and ensure the proposal will adequately address the City's needs with respect to Public Art, Affordable Housing and Capital Project CACs (Tier 1 and Tier 2) if the market rental tenure of the proposed development changes, at any point in the future;
- (f) registration of a Section 219 Restrictive Covenant for no-build on the Bosa – Bristol lands (included in Development Application No. 7920-0304-00) to prohibit any construction beyond the excavation and foundation, until the Tenant Relocation Plan has been approved for the proposed redevelopment; and
- (g) 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.R23-2512

Carried

It was

Moved by Councillor Kooner

Seconded by Councillor Stutt

That "The Bluesky Properties (Brightside)

2020 Inc. Housing Agreement, Authorization Bylaw, 2023, No. 21125" pass its first reading.

RES.R23-2513

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Annis

Seconded by Councillor Bose

That "The Bluesky Properties (Brightside)

2020 Inc. Housing Agreement, Authorization Bylaw, 2023, No. 21125" pass its second reading.

RES.R23-2514

Carried

The said Bylaw was then read for the third time.

It was

Moved by Councillor Kooner

Seconded by Councillor Stutt

That "The Bluesky Properties (Brightside)

2020 Inc. Housing Agreement, Authorization Bylaw, 2023, No. 21125" pass its third reading.

RES.R23-2515

Carried

11. **7923-0265-00**
10344, 10348 (10362), 10376, and 10392 King George Boulevard;
13634, 13654, and 13664 - 104 Avenue and Portion of Lane
Owner: London Station Holdings Ltd.
Director Information: N. Bains, K. Dhamrait, A. Mann
No Officer Information Filed as at February 6, 2023.
Agent: Chris Dikeakos Architects Inc. (Richard Bernstein)
OCP Amendment to Figure 16: Downtown Densities from 3.5 FAR to 7.5 FAR
OCP Text Amendment to allow for a density of 9.7 FAR within the
"Downtown" designation
City Centre Plan amendment from "Mid to High Rise Mixed-Use 3.5 FAR" to
"High Rise Mixed-Use Type II 7.5 FAR" and to the road network
Rezoning from CHI and C-8 to CD
Development Permit
to allow for the phased development of 4 buildings in City Centre, including 3
mixed-use towers with heights between 56 and 65-storeys and 1 mid-rise hotel.

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

1. An Official Community Plan (OCP) Bylaw be introduced to:
 - (a) amend the OCP Figure 16: Downtown Densities for the subject sites from 3.5 FAR to 7.5 FAR (Appendix V);
 - (b) amend the OCP Table 7a: Land Use Designation Exceptions within the "Downtown" designation by adding site specific permission for the subject sites to permit a density up to 9.7 FAR; anda date be set for Public Hearing.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the OCP, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A Bylaw be introduced to rezone from "Community Commercial Zone (C-8)" and "Highway Commercial Industrial Zone (CHI)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft Detailed Development Permit No. 7923-0265-00 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, including the provision of sufficient soil volumes to allow for tree planting within the public plaza;
- (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (g) submission of an acoustical report and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (h) registration of a volumetric statutory right-of-way for public rights-of-passage for all plazas on the site;
- (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 Services;
- (j) complete the closure, acquisition and consolidation of the existing City-owned lane allowance, proposed to form part of the development site;
- (k) final submission and approval of the Transportation Impact Assessment, prepared by Bunt and Associates, Transportation Demand Management Plan (TDM) and cash-in-lieu to the satisfaction of staff;
- (l) registration of a Section 219 Restrictive Covenant to provide notice on title of phasing requirements resulting from the shared access;
- (m) registration of an access easement to secure for future shared access between the 4 ultimate developments; and
- (n) registration of a Section 219 Restrictive Covenant No-Build to secure for the plaza construction and landscaping in advance of Phase 2.

6. Council pass a resolution to amend the Surrey City Centre Plan to redesignate portions of the land from "High Rise 3.5 FAR" to "Mixed-Use 7.5 FAR" and to allow for an FAR of 9.7 within the "Mixed-Use 7.5 FAR" designation and to eliminate the lane, when the project is considered for final adoption.

