

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, Engineering
General Manager, Parks, Recreation & Culture
General Manager, Planning & Development
General Manager, Social Infrastructure & Community Investment
City Solicitor
Chief Development Approvals Officer
Director, Development Planning
Development Planning Manager

A. ADOPTION OF THE AGENDA

It was

Moved by Councillor Stutt
Seconded by Councillor Kooner
That the agenda of the July 8, 2024,

Regular Council Land Use meeting be adopted.

RES.R24-1342

Carried

B. PLANNING REPORTS**1. Planning Report - Application No. 7922-0305-01
15077 and 15145 - 20 Avenue**

Owner: Peninsula Estate Housing Society

Director Information: K. Crocker, B. Findlay, S. Hadikin, I. Jarvis,
M. McLellan, N. Russell, M. Sabine, C. Shum, M. Vanoene,
M. Williams-Obiajunua

Agent: Peninsula Estates Housing Society (Robin Petri)

Housing Agreement

*to regulate the tenure of 91 non-market rental dwelling units in an approved 6-storey
apartment building.*

It was

Moved by Councillor Hepner
Seconded by Councillor Kooner
That:

1. Council file Housing Agreement Bylaw No. 20782; and
2. a Bylaw be introduced to enter into a Housing Agreement and be given First, Second and Third Reading.

RES.R24-1343

Carried

RES.R24-1344 It was Moved by Councillor Kooner
 Seconded by Councillor Bains
 That "Peninsula Estate Housing Society,
 Housing Authorization By-law, 2022, No. 20782" be filed.
Carried

RES.R24-1345 It was Moved by Councillor Stutt
 Seconded by Councillor Kooner
 That "The Peninsula Estates Housing Society
 Housing Agreement, Authorization Bylaw, 2024, No. 21305" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R24-1346 It was Moved by Councillor Annis
 Seconded by Councillor Hepner
 That "The Peninsula Estates Housing Society
 Housing Agreement, Authorization Bylaw, 2024, No. 21305" pass its second
 reading.
Carried

The said Bylaw was then read for the third time.

RES.R24-1347 It was Moved by Councillor Hepner
 Seconded by Councillor Bose
 That "The Peninsula Estates Housing Society
 Housing Agreement, Authorization Bylaw, 2024, No. 21305" pass its third reading.
Carried

2. **Planning Report - Application No. 7924-0149-00**

8081 - 138A Street

Owner: M. Toor

Agent: Leoris Construction Ltd. (Manprit Singh Toor)

Development Variance Permit

to vary the definition of finished grade in the Zoning Bylaw to accommodate construction of a new single family dwelling on the lot.

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

1. Council approve Development Variance Permit No. 7924-0149-00, varying the following, to proceed to Public Notification:

- (a) to vary the definition of finished grade in Part 1 Definitions of Zoning Bylaw 12000, as amended, to "the lowest ground elevation existing prior to construction, as established on a legal survey by a registered British Columbia Land Surveyor, such ground elevation to include fill materials place on the lot to raise the ground

elevation up to, but not above, the average elevation of adjacent lots at the adjoining lot lines" based on the topographic survey dated February 15, 2022; and

- (b) to vary the rear yard setback of the "Single Family Residential Zone (RF)" from 7.5 metres to 4.4 metres as measured to the rear yard deck and 6.2 metres as measured to the garage.

RES.R24-1348

Carried

**3. Planning Report - Application No. 7921-0057-00, 7921-0057-01
1915 - 165A Street**

Owner: 1282044 B.C. Ltd.

Director Information: K. Bahi, A. Dhatt, T. Singh

No Officer Information Filed as at December 31, 2022.

Agent: Astoria Properties (TJ Singh)

NCP Amendment from "Multiple Residential 10-15 upa" to "Multiple Residential 15-25 upa", realign 19 Avenue, and to remove the subject site from the land consolidation area

Rezoning from RA to RM-30

Development Permit / Development Variance Permit

to permit the development of a 24-unit townhouse development.

It was

Moved by Councillor Kooner

Seconded by Councillor Stutt

That:

1. Council close and file By-law No. 21047.
2. Council endorse the Public Notification to proceed for Bylaw No. 21306 to rezone the subject site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)".
3. Council close and file Resolution R23-1800, from the Regular Council - Land Use meeting on September 25, 2023, under which Council authorized staff to draft Development Permit No. 7921-0057-00, to approve Development Variance Permit No. 7921-0057-00 to proceed to Public Notification, and to amend the Sunnyside Heights Neighbourhood Concept Plan (NCP) when the project is considered for Final Adoption.
4. Council authorize staff to draft Development Permit No. 7921-0057-01 generally in accordance with the attached drawings (Appendix I), and the finalized Ecosystem Development Plan and geotechnical report.
5. Council approve Development Variance Permit No. 7921-0057-01, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north side yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the principal building face of

- Buildings 4 and 5, to 2.2 metres for Building 7, and to 2.0 metres to the electrical kiosk; and
- (b) to reduce the minimum south side yard flanking street setback of the RM-30 Zone from 4.5 metres to 3.3 metres to the principal building face of Building 3.
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) Approval from the Ministry of Transportation & Infrastructure;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff;
 - (h) submission of a finalized Geotechnical Report to the satisfaction of City staff;
 - (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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (k) 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;
 - (l) 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

- (m) registration of a Section 219 Restrictive Covenant to ensure that the future construction is in accordance with the recommendations in the submitted geotechnical report.

