

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

A. ADOPTION OF THE AGENDA

It was

Council Land Use meeting be adopted.

RES.R24-1477

Moved by Councillor Kooner

Seconded by Councillor Bains

That the agenda of the July 22, 2024, Regular

Carried

B. CLERKS REPORT**2024 Council Meeting Schedule**

Council to consider the format of Council meetings for the September 9, 2024 and September 23, 2024 meetings on the Regular Council Meeting Schedule.

It was

arrangements for the September 9, 2024 and September 23, 2024 Regular Council – Land Use meetings, Regular Council – Public Hearing meetings and any scheduled Public Hearings to be held in person for Council and the public.

RES.R24-1478

Moved by Councillor Stutt

Seconded by Councillor Bains

That Council direct staff to make

Carried

Councillor Kooner declared a conflict of interest and recused herself from the meeting at 5:34 p.m.

C. PLANNING REPORTS

1. **Planning Report - Application No. 7917-0492-00
2459, 2469 and 2479 - 156 Street; Unconstructed Lane West of Site**
 Owners: 1168478 B.C. Ltd.
 Director Information: R. Kooner, P. Kooner
 Officer Information as at June 15, 2023: B. Bal (CEO)
 Agent: R. Kooner
OCP Amendment from "Urban" to "Multiple Residential".
OCP Amendment to allow an FAR of 2.12 for the site within the "Multiple Residential" land use designation.
LAP Amendment from "Townhouse (15 upa)" to "Apartment".
Rezoning from R₃ to CD (based on RM-70)
Development Permit
Housing Agreement
to permit the development of a 6-storey rental residential apartment building.

It was Moved by Councillor Bains
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 "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 of up to 2.12 FAR (net calculation), 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 "Urban Residential Zone (R₃)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.
5. a Bylaw be introduced to enter into a Housing Agreement and be given First, Second and Third Reading.
6. Council authorize staff to draft Development Permit No. 7917-0492-00 generally in accordance with the attached drawings (Appendix I).

- 7. 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;
 - (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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) completion of the road closure and acquisition of the lane along the west property line of the subject site; and
 - (i) registration of a Section 219 Restrictive Covenant to ensure that, if the rental use is discontinued in the future, the City's needs with respect to Community Amenity Contributions (CAC), including Affordable Housing, Capital Projects and Tier 2 Capital Plan Project CACs, will be adequately met, to the satisfaction of the General Manager, Planning & Development Department.

- 8. Council pass a resolution to amend the King George Corridor South Local Area Plan (LAP) to redesignate the land from "Townhouses (15 upa)" to Apartments when the project is considered for final adoption.

RES.R24-1479

Carried by members remaining

It was

Moved by Councillor Stutt

Seconded by Councillor Bains

That "Surrey Official Community Plan Bylaw,

2013, No. 18020, Text Amendment Bylaw, 2024, No. 21307" pass its first reading.

RES.R24-1480

Carried by members remaining

The said Bylaw was then read for the second time.

RES.R24-1481 It was Moved by Councillor Bains
Seconded by Councillor Stutt
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Text Amendment Bylaw, 2024, No. 21307" pass its second reading.
Carried by members remaining

RES.R24-1482 It was then Moved by Councillor Bains
Seconded by Councillor Hepner
That the Public Hearing on "Surrey Official
Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2024, No. 21307"
be held at City Hall on September 9, 2024, at 7:00 p.m.
Carried by members remaining

RES.R24-1483 It was Moved by Councillor Stutt
Seconded by Councillor Bains
That "Surrey Comprehensive Development
Zone 230 (CD 230), Bylaw, 2024, No. 21308" pass its first reading.
Carried by members remaining

The said Bylaw was then read for the second time.

RES.R24-1484 It was Moved by Councillor Hepner
Seconded by Councillor Annis
That "Surrey Comprehensive Development
Zone 230 (CD 230), Bylaw, 2024, No. 21308" pass its second reading.
Carried by members remaining

RES.R24-1485 It was then Moved by Councillor Annis
Seconded by Councillor Hepner
That the Public Hearing on "Surrey
Comprehensive Development Zone 230 (CD 230), Bylaw, 2024, No. 21308" be held
at City Hall on September 9, 2024, at 7:00 p.m.
Carried by members remaining

RES.R24-1486 It was Moved by Councillor Stutt
Seconded by Councillor Bains
That "The 1168478 BC Ltd. Housing
Agreement, Authorization Bylaw, 2024, No. 21309" pass its first reading.
Carried by members remaining

The said Bylaw was then read for the second time.

RES.R24-1487 It was Moved by Councillor Bains
Seconded by Councillor Stutt
That "The 1168478 BC Ltd. Housing
Agreement, Authorization Bylaw, 2024, No. 21309" pass its second reading.
Carried by members remaining

The said Bylaw was then read for the third time.

RES.R24-1488 It was Moved by Councillor Bains
Seconded by Councillor Stutt
That "The 1168478 BC Ltd. Housing
Agreement, Authorization Bylaw, 2024, No. 21309" pass its third reading.
Carried by members remaining

Councillor Kooner rejoined the meeting at 5:37 p.m.