RES.R23-2516

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. 21126" pass its first reading.

RES.R23-2517

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Annis

Seconded by Councillor Bose

That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 21126" pass its second reading.

RES.R23-2518

Carried

It was then

Moved by Councillor Kooner

Seconded by Councillor Annis

That the Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 21126" be held at City Hall on January 15, 2024, at 7:00 p.m.

RES.R23-2519

Carried

It was

Moved by Councillor Bose

Seconded by Councillor Stutt

That "Surrey Comprehensive Development Zone 174 (CD 174), Bylaw, 2023, No. 21127" pass its first reading.

RES.R23-2520

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Bose

Seconded by Councillor Kooner

That "Surrey Comprehensive Development Zone 174 (CD 174), Bylaw, 2023, No. 21127" pass its second reading.

RES.R23-2521

Carried

It was then
Comprehensive Development Zone 174 (CD 174), Bylaw, 2023, No. 21127" be held at
City Hall on January 15, 2024, at 7:00 p.m.
RES.R23-2522

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

12. **7923-0266-00**
City Road Right-of-Way on the south side of 64 Avenue between 192 Street and
Fraser Highway
Owner: City Of Surrey
Agent: Cypress Land Services (Kristina Bell)
Development Variance Permit
*to increase the maximum height of a free-standing antenna system from 12 metres to
14.9 metres, to allow a streetlight pole with antenna system extension.*

It was
Permit No. 7923-0266-00, to vary Part 4 General Provisions of the Zoning Bylaw to
increase the maximum height of a free-standing antenna system from 12 metres to
14.9 metres, to proceed to Public Notification.
RES.R23-2523

Moved by Councillor Bose
Seconded by Councillor Kooner
That Council approve Development Variance
Carried

13. **7923-0288-00**
City Road Right-of-Way on the north side of 72 Avenue approximately 50 meters
to the west of the corner of 191 Street and 72 Avenue
Owner: City Of Surrey
Agent: Cypress Land Services (Kristina Bell)
Development Variance Permit
*to increase the maximum height of a free-standing antenna system from 12 metres to
14.9 metres, in order to replace an existing streetlight pole with a streetlight pole
with antenna system extension.*

It was
Permit No. 7923-0288-00, to vary Part 4 General Provisions of the Zoning Bylaw to
increase the maximum height of a free-standing antenna system from 12 metres to
14.9 metres, to proceed to Public Notification.
RES.R23-2524

Moved by Councillor Bose
Seconded by Councillor Annis
That Council approve Development Variance
Carried

14. **7923-0152-00**
12680 and 12694 - 62 Avenue (12696 - 62 Avenue)
Owner: P. Sran
Agent: P. Sran
NCP Amendment to introduce "Urban Residential 10-15 upa" as a new land use designation.
NCP Amendment from "Single Family" to "Urban Residential 10-15 upa"
Rezoning from RA to RF-SD
Development Variance Permit
to allow subdivision into 10 semi-detached lots.

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

1. Council endorse the Public Notification to proceed for Bylaw No. 21128 to rezone the subject site from "One-Acre Residential Zone (RA)" to "Semi-Detached Residential Zone (RF-SD)";
2. Should Council grant First, Second and Third Reading to the subject application, then Council is requested to File Bylaw No. 20441 and close Land Development Project No. 7920-0297-00 and all applications associated with this project;
3. Council approve Development Variance Permit No.7923-0152-00, varying the following, to proceed to public notification:
 - (a) To reduce the minimum lot width requirement for interior lots for proposed lots 7-10 from 7.2 metres to 6.65 metres in the "Semi-Detached Residential Zone (RF-SD)"; and
 - (b) To reduce the minimum lot depth requirements for proposed Lots 1 to 6 from 28 metres to 26.0 metres in the "Semi-Detached Residential Zone (RF-SD)".
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized 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 General Manager, Planning and Development Department;

- (e) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
- (f) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services; and
- (g) demolition of existing buildings and structures to the satisfaction of the General Manager, Planning and Development Department.

