

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 and Director Legislative Services
General Manager, Corporate Services
General Manager, Engineering
Manager Budget and Compliance
General Manager, Parks, Recreation & Culture
General Manager, Planning & Development
General Manager, Social Infrastructure & Community Investment
City Solicitor
Chief Development Approvals Officer
Development Planning Manager

Councillor Annis joined the meeting electronically via Microsoft Teams at 5:30 p.m.

A. ADOPTION OF THE AGENDA

It was

Moved by Councillor Kooner
Seconded by Councillor Stutt
That:

1. The agenda of the June 24, 2024, Regular Council Land Use meeting be amended to remove Item C.1: 7918-0141-00 under Bylaws with Permits; and
2. The agenda be adopted as amended.

RES.R24-1228

Carried

Councillor Bains declared a conflict of interest and recused himself from the meeting at 5:35 p.m.

B. PLANNING REPORTS

1. **Planning Report - Application No. 7922-0075-00**
12720 - 82 Avenue
Owner: Mainland Developments (82 Ave) Ltd.
Director Information: D. Dhaliwal
No Officer Information Filed as at September 4, 2023.
Agent: ParaMorph Architecture Inc. (Manpreet Singh)
Regional Growth Strategy Amendment from "Industrial" to "Employment"
OCP Amendment from "Industrial" to "Mixed Employment"
OCP Text Amendment to allow a higher density in the Mixed Employment designation
Rezoning from IH to CD
to permit the development of four commercial buildings.

It was Moved by Councillor Bose
 Seconded by Councillor Stutt
 That Council refer the application back to staff to work with the applicant to develop a proposal that complies with the site's Industrial designation in both the Official Community Plan and Metro Vancouver's Regional Growth Strategy.

RES.R24-1229

Carried by members remaining
 With Councillor Elford and Nagra opposed.

Councillor Bains rejoined the meeting at 5:39 p.m.

2. Planning Report - Application No. 7924-0022-00

12666 - 72 Avenue

Owner: Kwantlen Polytechnic University (KPU)

Agent: Public Architecture & Communication Inc. (Brian Wakelin)

Rezoning from RA to CD based on PI

Development Variance Permit

to permit the development of a childcare facility inside the KPU Surrey Campus, to defer the works and services requirement associated with the rezoning, and to reduce the parking requirements for the site.

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

1. A Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" based on "Institutional Zone (PI)", and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7924-0022-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum number of off-street parking spaces for the entire site by 10%;
 - (b) for the purposes of off-street parking, all setbacks are reduced to 3 metres; and
 - (c) Surrey Subdivision and Development By-law, 1986, No. 8830, by deferring works and services for a proposed rezoning until future development.
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 finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
- (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

RES.R24-1230

Carried

It was

Moved by Councillor Hepner
 Seconded by Councillor Kooner
 That "Surrey Comprehensive Development Zone 225 (CD 225), Bylaw, 2024, No. 21295" pass its first reading.

RES.R24-1231

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Kooner
 Seconded by Councillor Bains
 That "Surrey Comprehensive Development Zone 225 (CD 225), Bylaw, 2024, No. 21295" pass its second reading.

RES.R24-1232

Carried

It was then

Moved by Councillor Hepner
 Seconded by Councillor Kooner
 That the Public Hearing on "Surrey Comprehensive Development Zone 225 (CD 225), Bylaw, 2024, No. 21295" be held electronically on July 8, 2024, at 7:00 p.m.

RES.R24-1233

Carried

**3. Planning Report - Application No. 7920-0214-00
 14590 - 116A Avenue**

Owner: Iqra Education Society

Director Information: J. Abdulwahid, M. Gadala, A. Mihirig, A. Mihirig, W. Ramadan

Agent: Studio Senbel (Architecture & Design Inc.) (Sharif Senbel)

Development Permit / Development Variance Permit

to permit the development of an addition and two portable classrooms to an existing Islamic Heritage Society School.