- 7. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan (NCP) to redesignate the land from "Multiple Residential 10-15 upa" to "Multiple Residential 15-25 upa", amend the alignment of 19 Avenue, and to remove the subject site from the land consolidation area when the project is considered for final adoption (Appendix V).

RES.R24-1349 Carried

It was Moved by Councillor Annis
 Seconded by Councillor Bose
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2023, No. 21047" be closed and filed.

RES.R24-1350 Carried

It was Moved by Councillor Bains
 Seconded by Councillor Kooner
 That Council close Development Permit No. 7921-0057-00.

RES.R24-1351 Carried

It was Moved by Councillor Hepner
 Seconded by Councillor Annis
 That Council close Development Variance Permit No. 7921-0057-00

RES.R24-1352 Carried

- 4. **Planning Report - Application No. 7924-0139-00**
838 - 164 Street
 Owners: K. Ghuman, N. Ghuman
 Agent: K. Ghuman
Development Variance Permit
to allow subdivision into 3 single family lots.

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

- 1. Council approve Development Variance Permit No. 7924-0139-00, varying the following, to proceed to Public Notification:

- (a) to reduce the minimum lot depth of the "Single Family Residential Zone (RF) from 28 metres to 24.28 metres for Proposed lots 1 and 2; and
- (b) to reduce the minimum front yard setback from 7.5 metres to 6.7 metres for 50% of the building width on Proposed lot 1.

RES.R24-1353

Carried

**5. Planning Report - Application No. 7924-0009-00
18958 - 36 Avenue**

Owner: Brett Investments Inc.
Director Information: W. Vandekerkhove
No Officer Information Filed as at March 10, 2024.
 Agent: Pacific Land Resource Group Inc. (Oleg Verbenkov)

Temporary Use Permit

to permit operation of a truck parking facility for a period not to exceed 3 years.

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

1. Council approve Temporary Use Permit No. 7924-0009-00, 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 finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (c) installation of site landscaping and perimeter fencing to the satisfaction of the Planning and Development Department; and
 - (d) submission of a \$10,000.00 security to ensure that the site is restored to its current state following the expiration of the Temporary Use Permit.

RES.R24-1354

Carried

6. **Planning Report - Application No. 7924-0060-00**

14030 - 100A Avenue

Owner: Parkr Development Group Ltd.

Director Information: P. Kochhar, N. Singh

Officer Information as at April 22, 2023: A. Kochhar (Secretary)

Agent: Flat Architecture Inc. (Rajinder Warraich)

Temporary Use Permit

to permit the development of a temporary real estate sales centre for a duration not to exceed 3 years.

It was

Moved by Councillor Bains

Seconded by Councillor Kooner

That:

1. Council approve Temporary Use Permit No. 7924-0060-00, 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) resolution of all urban design issues to the 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 Planning and Development Department; and
 - (d) submission of \$5,000.00 security to ensure the building is removed and the site is brought into compliance with the Zoning Bylaw following the expiration of the Temporary Use Permit.

RES.R24-1355

Carried

7. **Planning Report - Application No. 7919-0079-00**

18253 - 74 Avenue

Owner: 1305316 B.C. Ltd.

Director Information: G. Jawanda, G. Sandhu

No Officer Information Filed as at May 13, 2022.

Agent: Roger Jawanda

NCP Amendment to amend the road network

Rezoning from RA to CD (based on RM-30)

Development Permit

to permit the development of 32 townhouse units.

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

1. Council endorse the Public Notification to proceed for Bylaw No. 21310 to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)".
2. Council authorize staff to draft Development Permit No. 7919-0079-00 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) completion of all FortisBC requirements;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (h) conveyance of Lot 2 to the City for Park purposes;
 - (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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and

- (k) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services.

4. Council pass a resolution to amend the West Clayton Neighbourhood Concept Plan (NCP) to amend the road network, in accordance with Appendix V, when the project is considered for final adoption.

RES.R24-1356

Carried

**8. Planning Report - Application No. 7924-0089-00
7050 - 120 Street (7090 - 120 Street; 7055 - 122 Street)**

Owner: Guru Nanak Sikh Gurdwara Society

Director Information: G. Bath, L. Dhandwar, M. Dhanoa, A. Dhother, G. Gill, G. Gill, M. Gill, B. Hothi, A. Johal, P. Kaur, A. Khaira, N. Randhawa, B. Singh, J. Singh, M. Singh, M. Singh, G. Toor

Agent: FNDA Architecture Inc (Michel Brunet)

Temporary Use Permit

to permit an assembly hall, private school and child care centre for a period of 3 years.

It was

Moved by Councillor Stutt

Seconded by Councillor Kooner

That Council approve Temporary Use Permit

No. 7924-0089-00, to proceed to Public Notification.

RES.R24-1357

Carried

**9. Planning Report - Application No. 7924-0127-00
9686 - 137 Street**

Owner: City Centre Phase 4 Lands Ltd.