5. Council pass a resolution to introduce a new land use designation within the West Newton South Neighbourhood Concept Plan (NCP): "Urban Residential 10-15 upa," and then to redesignate the land from "Single Family" to "Urban Residential 10-15 upa", when the project is considered for final adoption.

RES.R23-2525

Carried**15. 7920-0188-00****12716, (12742) and 12750 King George Boulevard**

Owner: 1123771 B.C. Ltd.

Director Information: R. Sandhu, B. Sandhu, B. SaraiNo Officer Information Filed as at June 20, 2023.

Agent: B. Sarai

OCP Amendment from "Commercial" and "Mixed Employment" to "Multiple Residential".**OCP Text Amendment to allow a higher density in the "Multiple Residential" designation.****NCP Amendment from "Business Residential Park" and "Highway Commercial" to "Multiple Residential" and amend the local road network.****Rezoning from CHI and IL to CD (based on C-5 and RM-70)****Development Permit****Housing Agreements***to permit the development of two 5-storey (one residential and one mixed-use) and two 6-storey residential buildings, with a total of 476 dwelling units (338 market rental and 139 market strata) as well as 743 sq.m. of commercial/retail floor area on a consolidated site in South Westminster.*

It was

Moved by Councillor Kooner

Seconded by Councillor Annis

That:

1. A Bylaw be introduced to amend the Official Community Plan (OCP) "Figure 3: General Land Use Designations" for the subject site from "Commercial and Mixed Employment" to "Multiple Residential" (Appendix V), and a date for Public Hearing be set.

2. A Bylaw be introduced to amend the OCP "Figure 42: Major Employment Areas" for the subject site by removing the "Commercial" designation and "Mixed Employment" designations for the subject site (Appendix VI), and a date for Public Hearing be set.
3. A Bylaw be introduced to amend the OCP Table 7A: Land Use Designation Exemptions within the "Multiple Residential" designation by adding site specific permission for the subject sites to permit a density up to 2.2 FAR and a date set for the Public Hearing.
4. 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.
5. A Bylaw be introduced to enter into a Housing Agreement to regulate the tenure of 239 secured market rental dwelling units in Buildings A and B, and be given First, Second and Third Readings.
6. A Bylaw be introduced to enter into a Housing Agreement to regulate the tenure of 99 secured market rental dwelling units in Building D, and be give First, Second and Third Readings.
7. A Bylaw be introduced to rezone the subject site from "Highway Commercial Industrial Zone (CHI)" and "Light Impact Industrial Zone (IL)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
8. Council authorize staff to draft Development Permit No. 7920-0188-00, generally in accordance with the attached drawings (Appendix I), and the finalized Geotechnical Report.
9. 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) final approval from the Ministry of Transportation & Infrastructure;
 - (d) final approval from TransLink;
 - (e) resolution of all urban design issues 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 tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (h) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (i) submission of a finalized 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-70 Zone, at the rate in effect at the time of Final Adoption;
- (l) 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;
- (m) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (n) The applicant to obtain a new Certificate of Compliance through the Ministry of Environment;
- (o) registration of shared access easements as required;
- (p) submission of an acoustical report for the units adjacent to King George Boulevard as well as the SkyTrain guideway and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (q) 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

- (r) registration of a Section 219 Restrictive Covenant to restrict habitable floor area below the Flood Construction Level (FCL) and to inform current and future owners that the subject property is located within a floodplain area and that any buildings or structures constructed upon the lot may be damaged by flooding or erosion.

10. Council pass a resolution to amend the South Westminster Neighbourhood Concept Plan (NCP) to redesignate the land from "Business Residential Park" and "Highway Commercial" to "Multiple Residential" and amend the local road network when the project is considered for final adoption.

RES.R23-2526

Carried

It was

Moved by Councillor Kooner

Seconded by Councillor Annis

That "Surrey Official Community Plan Bylaw,

2013, No. 18020, Text Amendment Bylaw, 2023, No. 21129" pass its first reading.