2. Planning Report - Application No. 7924-0026-00

2513 - 141 Street

Owner: Harness Marketing Ltd.

Director Information: H. Sukhija, J. Sukhija

Officer Information as at November 6, 2023: J. Sukhija (Vice President),
H. Sukhija (President)

Agent: Mainland Engineering Design Corporation (Avnash Banwait)

LAP Amendment from "One Acre" to "Half-Acre Gross Density"

Rezoning from RA to R1

Development Variance Permit

to allow subdivision into 2 half-acre lots.

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

1. Council endorse the Public Notification to proceed for Bylaw No. 21323 to rezone the subject site from "Acreage Residential Zone (RA)" to "Suburban Residential Zone (R1)".
2. Council approve Development Variance Permit No. 7924-0026-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the Suburban Residential Zone (R1) from 30 metres to 25.1 metres for proposed Lots 1 and 2.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (e) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
- (f) the applicant adequately address the City’s needs with respect to the City’s Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Department; and
- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

- 4. Council pass a resolution to amend Central Semiahmoo Peninsula Local Area Plan to redesignate the land from "One Acre" to "Half-Acre Gross Density" when the project is considered for final adoption.

RES.R24-1489

Carried

**3. Planning Report - Application No. 7922-0195-00
17378 - 60 Avenue**

Owner: 1362701 B.C. Ltd.

Director Information: J. Sidhu

No Officer Information Filed as at May 13, 2023.

Agent: CitiWest Consulting Ltd. (Jasleen Kaur)

**TCP Amendment from "Detached Residential" to "Townhouse Residential"
Rezoning from R3 to CD**

Development Permit

Heritage Revitalization Agreement

to permit development of an 8-unit townhouse development, including the relocation, adaptive re-use, and maintenance of the Currie-Johnson House as an additional residential unit.

It was

Moved by Councillor Kooner
Seconded by Councillor Bains
That:

- 1. Council endorse the Public Notification to proceed for Bylaw No. 21324 to rezone the subject site from "Urban Residential Zone (R3)" to "Comprehensive Development Zone (CD)".

2. Should the Rezoning Bylaw receive First, Second, and Third Readings, introduce Bylaw No. 21325 to allow the Owner and the City of Surrey to enter into a Heritage Revitalization Agreement to allow for the restoration and maintenance of the Currie-Johnson House at 17378 - 60 Avenue and be given First, Second, and Third Readings.
3. Council authorize staff to draft Development Permit No. 7922-0195-00 generally in accordance with the attached drawings (Appendix I).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a road dedication plan to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (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) 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-30 Zone, at the rate in effect at the time of Final Adoption;
 - (j) registration of a volumetric right-of-way for public rights-of-passage over the publicly accessible open space (corner plaza) within the site; 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 Department.

- 5. Council pass a resolution to amend the Cloverdale Town Centre Plan (TCP) to redesignate the land from "Detached Residential" to "Townhouse Residential" when the project is considered for final adoption.

RES.R24-1490

Carried

**4. Planning Report - Application No. 7917-0078-00
6690 and 6706 King George Boulevard**

Owners: 1070071 B.C. Ltd.

Director Information: J. Thind, N. Ghag, H. Purba, T. Thind, G. Lehal

Ziv Properties Ltd.

Director Information: G. Ziv

Agent: DF Architecture Inc. (Jessie Arora)

**Rezoning of portions of the site from C-8 and R3 to CD (based on RM-70 and C-8)
Development Permit**

Housing Agreement

to permit the development of a 5-storey commercial building, a 6-storey apartment building, and a pavilion café building.

It was

Moved by Councillor Bose

Seconded by Councillor Annis

That:

- 1. Council endorse the Public Notification to proceed for Bylaw No. 21343 to rezone the portion of the subject site as shown as Block C from "Community Commercial Zone (C-8)" to "Comprehensive Development Zone (CD)", and Block D from "Urban Residential Zone (R3)" to "Comprehensive Development Zone (CD)", as shown on the attached Survey Plan in Appendix I.
- 2. Should the proposal be granted First, Second and Third Reading of the associated Rezoning, introduce Bylaw No. 21344 to enter into a Housing Agreement and be given First, Second and Third Reading.
- 3. Council authorize staff to draft Development Permit No. 7917-0078-00 generally in accordance with the attached drawings (Appendix I).
- 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) demolition bonding for the existing building at 6706 King George Boulevard to the satisfaction of the Planning and Development Department;
- (h) the applicant enter into a Highway Licensing Agreement with the City, to permit the existing building at 6706 King George Boulevard to remain within dedicated lane allowance during Phase 1 of the project, until the building can be demolished;
- (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;
- (j) registration of a Section 219 Restrictive Covenant to ensure that, if the rental use is discontinued in the future, the City's needs with respect to Community Amenity Contributions (CAC), including Affordable Housing, Capital Projects and Tier 2 Capital Plan Project CACs, will be adequately met, to the satisfaction of the General Manager, Planning & Development Department; and
- (k) registration of an access easement over the easterly remnant lot, for interim access during Phase 1 construction to the development site.