Director Information: J. Barnett, J. Bray, M. Delesalle, E. Fisher

No Officer Information filed as at January 20, 2024.

Agent: Lark Group (Kennedy Bray)

Amend CD Bylaw No. 20650

to permit the inclusion of a hotel (tourist accommodation) as a permitted use within the 23-storey commercial/office building already under construction on the site.

It was

Moved by Councillor Annis

Seconded by Councillor Kooner

That a Bylaw be introduced to amend

Comprehensive Development Zone (Bylaw No. 20650) by adding tourist accommodation (hotel) as a permitted use, and a date be set for Public Hearing.

RES.R24-1358

Carried

It was Moved by Councillor Bains
 Seconded by Councillor Kooner
 That "Surrey Comprehensive Development
 Zone 61 (CD 61), Bylaw, 2022, No. 20650, Amendment Bylaw, 2024, No. 21311" pass
 its first reading.
 RES.R24-1359 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Stutt
 Seconded by Councillor Kooner
 That "Surrey Comprehensive Development
 Zone 61 (CD 61), Bylaw, 2022, No. 20650, Amendment Bylaw, 2024, No. 21311" pass
 its second reading.
 RES.R24-1360 Carried

It was then Moved by Councillor Hepner
 Seconded by Councillor Annis
 That the Public Hearing on "Surrey
 Comprehensive Development Zone 61 (CD 61), Bylaw, 2022, No. 20650,
 Amendment Bylaw, 2024, No. 21311" be held electronically on July 22, 2024, at
 7:00 p.m.
 RES.R24-1361 Carried

**10. Planning Report - Application No. 7924-0050-00
 16770 Canadian National Railway**

Owner: Canadian National Railway Co.
Director Information: J. Olsovky, A. Monaco, D. Freeman, S. Jones,
 M. McKenzie, S. Bruder, D. Gray, T. Robinson, J. Howell, R. Knight,
 M. Letellier

No Officer Information Filed.

Agent: Rogers c/o Cypress Land Services Inc. (Tawny Verigin)

Development Variance Permit

*to increase the maximum height of a free-standing telecommunications tower from
 12 metres to 37 metres.*

It was Moved by Councillor Kooner
 Seconded by Councillor Stutt
 That Council approve Development Variance
 Permit No. 7924-0050-00, to vary Part 4 General Provisions of the Surrey Zoning
 Bylaw, 1979, No. 5942, as amended to increase the maximum height of a free-
 standing telecommunications tower from 12 metres to 37 metres, to proceed to
 Public Notification.
 RES.R24-1362 Carried

**11. Planning Report - Application No. 7923-0024-00
16982 - 20 Avenue**

Owner: 1333599 B.C. Ltd.

Director Information: S. Basraon

No Officer Information filed as at November 17, 2023.

Agent: David Eaton Architect Inc (Manpreet Singh)

Rezoning from RA to CD

Development Permit / Development Variance Permit

to permit the development of 94 townhouse units.

It was

Moved by Councillor Stutt

Seconded by Councillor Bains

That:

1. Council endorse the Public Notification to proceed for Bylaw No. 21312 to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)".
2. Council approve Development Variance Permit No. 7923-0024-00, varying the following, to proceed to Public Notification:
 - (a) In Subsection B1. Streamside Setbacks Areas, of Part 7A Streamside Protection, the minimum setback from the top of bank of a Class B Ditch is varied from 7 metres to 2 metres for the East Ditch.
3. Council authorize staff to draft Development Permit No. 7923-0024-00 generally in accordance with the attached drawings (Appendix I), and the finalized Ecosystem Development Plan.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

- (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (g) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff;
- (h) a P-15 and voluntary conveyance of the riparian area around the East Ditch to the City, as proposed by the applicant;
- (i) final approval from Riparian Areas Riparian Regulation (RAPR) for the proposed setbacks;
- (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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (l) 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.R24-1363

Carried

12. Planning Report - Application No. 7924-0083-00

8468 - 140 Street

Owners Q. Khan, S. Sultana, M. Farzana

Agent: Domus Design and Planning (Sultan Hussain)

Rezoning from RF to CD (based on CCR)

to permit a child care centre for up to 25 children, within an existing single-family dwelling on the lot.

It was

Moved by Councillor Bose

Seconded by Councillor Annis

That:

1. a Bylaw be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.
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; and

- (b) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

RES.R24-1364 Carried

It was Moved by Councillor Kooner
 Seconded by Councillor Bains
 That "Surrey Comprehensive Development Zone 231 (CD 231), Bylaw, 2024, No. 21313" pass its first reading.

RES.R24-1365 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Hepner
 Seconded by Councillor Bose
 That "Surrey Comprehensive Development Zone 231 (CD 231), Bylaw, 2024, No. 21313" pass its second reading.

RES.R24-1366 Carried

It was then Moved by Councillor Stutt
 Seconded by Councillor Kooner
 That the Public Hearing on "Surrey Comprehensive Development Zone 231 (CD 231), Bylaw, 2024, No. 21313" be held electronically on July 22, 2024, at 7:00 p.m.