It was

Moved by Councillor Hepner
Seconded by Councillor Kooner
That:

1. Council authorize staff to draft Development Permit No. 7920-0214-00 for Sensitive Ecosystems (Streamside Areas) generally in accordance with the submitted Ecosystem Development Plan.
2. Council approve Development Variance Permit No. 7920-0214-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum setback area, measured from top of bank, for a Channelized Class A Stream in Part 7A of the Zoning Bylaw No. 12000 from 25 metres to 20 metres;
 - (b) to vary the maximum building height of the PA-2 Zone allowed from 9 metres to 10 metres; and
 - (c) to reduce the north street side yard setback of the PA-2 Zone from 10 metres to 7.5 metres to the proposed portable classrooms.
3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) submission of a finalized Ecosystem Development Plan to the satisfaction of City Staff;
 - (b) registration of a combined Statutory Right-of-Way / Section 219 Restrictive Covenant over the designated Streamside Protection Area for both "No Build" and conveyance access;
 - (c) submission of financial securities to ensure completion of the proposed habitat restoration and fencing works on the site to the satisfaction of the General Manager, Planning & Development;
 - (d) final approval from BC Hydro; and
 - (e) final approval from Telus.

RES.R24-1234

Carried

4. **Planning Report - Application No. 7923-0268-00
17911 - o Avenue (17857 - o Avenue)**
Owners: P. Buttar, I. Buttar
Agent: Cypress Land Services (Kristina Bell)
Development Variance Permit
to permit a 48 metre tall telecommunications antenna system.

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

1. Council approve Development Variance Permit No. 7923-0268-00, varying the following, to proceed to Public Notification:
 - (a) 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 48 metres; and
 - (b) to reduce the minimum (west) side yard setback of the A-1 Zone for a free-standing antenna system tower compound from 13.5 metres to 3.05 metres to the structure face.

RES.R24-1235

Carried

5. Planning Report - Application No. 7923-0339-00

14718 Wellington Drive

Owners: J. Parmar, K. Parmar

Agent: Mainland Engineering Design Corporation (Avnash Banwait)

Rezoning from RA to RF

Development Variance Permit

to allow subdivision into two lots including one panhandle lot.

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

1. Council endorse the Public Notification to proceed for Bylaw No. 21296 to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)".
2. Council approve Development Variance Permit No. 7923-0339-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard (east) setback of the RF Zone for Lot 2 from 7.5 metres to 1.8 metres to the principal building face.
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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (d) 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;
- (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (f) registration of a Section 219 Restrictive Covenant for Building Scheme to specifically require the use of flat roofs for house construction on proposed Lots 1 and 2 in order to preserve view corridors.

RES.R24-1236

Carried

**6. Planning Report - Application No. 7923-0354-00
16300 - 104 Avenue**

Owner: Ministry of Transportation and Infrastructure

Agent: DCYT Architecture (Douglas Cheung)

Rezoning from RA to CD

to accommodate the existing BC Ambulance Station.

It was

Moved by Councillor Hepner
 Seconded by Councillor Bains
 That:

- 1. A Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.
- 2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) approval from the Ministry of Transportation & Infrastructure.

RES.R24-1237

Carried

It was

Moved by Councillor Stutt
 Seconded by Councillor Kooner
 That "Surrey Comprehensive Development
 Zone 224 (CD 224), Bylaw, 2024, No. 21297" pass its first reading.

RES.R24-1238

Carried

The said Bylaw was then read for the second time.

8. **Planning Report - Application No. 7919-0285-00, 7919-0285-01**
 1711 - 152 Street (From 1601 - 152 Street to 1715 - 152 Street, 1767 - 152 Street,
 15105 - 16 Avenue, 15177 - 16 Avenue, 1776 Martin Drive),
 1797 - 152 Street, 15150 - 18 Avenue

Owners: First Capital (Semiahmoo) Corp.

Director Information: N. Downey, A. Paul, J. Robins

No Officer Information Filed as at June 16, 2023.

First Capital (Semiahmoo Parcel 2) Corp

Director Information: N. Downey, A. Paul, J. Robins

No Officer Information Filed as at June 16, 2023.

First Capital (Semiahmoo Parcel 3) Corp

Director Information: N. Downey, A. Paul, J. Robins

No Officer Information Filed as at June 16, 2023.

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

Rezoning from C-8 and CD to CD

General Development Permit

Detailed Development Permit

Development Variance Permit

to permit the development of a mixed-use development consisting of two high-rise mixed-used towers (both 20 storeys) and one mixed use mid-rise tower (12 storeys).