RES.R23-2527

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Kooner

Seconded by Councillor Annis

That "Surrey Official Community Plan Bylaw,

2013, No. 18020, Text Amendment Bylaw, 2023, No. 21129" pass its second reading.

RES.R23-2528

Carried

It was then

Moved by Councillor Annis

Seconded by Councillor Stutt

That the Public Hearing on "Surrey Official

Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 21129" be held at City Hall on January 15, 2024, at 7:00 p.m.

RES.R23-2529

Carried

It was

Moved by Councillor Kooner

Seconded by Councillor Annis

That "The 1123771 B.C. Ltd. Housing

Agreement, Authorization Bylaw, 2023, No. 21131" pass its first reading.

RES.R23-2530

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Kooner

Seconded by Councillor Bains

That "The 1123771 B.C. Ltd. Housing

Agreement, Authorization Bylaw, 2023, No. 21131" pass its second reading.

RES.R23-2531

Carried

It was Moved by Councillor Bose
Seconded by Councillor Annis
That "The 1123771 B.C. Ltd. Housing
Agreement, Authorization Bylaw, 2023, No. 21131" pass its third reading.
RES.R23-2532 Carried

RES.R23-2533 It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "The 1123771 B.C. Ltd. Housing
Agreement, Authorization Bylaw, 2023, No. 21133" pass its first reading.
Carried

RES.R23-2534 It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "The 1123771 B.C. Ltd. Housing
Agreement, Authorization Bylaw, 2023, No. 21133" pass its second reading.
Carried

It was	Moved by Councillor Annis
	Seconded by Councillor Kooner
	That "The 1123771 B.C. Ltd. Housing
Agreement, Authorization Bylaw, 2023, No. 21133" pass its third reading.	
RES.R23-2535	<u>Carried</u>

It was	Moved by Councillor Kooner
	Seconded by Councillor Annis
	That "Surrey Comprehensive Development
Zone 173 (CD 173), Bylaw, 2023, No. 21130" pass its first reading.	
RES.R23-2536	Carried

It was	Moved by Councillor Kooner
	Seconded by Councillor Bose
	That "Surrey Comprehensive Development
Zone 173 (CD 173), Bylaw, 2023, No. 21130" pass its second reading.	
RES.R23-2537	<u>Carried</u>

It was then
Comprehensive Development Zone 173 (CD 173), Bylaw, 2023, No. 21130" be held at
City Hall on January 15, 2024, at 7:00 p.m.
RES.R23-2538

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

C. ADDITIONAL PLANNING COMMENTS

1. 7922-0053-00

17424 and 17434 - 58 Avenue

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

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

Development Variance Permit

to reduce the minimum allowable lot area of the RM-30 Zone in order to permit construction of an 11-unit townhouse development on a consolidated site in the Cloverdale Town Centre.

It was

Moved by Councillor Stutt
Seconded by Councillor Kooner
That:

1. Council approve an amended Development Variance Permit No. 79220053-00, 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;
- (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; and
- (g) to vary Part 22 "Multiple Residential 30 Zone (RM-30)" Section K.2(a) to reduce the minimum lot area, for lots created through subdivision, from 2,000 square metres to 1,740 square metres.

3. Council instruct staff to resolve the following issues prior to final adoption:

- (a) completion of all conditions of approval identified in the original Planning Report for Development Application No. 7923-0053-00 dated October 30, 2023.

RES.R23-2539

Carried

2. 7922-0218-00

12835 – 111 Avenue; 11138 – 128 Street

Owner: 128 Surrey Holdings Ltd.

Director Information: A. Askarian, D. Debartolo

Officer Information as at December 8, 2022: A. Askarian (President),
D. Debartolo (Secretary)

Agent: GBL Architects (Joey Stevens)

Housing Agreement

to secure all 112 dwelling units in a proposed 6-storey apartment building as market rental units.