RES.R24-1367 Carried

**13. Planning Report - Application No. 7921-0151-02
 1879 King George Boulevard; 1868 Lilac Drive**

Owner: 1346704 B.C. Ltd.
Director Information: P. Singh
No Officer Information Filed as at February 7, 2023.

Agent: Alvair Development Ltd. (Kunwar Bir Singh)

Development Variance Permit

to reduce the minimum building setbacks and permit a visitor parking space to encroach within the required setback to facilitate the development of 18 townhouse units.

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

- 1. Council approve Development Variance Permit No. 7921-0151-02, varying the following, to proceed to Public Notification:

- (a) to reduce the minimum side yard (northwest) setback of the RM-30 Zone from 6.0 metres to 2.6 metres for the upper floor levels of Building 1;
- (b) to reduce the minimum side yard (southeast) setback of the RM-30 Zone from 6.0 metres to 4.8 metres for the upper floor levels of Buildings 4 and 5;
- (c) to reduce the minimum front yard (northeast) setback of the RM-30 Zone from 4.5 metres to 3.6 metres for the upper floor levels of Building 3;
- (d) to reduce the minimum front yard (southwest) setback of the RM-30 Zone for the upper floor levels from 4.5 metres to 3.8 metres for Building 1, and from 4.5 metres to 3.9 metres for Building 5; and
- (e) to allow parking within the required front yard (northeast) setback.

2. Council instruct staff to resolve the following issues prior to final approval:

- (a) all conditions of approval outlined in the original Planning Report No. 7921-0151-00, dated July 25, 2022 (Appendix III).

RES.R24-1368

Carried

**14. Planning Report - Application No. 7923-0271-00
13760 Bentley Road; 13782 Harper Road;
Portion of 13758 Bentley Road (13795 Berg Road and 13790 Harper Road);
Portion of lane**

Owners: 1299615 B.C. Ltd.

Director Information: J. Gill, J. Sivia

Officer Information as at April 13, 2024: J. Gill (Secretary),
J. Sivia (President)

0943151 B.C. Ltd.

Director Information: H. Gill, A. Sivia

Officer Information as at June 14, 2023: J. Sivia (President)

Agent: Kasian Architecture Interior Design & Planning Ltd. (Doug Johnson)

Rezoning from RF to CD

Development Permit

to permit the development of a 6-storey apartment building consisting of approximately 82 dwelling units in City Centre.

It was

Moved by Councillor Hepner
Seconded by Councillor Annis
That:

- 1. Council endorse the Public Notification to proceed for Bylaw No. 21314 to rezone the properties at 13760 Bentley Road and 13782 Harper Road, along with the portion of 13758 Bentley Road (also 13795 Berg Road and 13790

Harper Road) shown as Block 1, and the portion of lane shown as Block 2, on the attached Survey Plan in Appendix I from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)".

2. Council authorize staff to draft Development Permit No. 7923-0271-00 generally in accordance with the attached drawings (Appendix II).
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) review of the project by the Advisory Design Panel and resolution of design comments to the satisfaction of the General Manager, Planning & Development Department;
 - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (h) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (i) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-70 Zone, at the rate in effect at the time of Final Adoption
 - (j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (k) completion of the road closure and acquisition of a portion of the unopened lane adjacent to Harper Road;

- (l) 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;
- (m) registration of access easement to ensure access to on-site walkways and shared amenity spaces between the proposed development and development at 13758 Bentley Road (Completed under Development Application No. 7917-0544-00); and
- (n) review of the project by the Advisory Design Panel and resolution of design comments to the satisfaction of the General Manager, Planning & Development Department.

RES.R24-1369

Carried

**15. Planning Report - Application No. 7923-0355-00
5870 - 176 Street; 5855 - 176A Street (5858 - 176 Street)**

Owner: Brp Investments Ltd.

Director Information: R. Berezan, B. Martyniuk, N. Orstad

Officer Information as at October 26, 2023:

R. Berezan (Secretary, Treasurer), B. Martyniuk (President),
N. Orstad (Vice President)

Agent: Pure Architecture Inc. (Van Nguyen)

Temporary Use Permit

Development Variance Permit

to allow the outdoor play area associated with a proposed child care centre at 5855 - 176A Street to be located on the neighbouring lot at 5870 - 176 Street for a duration not to exceed 3 years.

It was

Moved by Councillor Kooner
Seconded by Councillor Bains
That:

1. Council approve Temporary Use Permit No. 7923-0355-00, to proceed to Public Notification.
2. Council approve Development Variance Permit No. 7923-0355-00, varying the following, to proceed to Public Notification:
 - (a) to vary the C-15 Zone to permit a child care centre to be located at 5855 - 176A Street, with its associated open space and play area located on a neighbouring contiguous lot at 5870 - 176 Street.

- 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; and
 - (b) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

RES.R24-1370

Carried

C. BYLAWS AND PERMITS

BYLAWS WITH PERMITS

- 1. Planning Report – Application No. 7917-0096-00
5909 – 168 Street

Owner: A. Sundher, R. Sundher
 Agent: H.Y. Engineering Ltd. (Lori Joyce)

It was Moved by Councillor Kooner
 Seconded by Councillor Stutt
 That Council amend the West Cloverdale
 South Neighbourhood Concept Plan (NCP) to re-designate the land from
 "Institutional/Residential" to "Urban Single Family."