It was

Moved by Councillor Bose

Seconded by Councillor Bains

That:

1. Council endorse the Public Notification to proceed for Bylaw No. 21298 to rezone the properties at 1797 - 152 Street and 15150 - 18 Avenue from "Community Commercial Zone (C-8)" and a portion of the subject site as shown as Block A on the attached Survey Plan (Appendix I), from "Comprehensive Development Zone (CD)" (Bylaw No. 13881) to "Comprehensive Development Zone (CD)".
2. Council authorize staff to draft General Development Permit No. 7919-0285-00 for Towers 2 and 3 generally in accordance with the attached drawings (Appendix I).
3. Council authorize staff to draft Detailed Development Permit No. 7919-0285-01 for Tower 1 generally in accordance with the attached drawings (Appendix I).
4. Council approve Development Variance Permit No. 7919-0285-00, varying the following, to proceed to Public Notification:
 - (a) to waive the requirement of the Surrey Subdivision and Development By-law, 1986, No. 8830 to provide works and services on the remainder of the Semiahmoo Mall site at 1715 - 152 Street.
5. Council endorse the Master Plan concept for the remainder of the mall site shown as Appendix V.

6. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density (which will support the delivery of a Parks, Recreation and Culture indoor amenity space), to the satisfaction of the General Manager, Planning and Development Department;
 - (g) completion of an option to purchase or alternative form of agreement for the City to secure the proposed indoor public community art space in Tower 2, to the satisfaction of the General Manager, Parks, Recreation and Culture Department;
 - (h) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-135 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) submission of an acoustical report for the units adjacent to 152 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (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;

- (l) registration of a statutory right-of-way identifying future public road alignments and the park site on the remainder mall parcel;
- (m) registration of a Section 219 No-Build Restrictive Covenant on the remainder mall parcel, identifying that no additional floor area is permitted on the remainder mall lot until such time as the road dedications, works and services and park site are provided;
- (n) amendment to the existing easements and restrictive covenant on title, namely, the Access and Parking Easement (including provision of ultimate access arrangement for the McDonalds site at 1789 – 152 Street), Storm Drainage Easement, Water System Easement and Building Restrictive Covenant that are associated with both the First Capital and McDonalds lands located at 1789 - 152 Street, 1797 - 152 Street, and 15150 - 18 Avenue;
- (o) registration of a shared access easement between proposed Lots 2 and 3 for access and shared use of the proposed underground shared parking facility; and
- (p) provision of an Approval in Principle from the Ministry of Environment with respect to any possible soil contamination at the existing Chevron gas station located at 1776 Martin Drive.

RES.R24-1242

Carried

**9. Planning Report - Application No. 7924-0138-00
16172 - 24 Avenue**

Owners: Lmja Holdings Ltd. (Inc. No BC1100271)
Director Information: N. Mann, L. Randhawa, Y. Yuan, R. Zheng
No Officer Information as at December 14, 2022.

Lmjb Holdings Ltd. (Inc. No BC1100274)
Director Information: N. Mann

Lmjc Holdings Ltd. (Inc. No BC1100284)
Director Information: N. Mann, L. Randhawa, Y. Yuan, R. Zheng
No Officer Information as at December 14, 2022.

Agent: BLT Construction Services (Rick Niblett)

Temporary Use Permit

Development Variance Permit

to permit the development of a temporary display and brand centre for a duration not to exceed 6 months and to permit temporary fascia signs for the proposed building.

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

1. Council approve Temporary Use Permit No. 7924-0138-00, to proceed to Public Notification.
2. Council approve Development Variance Permit No. 7924-0138-00, varying the Sign By-law to proceed to Public Notification.
3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) resolution of urban design issues to the satisfaction of the Planning and Development Department;
 - (c) submission of a finalized fire access plan to the satisfaction of City Staff;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the Planning and Development Department; and
 - (e) submission of a security to ensure the building is removed and the site is brought into compliance with the Zoning By-law following the expiration of the Temporary Use Permit.

RES.R24-1243

Carried

**10. Planning Report - Application No. 7923-0235-00
5866 - 124A Street**

Owners: P. Mangat, A. Mangat, I. Mangat, J. Mangat

Agent: Hub Engineering Inc. (Mike Kompter)

Rezoning from RA to RF

to allow subdivision into two single family lots.

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

1. Council endorse the Public Notification to proceed for Bylaw No. 21299 to rezone the subject site from "One Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)".
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) 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 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.R24-1244

Carried

**11. Planning Report - Application No. 7923-0232-00
13265 - 104 Avenue**

Owners: Accorde Wcpg Lots 12 (B) Ltd.
Director Information: R. Sandhu
Officer Information as at March 27, 2024:
R. Sandhu (President, Secretary)

Accorde Wcpg Lots 12 Ltd.
Director Information: R. Sandhu
Officer Information as at October 17, 2023:
R. Sandhu (President, Secretary)