It was

Moved by Councillor Bose

Seconded by Councillor Kooner

That a Bylaw be introduced to enter into a

Housing Agreement and be given First, Second and Third Reading.

RES.R23-2540

Carried

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "The 128 Surrey Holdings Ltd. Housing
Agreement, Authorization Bylaw, 2023, No. 21132" pass its first reading.
Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Bose
Seconded by Councillor Annis
That "The 128 Surrey Holdings Ltd. Housing
Agreement, Authorization Bylaw, 2023, No. 21132" pass its second reading.
Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Bains
Seconded by Councillor Stutt
That "The 128 Surrey Holdings Ltd. Housing
Agreement, Authorization Bylaw, 2023, No. 21132" pass its third reading.
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 WITH PERMITS**

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20638"
7921-0105-00
Owner: Dosanjh Ventures Ltd. (Director Information: H. Dosanjh), City of Surrey
Agent: Citiwest Consulting Ltd. (Roger Jawanda)
16615 - 18 Avenue; 1834 - 165A Street
RA to RF-13 – to subdivide the site into 13 single-family small lots.

Note: Change of Owner

Council direction received May 9, 2022

It was	Moved by Councillor Kooner Seconded by Councillor Annis That Council amend the Sunnyside Heights Neighbourhood Concept Plan (NCP) to redesignate a portion of the land from "Multiple Residential 10-15 u.p.a" to "Low Density Residential 6-10 u.p.a.", for changes to the road network and realignment of the drainage corridor designation.
RES.R23-2544	<u>Carried</u>

It was	Moved by Councillor Kooner Seconded by Councillor Annis That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20638" be finally adopted.
RES.R23-2545	<u>Carried</u>

Development Variance Permit No. 7921-0105-00
16615 - 18 Avenue; 1834 - 165A Street
To reduce the minimum lot width for a Type II corner lot from 15.4 metres to
14.6 metres for proposed Lot 2 and to reduce the minimum lot depth for a Type II
interior lot from 24 metres to 22 meters for proposed Lots 6 and 7.

Supported by Council May 30, 2022

It was	Moved by Councillor Stutt Seconded by Councillor Kooner That Council authorize the issuance of Development Variance Permit No. 7921-0105-00.
RES.R23-2546	<u>Carried</u>

2. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20651"
7921-0285-00
Owner: Streetside Developments (B.C.) Ltd. (Director Information: J. Meads, G. Mertens)
Agent: Streetside Developments (B.C.) Ltd. (Jeff Fong)
To amend OCP Figure 16 to increase the density for address 13868 - 104 Avenue (13870 - 104 Avenue) from 3.5 FAR to 5.5 FAR.

Note: Change of Owner

Council direction received May 30, 2022

It was	Moved by Councillor Kooner Seconded by Councillor Annis That Council amend the Surrey City Centre Plan (CCP) Surrey City Centre Plan (CCP) to redesignate the land from "Mixed Use 3.5 FAR" to "Mixed-Use 5.5 FAR".
RES.R23-2547	<u>Carried</u>

It was	Moved by Councillor Bose Seconded by Councillor Annis That Council rescind 3rd reading of Bylaw 20651, granted by Resolution No. RES.R22-1121, at the June 13, 2022, Regular Council – Public Hearing meeting.
RES.R23-2548	<u>Carried</u>

It was	Moved by Councillor Bose Seconded by Councillor Annis That Council amend Bylaw 20651 by replacing the words "Central Business District" with the word "Downtown" and the phrase "(CBD)" with the phrase "(DT)" wherever they occur.
RES.R23-2549	<u>Carried</u>

It was	Moved by Councillor Stutt Seconded by Councillor Kooner That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20651" pass its third reading, as amended.
RES.R23-2550	<u>Carried</u>

It was	Moved by Councillor Bains Seconded by Councillor Kooner That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20651" be finally adopted.
RES.R23-2551	<u>Carried</u>

"Surrey Comprehensive Development Zone 63 (CD 63), Bylaw, 2022, No. 20652"

13868 - 104 Avenue (13870 - 104 Avenue)

CHI to CD – to permit the development of a 34-storey mixed-use tower with 6-storey apartment podium, 994 square metres of ground floor commercial and approximately 341 residential dwelling units.