RES.R24-1371

Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20767"
 RA to RF and RF-13 – to allow subdivision into one RF lot and two RF-13 lots.

It was Moved by Councillor Hepner
 Seconded by Councillor Annis
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2022, No. 20767" be finally adopted.

RES.R24-1372

Carried

"Surrey Heritage Revitalization Agreement Bylaw, 2022, No. 20768"
 To allow for the restoration and maintenance of John Lamb House at
 5909 – 168 Street.

It was Moved by Councillor Stutt
 Seconded by Councillor Kooner
 That "Surrey Heritage Revitalization Agreement Bylaw, 2022, No. 20768" be finally adopted.
 RES.R24-1373 Carried

Development Variance Permit No. 7917-0096-00
 To reduce the minimum lot depth (Type I Interior Lot) for proposed Lot 1; and to vary the Off-Street Parking requirements to allow double side-by-side garages at the front of the dwelling, on lots less than 13.4 metres wide, for proposed Lots 1 and 2. The proposal also includes a reduction in the minimum front yard (west) setback from 7.5 metres to 6.0 metres for an attached garage and to 4.5 metres for the remainder of the front building face, in order to allow for a second dwelling to be constructed on proposed Lot 3, fronting onto 167A Street.

It was Moved by Councillor Kooner
 Seconded by Councillor Stutt
 That Council authorize the issuance of Development Variance Permit No. 7917-0096-00.
 RES.R24-1374 Carried

2. 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)

It was Moved by Councillor Kooner
 Seconded by Councillor Bains
 That Council amend the City Centre Plan to redesignate the south portion of the subject site from "Mid to High Rise Residential 3.5 FAR" to "Mixed Use 3.5 FAR."
 RES.R24-1375 Carried

"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.

It was Moved by Councillor Hepner
 Seconded by Councillor Bose
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20347" be finally adopted.
 RES.R24-1376 Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20348"
C-35 to CD - to allow the development of a 36-storey mixed-use building in City Centre.

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20348" be finally adopted.

RES.R24-1377

Carried

Development Variance Permit No. 7918-0141-00
To reduce the minimum lot size from 1,000 square metres to 685 square metres and to reduce the minimum lot width for proposed Lot 2.

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That Council authorize the issuance of
Development Variance Permit No. 7918-0141-00.

RES.R24-1378

Carried

Development Permit No. 7918-0141-00
To issue Development Permit for Form and Character.

It was Moved by Councillor Hepner
Seconded by Councillor Annis
That Council authorize the issuance of
Development Permit No. 7918-0141-00.

RES.R24-1379

Carried

3. Planning Report – Application No. 7919-0327-00, 7919-0327-01
17049, 17071 Fraser Highway

Owner: 1075579 B.C. Ltd. (Director Information: C. Johl)
Agent: CSS Management Ltd. (Avtar Johl)

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That Council amend the Stage 1 Fleetwood
Town Centre Plan (TCP) to redesignate a portion of the subject site from
Townhouse to Low Rise.

RES.R24-1380

Carried

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 20941"
To amend the OCP Figure 3: General Land Use Designations from Suburban to Urban for Block A and from Suburban to Multiple Residential for Blocks B and C.

RES.R24-1381 It was Moved by Councillor Hepner
Seconded by Councillor Stutt
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 20941" be finally adopted.
Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 20942"
RA to RM-30 – to develop an 88-unit townhouse development.

RES.R24-1382 It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 20942" be finally adopted.
Carried

"Surrey Comprehensive Development Zone 118 (CD 118), Bylaw, 2023, No. 20943"
RA to CD – to develop two 5-storey purpose built rental apartment buildings (233 units).

RES.R24-1383 It was Moved by Councillor Kooner
Seconded by Councillor Hepner
That "Surrey Comprehensive Development Zone 118 (CD 118), Bylaw, 2023, No. 20943" be finally adopted.
Carried

"The 1075579 B.C. Ltd. Housing Agreement, Authorization Bylaw, 2023, No. 20944"
To enter into a Housing Agreement with the City in order to allocate the 233 dwelling units in the two 5-storey apartment buildings as rental for a period of 20 years.

RES.R24-1384 It was Moved by Councillor Kooner
Seconded by Councillor Bains
That Council rescind Third Reading of Bylaw No. 20944, granted by resolution No. RES.R23-859 at the May 1, 2023 Regular Council - Land Use Meeting.
Carried

RES.R24-1385 It was Moved by Councillor Annis
 Secoded by Councillor Hepner
 That Council amend Bylaw No. 20944 to
 change the Lands to a portion of the subject site as described in Appendix I.
Carried

RES.R24-1386 It was Moved by Councillor Kooner
 Secoded by Councillor Stutt
 That "The 1075579 B.C. Ltd. Housing
 Agreement, Authorization Bylaw, 2023, No. 20944" pass its third reading, as
 amended.
Carried

Final adoption of Bylaw No. 20944 was ruled out of order and will be brought forward for Council consideration at the July 22, 2024 meeting.