Agent: West Fraser Developments Ltd. (Ravi Sandhu)
**OCP Amendment from "Multiple Residential" to "Downtown" and to
Figure 16: Downtown Densities to permit a density of 5.5 FAR
CCP Amendment from "Low to Mid Rise Residential" to "High Rise
Residential - Type I"
Rezoning from RM-45 to CD (based on RM-135)
Development Permit
Housing Agreement
to permit the development of two high-rise residential towers of 25 and 35 storeys
respectively, with 6-storey podiums, comprising 561 dwelling units, including
57 affordable rental units, in City Centre.**

It was

Moved by Councillor Bains
Seconded by Councillor Stutt
That:

1. An Official Community Plan (OCP) Amendment Bylaw be introduced to amend the OCP Figure 3: General Land Use Designations for the subject site from "Multiple Residential" to "Downtown" and to amend OCP Figure 16: Downtown Densities to include the subject site at a density 5.5 FAR, and a 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 Official Community Plan, 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 "Multiple Residential 45 Zone (RM-45)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.
4. A Bylaw be introduced to enter into a Housing Agreement and be given First, Second and Third Reading.
5. Council authorize staff to draft Development Permit No. 7923-0232-00 generally in accordance with the attached drawings (Appendix I).
6. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

- (g) the applicant enter into a Housing Agreement with the City to provide 57 rental units at 10% below market rates;
 - (h) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (i) demolition (or bond) of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (j) registration of a volumetric statutory right-of-way for public rights-of-passage over the publicly accessible plazas within the site;
 - (k) registration of an easement or statutory right-of-way to allow shared access to all indoor and outdoor amenity spaces between Buildings A and B;
 - (l) submission of an acoustical report for the units adjacent to 104 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (m) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Department;
 - (n) registration of a Section 219 Restrictive Covenant requiring the applicant to pay all applicable contributions for Public Art, Affordable Housing and/or Capital Projects Community Amenity Contributions should the project be converted from rental housing to market units at any point in the future, after expiry of the housing agreement, for the portion of the site proposed as rental units; and
 - (o) registration of a right-of-way for public rights-of-passage for the area between the building face and the street edges.
7. Council pass a resolution to amend the City Centre Plan to redesignate the subject site from "Low to Mid Rise Residential" to "High-Rise Residential – Type I" as shown in Appendix VI, when the project is considered for final adoption.

RES.R24-1245

Carried

RES.R24-1252 It was Moved by Councillor Hepner
 Seconded by Councillor Bose
 That "The Accorde WCPG Lots 12 Ltd. and
 Accorde WCPG Lots 12(B) Ltd. Housing Agreement, Authorization Bylaw, 2024,
 No. 21302" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R24-1253 It was Moved by Councillor Hepner
 Seconded by Councillor Stutt
 That "The Accorde WCPG Lots 12 Ltd. and
 Accorde WCPG Lots 12(B) Ltd. Housing Agreement, Authorization Bylaw, 2024,
 No. 21302" pass its second reading.
Carried

The said Bylaw was then read for the third time.

RES.R24-1254 It was Moved by Councillor Kooner
 Seconded by Councillor Bains
 That "The Accorde WCPG Lots 12 Ltd. and
 Accorde WCPG Lots 12(B) Ltd. Housing Agreement, Authorization Bylaw, 2024,
 No. 21302" pass its third reading.
Carried

**12. Planning Report - Application No. 7922-0375-01
 19355 - 2 Avenue**

Owners: J. Pooni, R. Pooni
 Agent: WSP Canada (Scott Pelletier)

Development Variance Permit
to permit construction of a single-family dwelling.

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

1. Council approve Development Variance Permit No. 7922-0375-01, varying the following, to proceed to Public Notification:
 - (a) to increase the maximum single family dwelling setback of the "General Agriculture Zone (A-1)" from 50 metres to 57 metres.
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) completion of all conditions of approval identified in the original Planning Report for Development Application No. 7922-0375-00 dated December 4, 2023 (Appendix II).

RES.R24-1255 Carried

13. **Planning Report - Application No. 7923-0109-00
14488, 14498, 14500, and 14510 - 105A Avenue**
Owner: Gatehouse Developments (Proper) Inc.
Director Information: M. Shepherd
No Officer Information Filed as at January 25, 2024.
Agent: Gatehouse Design & Development (Joshua Turner)
**Rezoning from RF to CD
Development Permit**
to permit the development of a 6-storey residential apartment building.