Council direction received May 30, 2022

It was

Moved by Councillor Kooner

Seconded by Councillor Annis

That "Surrey Comprehensive Development

Zone 63 (CD 63), Bylaw, 2022, No. 20652" be finally adopted.

RES.R23-2552

Carried

Development Permit No. 7921-0285-00

13868 - 104 Avenue (13870 - 104 Avenue)

To issue Development Permit for Form and Character.

Council authorized to draft May 30, 2022

It was

Moved by Councillor Bose

Seconded by Councillor Kooner

That Council authorize the issuance of

Development Permit No. 7921-0285-00.

RES.R23-2553

Carried

PERMITS - APPROVALS

3. Development Permit No. 7923-0199-00

15780 Fraser Highway

Owner: Estkin Development Ltd. (Director Information: T. Dawson, S. Hooge)

Agent: Dawson & Sawyer (Matt Reid)

To permit the construction of one 6-storey apartment building consisting of 119 dwelling units (including 80 secured market rental units) and a child care facility in Fleetwood.

Council authorized to draft December 4, 2023

It was

Moved by Councillor Kooner

Seconded by Councillor Bains

That Council authorize the issuance of

Development Permit No. 7923-0199-00.

RES.R23-2554

Carried

4. Development Permit No. 7922-0319-00
10244 Whalley Boulevard
Owner: Anthem Surrey Centre 2 Developments Ltd.
(Director Information: Eric Carlson)
Agent: Anthem Properties Group Ltd. (Alexander Wright)
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.

Council authorized to draft October 16, 2023

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

Development Permit No. 7922-0319-00.

RES.R23-2555

Carried

BYLAWS WITH PERMITS (Continued)

5. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 20970"
7922-0254-00
Owner: Qualico Developments (Vancouver) Inc.
(No Director Information Recorded)
Agent: Aplin & Martin Consultants Ltd. (Maggie Koka)
10164 - 177A Street
To amend the OCP Figure 3: General Land Use Designation to redesignate the subject site from Suburban to Urban.

Council direction received June 19, 2023

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That Council amend the Abbey Ridge Local
Area Plan (LAP) to redesignate the subject site from "Low Density Townhouse 12-15 UPA Gross" to "Townhouse 15-20 UPA Gross" to permit the development of 58 townhouse units.

RES.R23-2556

Carried

It was Moved by Councillor Kooner
Seconded by Councillor Annis
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 20970" be finally adopted.

RES.R23-2557

Carried

"Surrey Comprehensive Development Zone 133 (CD 133), Bylaw, 2023, No. 20971"
10164 - 177A Street
RA to CD – to permit the development of 58 townhouse units.

Council direction received June 19, 2023

It was	Moved by Councillor Kooner
	Seconded by Councillor Annis
	That "Surrey Comprehensive Development
Zone 133 (CD 133), Bylaw, 2023, No. 20971" be finally adopted.	
RES.R23-2558	<u>Carried</u>

Development Permit No. 7922-0254-00
10164 – 177A Street (Previously known as 10150 - 177A Street)
To issue Development Permit for Hazard Lands and Form and Character.

Council authorized to draft June 19, 2023

It was	Moved by Councillor Kooner
	Seconded by Councillor Bains
	That Council authorize the issuance of
Development Permit No. 7922-0254-00.	
RES.R23-2559	<u>Carried</u>

I. CLERKS REPORT

This section has no items to consider.

J. OTHER BUSINESS

This section has no items to consider.

K. ADJOURNMENT

It was	Moved by Councillor Kooner
	Seconded by Councillor Bains
	That the December 18, 2023 Regular Council
– Land Use meeting be adjourned.	
RES.R23-2560	<u>Carried</u>

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

Certified correct:

Stephanie Nichols, Deputy City Clerk

Mayor Brenda Locke