Development Variance Permit No. 7919-0327-00
 To increase the maximum lot coverage from 45% to 49% on proposed Lot 2; and
 reduce the minimum west side yard setback for Buildings 1 to 4 from 6.0 metres to
 5.5 metres, and for Building 5 from 6.0 metres to 4.0 metres on proposed Lot 2.

RES.R24-1387 It was Moved by Councillor Bains
 Secoded by Councillor Kooner
 That Council authorize the issuance of
 Development Variance Permit No. 7919-0327-00.
Carried

Development Permit No. 7919-0327-00
 To issue Development Permit for Form and Character and Farm Protection for lot 1.

RES.R24-1388 It was Moved by Councillor Kooner
 Secoded by Councillor Stutt
 That Council authorize the issuance of
 Development Permit No. 7919-0327-00.
Carried

Development Permit No. 7919-0327-01
 To issue Development Permit for Form and Character and Farm Protection for lot 2.

RES.R24-1389 It was Moved by Councillor Hepner
 Secoded by Councillor Bains
 That Council authorize the issuance of
 Development Permit No. 7919-0327-01.
Carried

PERMITS - APPROVALS

- 4. Planning Report – Application No. 7919-0270-00
3694 – 176 Street

Owner: L. Bahia, P.Bahia
Agent: L. Bahia

Development Variance Permit No. 7919-0270-00
To increase the maximum setback of a single family dwelling from the front lot line; and to increase the maximum depth of the farm residential footprint from the front lot line to permit the development of a new single-family home and to increase the maximum depth of the farm residential home plate.

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

Development Variance Permit No. 7919-0270-00.
RES.R24-1390 Carried

Development Permit No. 7919-0270-00
To issue Development Permit for Sensitive Ecosystems.

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

Development Permit No. 7919-0270-00.
RES.R24-1391 Carried

D. NOTICE OF MOTION

This section has no items to consider.

E. OTHER BUSINESS

- 1. **Temporary Sale Centres for Condominium Units**

At the June 24, 2024 Regular Council – Land Use Meeting, Councillor Kooner put forward the following notice of motion:

"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."

RES.R24-1392

It was Moved by Councillor Kooner
 Seconded by Councillor Bains
 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.
Carried

PLANNING REPORTS (Continued)

2. **Planning Report - Application No. 7918-0134-00**
16042 - 84 Avenue; 8352, 8366, 8380 and 8390 - 160 Street
 Owners: 1076732 B.C. Ltd.
Director Information: A. Johl
No Officer Information Filed as at May 24, 2023.
- Sidbro Investments Ltd.
Director Information: M. Sidhu, H. Sidhu, J. Sidhu, J. Sidhu
No Officer Information Filed as at May 16, 2022.
- Agent: Platinum Enterprises Ltd. (Avtar Johl)
Partial OCP Amendment from "Multiple Residential" to "Town Centre".
OCP Text Amendment to allow a higher density in the "Town Centre" designation.
TCP Amendment from "Low to High Rise Mixed Use" and "Low Rise Residential"
to "High Rise Mixed Use".
Rezoning from RA to CD (based on RM-135 and C-5)
Development Permit
to permit the development of one 5-storey, one 6-storey and one 30-storey mixed-use building with 529 dwelling units and 1,846 square metres of at-grade commercial space, including a child care centre, in Fleetwood.

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

1. an Official Community Plan (OCP) Amendment Bylaw be introduced to:
 - (a) amend the OCP Figure 3: General Land Use Designations for a portion of the subject site from "Multiple Residential" to "Town Centre" (Appendix V);
 - (b) amend the OCP Figure 12: Fleetwood Town Centre Densities to include a portion of the subject site within the Town Centre boundary (Appendix VI);
 - (c) amend the OCP, Table 7a: Land Use Designation Exceptions within the "Town Centre" designation by adding site specific permission for 16042 - 84 Avenue, 8390 - 160 Street, 8380 - 160 Street, 8366 - 160 Street, and 8352 - 160 Street to permit a density up to 4.25 FAR (gross); and

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 OCP, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. a Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7918-0134-00 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 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) review of the project by the Advisory Design Panel and resolution of design comments to the satisfaction of the General Manager, Planning & Development Department;
 - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (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 of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (j) registration of a right-of-way for public rights-of-passage for the area between the building face and the street edges;
- (k) provision of a cash-in-lieu contribution to satisfy the indoor amenity space requirement of the Zoning By-law, at the rate in effect at the time of Final Adoption;
- (l) 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
- (m) Council approval for Stage 2 of the Fleetwood Plan.

6. Council pass a resolution to amend the Fleetwood Plan (Stage 1) to redesignate the land from "Low to High Rise Mixed Use" and "Low Rise Residential" to "High Rise Mixed Use", when the project is considered for final adoption (Appendix VII).

RES.R24-1393 Carried

It was Moved by Councillor Hepner
 Seconded by Councillor Annis
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21315" pass its first reading.

RES.R24-1394 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Kooner
 Seconded by Councillor Stutt
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21315" pass its second reading.

RES.R24-1395 Carried

It was then Moved by Councillor Stutt
 Seconded by Councillor Annis
 That the Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21315" be held electronically on July 22, 2024, at 7:00 p.m.