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

1. Council endorse the Public Notification to proceed for Bylaw No. 21303 to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)".
2. Council authorize staff to draft Development Permit No. 7923-0109-00 generally in accordance with the attached drawings (Appendix I).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) 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-70 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 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
- (k) registration of a right-of-way for public rights-of-passage over the proposed plaza located at the northeast corner of the site.

RES.R24-1256

Carried

**14. Planning Report - Application No. 7922-0126-00
17660 - 92 Avenue**

Owner: 1256706 B.C. Ltd.

Director Information: A. Ghuman

Officer Information Filed as at July 10, 2023: V. Aujla (Secretary),
A. Ghuman (President)

Agent: Kasian Architecture Interior Design and Planning Ltd. (Trevor Dickson)

**NCP Amendment from "High Density Cluster" to "Medium High Density"
Rezoning from A-1 to RM-30**

Development Permit / Development Variance Permit

to permit the development of 29 townhouse units.

It was

Moved by Councillor Kooner
Seconded by Councillor Bains
That:

1. Council endorse the Public Notification to proceed for Bylaw No. 21304 to rezone the subject site from "General Agriculture Zone (A-1)" to "Multiple Residential 30 Zone (RM-30)".
2. Council authorize staff to draft Development Permit No. 7922-0126-00 generally in accordance with the attached drawings (Appendix I), and the finalized geotechnical report.
3. Council approve Development Variance Permit No. 7922-0126-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear (west) yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the principal building face;

- (b) to reduce the minimum front (east) yard setback of the RM-30 Zone from 4.5 metres to 3.0 metres to the principal building face for Buildings 2 and 4;
 - (c) to increase the maximum percentage of back-to-back units from 20% to 21% in the "Multiple Residential Zone (30) Zone (RM-30)"; and
 - (d) to reduce the minimum indoor amenity space required before cash-in-lieu may be applied for a 29-unit townhouse development under Section B.6(b) of Part 4, "General Provisions" of the Surrey Zoning By-law from 74 square metres to 0 square metres.
4. Council approve the applicant's request to reduce the amount of required outdoor amenity space from 105 square metres to 89 square metres.
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) resolution of all urban design issues to the satisfaction of the Planning and Development Department including retaining walls, and site grading;
 - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (h) submission of a finalized Geotechnical Report to the satisfaction of City staff and registration of a Section 219 Restrictive Covenant with Geotechnical Report attached;
 - (i) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;

- (j) provision of a cash-in-lieu contribution to satisfy the elimination of indoor amenity space requirement of the RM-30 Zone, at the rate in effect at the time of Final Adoption;
- (k) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (l) completion of the acquisition and subdivision (consolidation) of the remnant Lot 4 (17696 – 92 Avenue) to the immediate east;
- (m) the applicant adequately address the impact of reduced outdoor amenity space;
- (n) 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;
- (o) 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
- (p) concurrent final approval of neighbouring Development Application No. 7920-0278-00.

6. Council pass a resolution to amend the Anniedale Tynehead Neighbourhood Concept Plan (NCP) to redesignate the subject site from "High Density Cluster 10 – 15" to "Medium High Density 15 – 30" when the project is considered for final adoption (Appendix V).

RES.R24-1257

Carried

15. Planning Report - Application No. 7923-0236-00

8321 - 140 Street

Owner: Vedic Hindu Cultural Society Inc.

Director Information: R. Acharya, V. Aggarwal, S. Bhayana, A. Chandel, S. Chaudhury, N. Dutta, R. Garg, M. Goel, P. Goel, S. Goel, S. Kaushal, S. Kaushal, S. Kumar, P. Mahindru, R. Mittal, M. Moudgill, V. Sharma, J. Vashisht, R. Veauli

Agent: Kumar Architecture (James McKinnon)

Development Permit for Sensitive Ecosystems (Streamside and Green Infrastructure)

Development Variance Permit

to permit construction of a significant temple addition and extension of the parking lot.

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

1. Council approve Development Variance Permit No. 7923-0236-00, varying the following, to proceed to Public Notification:
 - (a) to increase the maximum building height of the PA-2 Zone allowed from 9 metres to 21.5 metres as measured to the peak of a rooftop dome; and
 - (b) to reduce the minimum setback distance for a Class A (red-coded) stream from 30 metres to 10 metres as measured from top-of-bank.
2. Council authorize staff to draft Development Permit No. 7923-0236-00 for Sensitive Ecosystems (Streamside and Green Infrastructure) generally in accordance with Appendix I.
3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a finalized landscaping plan and landscaping cost estimate, satisfying the deficiency in tree replacement on the site, to the specifications and satisfaction of the Planning and Development Department;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
 - (e) restoration of the Bear Creek park land encroachment identified on the south-west corner of the site to the satisfaction of the Parks, Recreation, and Culture section; and
 - (f) registration of a combined Statutory Right-of-Way / Section 219 Restrictive Covenant over the designated Streamside Protection Area for both "No Build" and conveyance access.

RES.R24-1258

Carried

C. BYLAWS AND PERMITS

BYLAWS WITH PERMITS

- 1. Planning Report – Application No. 7918-0141-00
10342 – 136A Street

Owner: Janda Group Holdings Inc. (Director Information: S. Janda)
Agent: Focus Architecture Inc. (Colin Hogan)

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20347"
C-35 to CHI - to allow the development of a 36-storey mixed-use building in City Centre.

Council direction received May 10, 2021

- * See memorandum dated June 18, 2024.

This item was removed from the agenda.

- 2. Planning Report – Application No. 7921-0193-00
10620 and 10628 - 138A Street; 10619 and 10631 - 139 Street

Owner: 1185259 B.C. Ltd. (Director Information: N. Takhar, M. Takhar)
Agent: Barnett Dembek Architects Inc. (Abhishek Sinha)

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 20843"
To amend Table 7A: Land Use Designation Exceptions within the "Multiple Residential" designation by adding site specific permission for the site to permit a density up to 3.1 FAR.

Council direction received February 13, 2023

It was	Moved by Councillor Kooner
	Seconded by Councillor Bains
	That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 20843" be finally adopted.

RES.R24-1259

Carried

"Surrey Comprehensive Development Zone 102 (CD 102), Bylaw, 2023, No. 20844"
RF to CD – to develop a 6-storey residential building with 132 residential rental units secured with a Housing Agreement.

Council direction received February 13, 2023

It was Moved by Councillor Hepner
Seconded by Councillor Bose
That "Surrey Comprehensive Development
Zone 102 (CD 102), Bylaw, 2023, No. 20844" be finally adopted.
RES.R24-1260 Carried

"The 1185259 B.C. Ltd. Housing Agreement, Authorization Bylaw, 2023, No. 20845"
To enter into a Housing Agreement with the City to restrict the proposed
132 dwelling units on the subject site to rental for a period of 20 years.

Council direction received February 13, 2023

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "The 1185259 B.C. Ltd. Housing
Agreement, Authorization Bylaw, 2023, No. 20845" be finally adopted.
RES.R24-1261 Carried

Development Permit No. 7921-0193-00
To issue Development Permit for Form and Character.

Authorized to draft February 13, 2023

It was Moved by Councillor Hepner
Seconded by Councillor Kooner
That Council authorize the issuance of
Development Permit No. 7921-0193-00.
RES.R24-1262 Carried

PERMITS - APPROVALS

3. Planning Report – Application No. 7923-0344-00
10441 - 132 Street

Owner: School District No. 36 (Surrey)
Agent: The Board of Education of School District No. 36 (Surrey) (Corey Adams)

Development Variance Permit No. 7923-0344-00
To reduce the total number of required off-street parking spaces for secondary
public schools from 288 to 232 for Kwantlen Park Secondary School.

Supported by Council June 10, 2024

* See memorandum dated June 18, 2024.

"Surrey Comprehensive Development Zone 184 (CD 184), Bylaw, 2024, No. 21168" CD (Bylaw No. 20151) to CD – to subdivide from 1 lot into 3 lots within a previously approved low-rise apartment and ground-oriented townhouse development.

Supported by Council February 26, 2024

* See memorandum dated June 10, 2024.

It was Moved by Councillor Stutt
Seconded by Councillor Kooner
That Council file Bylaw No. 21168 and close

Application No. 7924-0006-00.

RES.R24-1266

Carried

D. NOTICE OF MOTION

1. Temporary Sale Centres for Condominium Units

Councillor Kooner put forward the following notice of motion to be considered at the next Regular Council – Land Use Meeting:

"That Council direct staff to put in place a procedure that provides staff the authority to approve temporary use permits for temporary real estate sales centres without requiring Council's approval."

E. OTHER BUSINESS

This section had no items to consider.

F. ADJOURNMENT

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That the June 24, 2024 Regular Council –

Land Use meeting be adjourned.

RES.R24-1267

Carried

The Regular Council - Land Use meeting adjourned at 5:55 p.m.

Certified correct:

Jennifer Ficocelli
City Clerk and Director Legislative Services

Mayor Brenda Locke