RES.R24-1396 Carried

RES.R24-1397 It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Comprehensive Development
Zone 234 (CD 234), Bylaw, 2024, No. 21316" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R24-1398 It was Moved by Councillor Bains
Seconded by Councillor Kooner
That "Surrey Comprehensive Development
Zone 234 (CD 234), Bylaw, 2024, No. 21316" pass its second reading.
Carried

RES.R24-1399 It was then Moved by Councillor Kooner
Seconded by Councillor Bains
That the Public Hearing on "Surrey
Comprehensive Development Zone 234 (CD 234), Bylaw, 2024, No. 21316" be held
electronically on July 22, 2024, at 7:00 p.m.
Carried

**3. Planning Report - Application No. 7919-0154-01
12711 Beckett Road**

Owner: M. Kompter

Agent: Hub Engineering Inc. (Mike Kompter)

Development Variance Permit

to reduce the minimum front yard setback and increase the maximum building height to permit the retention of a portion of the existing single family dwelling as an accessory structure and formalize an existing setback encroachment.

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

1. Council approve Development Variance Permit No. 7919-0154-01, varying the following, to proceed to Public Notification:

(a) to reduce the minimum front yard setback of the RH Zone from 18.0 metres to 15.9 metres to the accessory building face; and

(b) to increase the maximum accessory building height of the RH Zone from 4.0 metres to 4.6 metres.

2. Council instruct staff to resolve the following issues prior to final approval:

(a) all conditions of approval outlined in the original Planning Report No. 7919-0154-00, dated January 17, 2022 (Appendix IV).

RES.R24-1400 Carried

4. **Planning Report - Application No. 7924-0094-00**
15077 - 72 Avenue
Owner: 1294549 B.C. Ltd.
Director Information: K. Dhillon, J. Sangha, K. Singh
No Officer Information Filed as at March 15, 2023.
Agent: Square One (Louis Kwan)
OCP Amendment from "Suburban" to "Multiple Residential"
Rezoning from RA to RM-30
Development Permit for Form and Character
Development Variance Permit
to permit the development of 24 townhouse units.

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

1. a Bylaw be introduced to amend the Official Community Plan (OCP) Figure 3: General Land Use Designations for the subject site from "Suburban" to "Multiple Residential", and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the OCP, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. a Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)", and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7924-0094-00 for Form and Character generally in accordance with the attached drawings (Appendix I).
5. Council approve Development Variance Permit No. 7924-0094-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side yard setback (north) of the RM-30 Zone from 6.0 metres to 4.2 metres for upper storey projection walls and 4.5 metres for the remainder of the building as measured to the face of building 6;
 - (b) to reduce the minimum rear yard setback (west) of the RM-30 Zone from 6.0 metres to 5.9 metres for upper storey projection walls as measured to the face of building 6;

- (c) to reduce the minimum rear yard setback (north) of the RM-30 Zone from 6.0 metres to 5.2 metres for upper storey projection walls as measured to the face of building 5;
 - (d) to reduce the minimum side yard setback (west) of the RM-30 Zone from 6.0 metres to 2.75 metres for upper storey projection walls and 3.0 metres for the remainder of the building as measured to the face of building 1;
 - (e) to reduce the minimum side yard setback (east) of the RM-30 Zone from 6.0 metres to 2.8 metres for upper storey projection walls and 3.0 metres for the remainder of the building as measured to the face of buildings 3, 4, and 5; and
 - (f) to reduce the minimum front yard setback (south) of the RM-30 Zone for upper storey projecting walls from 4.5 metres to 4.2 metres to the principal building face of Building 1 and 2.
6. 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 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, to the satisfaction of the General Manager, Planning and Development Department;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) submission of an acoustical report for the units adjacent to 108 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and

- (i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Department.

RES.R24-1401 Carried

It was Moved by Councillor Annis
 Seconded by Councillor Hepner
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21317" pass its first reading.

RES.R24-1402 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Bains
 Seconded by Councillor Stutt
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21317" pass its second reading.

RES.R24-1403 Carried

It was then Moved by Councillor Hepner
 Seconded by Councillor Annis
 That the Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21317" be held electronically on July 22, 2024, at 7:00 p.m.

RES.R24-1404 Carried

It was Moved by Councillor Kooner
 Seconded by Councillor Bains
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21318" pass its first reading.

RES.R24-1405 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Bose
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21318" pass its second reading.

RES.R24-1406 Carried

It was then Moved by Councillor Annis
 Seconded by Councillor Bose
 That the Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21318" be held electronically on July 22, 2024, at 7:00 p.m.

RES.R24-1407 Carried

5. **Planning Report - Application No. 7923-0342-00**
14518, 14528, 14538, 14548, 14558 - 106 Avenue
Owner: 1342689 B.C. Ltd.
Director Information: M. Jhand, J. Ranauta, B. Sarai
No Officer Information filed as at January 13, 2023.
Agent: 1342689 B.C. Ltd. (Malkit Singh Jhand)
TCP Amendment from "Townhouse" to "Low Rise Transition Residential".
Rezoning from RF to CD
Development Permit
to permit the development of a 5-storey residential building containing 116 dwelling units over 2 levels of underground parking, on a consolidated site in Guildford.

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

1. Council endorse the Public Notification to proceed for Bylaw No. 21319 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. 7923-0342-00 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 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) review of the project by the Advisory Design Panel and resolution of design comments to the satisfaction of the General Manager, Planning & Development Department;
 - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

- (h) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (i) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-70 Zone, at the rate in effect at the time of Final Adoption
 - (j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (k) registration of a right-of-way for public rights-of-passage over the publicly accessible open space (corner plaza) within the site;
 - (l) registration of a right-of-way for public rights-of-passage for drainage access; and
 - (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;
4. Council pass a resolution to amend the Guildford Plan to redesignate the land from "Townhouse" to "Low Rise Transition Residential" and introduce an east-west lane, as illustrated in Appendix V, when the project is considered for final adoption.

RES.R24-1408

Carried

**6. Planning Report - Application No. 7923-0121-00
9419 - 176 Street**

Owner: 1206501 B.C. Ltd.

Director Information: N. Sanghera

Officer Information as at April 26, 2023: N. Sanghera (President)

Agent: David Eaton Architect Inc. (Manpreet Singh)

OCP Amendment to Figure 3: General Land Use Designations from "Commercial" and "Urban" to "Multiple Residential" for the western portion of the site.

OCP Text Amendment to permit a higher density under the "Multiple Residential" designation.

NCP Text Amendment to permit a higher density under the "Low Rise Residential - Type II" designation.

Rezoning from RA to CD (based on RM-70).

Development Permit for Form & Character and Sensitive Ecosystems (Green Infrastructure).

to permit the development of four, 6-storey residential apartment buildings.

It was

Moved by Councillor Hepner
Seconded by Councillor Annis
That:

1. a Bylaw be introduced to amend the Official Community Plan (OCP) Figure 3: General Land Use Designations for a portion of the subject site from "Commercial" and "Urban" to "Multiple Residential", and a date for Public Hearing be set.
2. a Bylaw be introduced to amend the OCP, Table 7A: Land Use Designation Exceptions within the "Multiple Residential" designation by adding site specific permission for the subject site to permit a density up to 2.57 FAR (net), and a date for Public Hearing be set.
3. 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.
4. 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.
5. Council authorize staff to draft Development Permit No. 7923-0121-00 generally in accordance with the attached drawings (Appendix I), and the finalized Ecosystem Development Plan.
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 plan to the satisfaction of the Approving Officer;
 - (c) Approval from the Ministry of Transportation & Infrastructure;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) review of the project by the Advisory Design Panel and resolution of design comments to the satisfaction of the General Manager, Planning & 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 Ecosystem Development Plan and Impact Mitigation Plan 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) registration of a right-of-way for public rights-of-passage for the area between the building face and the street edges;
- (m) registration of access easements to ensure access to the proposed shared parking and amenity facilities within the development;
- (n) submission of an acoustical report for the units adjacent to 176 Street (Highway No. 15) and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (o) registration of a Section 219 Restrictive Covenant requiring increased east side yard setbacks for a landscape buffer along 176 Street (Highway No. 15);
- (p) registration of a Section 219 Restrictive Covenant for installation and maintenance of the landscape buffer;
- (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 Department; and
- (r) registration of a Section 219 Restrictive Covenant to restrict development to be in accordance with the finalized and accepted lot grading plan for the site.

7. Council pass a resolution to amend the Stage 1 Anniedale-Tynehead Neighbourhood Concept Plan Amendment, approved under Corporate Report R193 (November 2023), to increase the density under the "Low Rise Residential – Type II" designation from 2.0 FAR (net density) to 2.57 FAR (net density) as shown in Appendix V, when the project is considered for final adoption.

RES.R24-1409 Carried

It was Moved by Councillor Kooner
 Seconded by Councillor Bains
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21320" pass its first reading.

RES.R24-1410 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Hepner
 Seconded by Councillor Annis
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21320" pass its second reading.

RES.R24-1411 Carried

It was then Moved by Councillor Bains
 Seconded by Councillor Kooner
 That the Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21320" be held electronically on July 22, 2024, at 7:00 p.m.

RES.R24-1412 Carried

It was Moved by Councillor Kooner
 Seconded by Councillor Stutt
 That "Surrey Comprehensive Development Zone 236 (CD 236), Bylaw, 2024, No. 21321" pass its first reading.

RES.R24-1413 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Hepner
 Seconded by Councillor Annis
 That "Surrey Comprehensive Development Zone 236 (CD 236), Bylaw, 2024, No. 21321" pass its second reading.

RES.R24-1414 Carried

It was then Moved by Councillor Hepner
 Seconded by Councillor Kooner
 That the Public Hearing on "Surrey Comprehensive Development Zone 236 (CD 236), Bylaw, 2024, No. 21321" be held electronically on July 22, 2024, at 7:00 p.m.

RES.R24-1415 Carried

F. ADJOURNMENT

It was

Moved by Councillor Kooner
Seconded by Councillor Stutt
That the July 8, 2024 Regular Council - Land

Use meeting be adjourned.
RES.R24-1416

Carried

The Regular Council - Land Use meeting adjourned at 5:41 p.m.

Certified correct:

Jennifer Ficocelli
City Clerk and
Director Legislative Services

Mayor Brenda Locke