RES.R24-1491

Carried

**5. Planning Report - Application No. 7921-0296-00
13427 and 13435 - 76 Avenue**

Owners: D. Khangura, S. Khangura, I. Khangura, R. Sandhu, H. Grewal,
R. Grewal, T. Sandhu

Agent: Flat Architecture Inc. (Rajinder Warraich)

Rezoning from RA to CD

Development Permit

to permit the development of a 1,334 sq. m. light industrial office building.

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

1. a Bylaw be introduced to rezone the subject site from "Acreage Residential Zone (RA)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7921-0296-00 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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (g) Registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture.

RES.R24-1492

Carried

It was Moved by Councillor Stutt
Seconded by Councillor Bains
That "Surrey Comprehensive Development
Zone 239 (CD 239), Bylaw, 2024, No. 21326" pass its first reading.

RES.R24-1493

Carried

The said Bylaw was then read for the second time.

- (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) approval from the Ministry of Forests, Lands and Natural Resource Operations under the Water Sustainability Act for the relocation of the A/O watercourse fronting 88 Avenue;
- (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (e) demonstrate the feasibility of on-site fire protection compliance with BCBC and NFPA-13, to the 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 Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
- (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (j) registration of a Section 219 Restrictive Covenant requiring fire sprinklers to NFPA standards and to release and indemnify the City from liability;
- (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, Planning & Development Department; and
- (l) registration of a Section 219 Restrictive Covenant for installation and maintenance of a landscape buffer.

RES.R24-1496

Carried

RES.R24-1497 It was Moved by Councillor Hepner
Seconded by Councillor Bose
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21345" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R24-1498 It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21345" pass its second reading.
Carried

RES.R24-1499 It was then Moved by Councillor Annis
Seconded by Councillor Kooner
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21345" be held at City Hall
on September 9, 2024, at 7:00 p.m.
Carried

7. **Planning Report - Application No. 7922-0262-00**
18477 - 76 Avenue (18497 - 76 Avenue), 18535 - 76 Avenue,
18563 - 76 Avenue (18573 - 76 Avenue), 18619 - 76 Avenue
Owners: 1385513 B.C. Ltd.
Director Information: A. Lee, G. Mertens
Officer Information as at November 4, 2023:
G. Gonzales (Assistant Secretary), A. Lee (Secretary),
J. Wong (Assistant Secretary)
- 1097378 B.C. Ltd.
Director Information: A. Lee, G. Mertens
Officer Information as at November 21, 2023:
G. Gonzales (Assistant Secretary), A. Lee (Secretary),
J. Wong (Assistant Secretary)
- 1154590 B.C. Ltd.
Director Information: A. Lee, G. Mertens
Officer Information as at February 27, 2023:
K. Anderson (Vice President), G. Gonzales (Assistant Secretary),
A. Lee (Secretary), G. Mertens (President)
Agent: Qualico Communities (Filip Christiaanse)
**NCP Amendment to amend the road network, the land consolidation
boundaries, and park location in the West Clayton NCP.**
Rezoning from A-1 to R4, R5, and CD
Development Permit / Development Variance Permit
*to permit the development of 100 small residential lots, 20 compact residential lots,
one lots containing 251 townhouse units, and parks and open space.*

It was

Moved by Councillor Bains
Seconded by Councillor Kooner
That:

1. Council endorse the Public Notification to proceed for Bylaw No. 21346 to rezone the portion of the subject site shown as Block "A" on the attached Survey Plan from "General Agriculture Zone (A-1)" to "Small Lot Residential (R4) Zone" and the portion of the subject site shown as Block "C" on the attached Survey Plan from "General Agriculture Zone (A-1)" to "Compact Residential (R5) Zone" (Appendix I).
2. Council endorse the Public Notification to proceed for Bylaw No. 21347 to rezone a portion of the subject site shown as Blocks "B" and "D" on the Attached Survey Plan (Appendix I), from "General Agriculture Zone (A-1)" to "Comprehensive Development Zone (CD)".
3. Council authorize staff to draft Development Permit No. 7922-0262-00 generally in accordance with the attached drawings (Appendix II), and the finalized Ecosystem Development Plan and Geotechnical Report.
4. Council approve Development Variance Permit No. 7922-0262-00, to vary the definition of "Bond" in the *Surrey Subdivision and Development By-law, 1986, No. 8830, as amended*, to include the use of a Surety Bond for Servicing Agreement 7822-0262-00 to proceed to Public Notification.
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 plan to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;

- (h) conveyance of riparian areas and Biodiversity Conservation Strategy areas to the City;
- (i) submission of a finalized Geotechnical Report to the satisfaction of City staff;
- (j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (k) registration of a volumetric right-of-way for public rights-of-passage over the publicly accessible open space (corner plazas) within the site;
- (l) 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;
- (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 Services; and
- (n) registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the geotechnical report.

6. Council pass a resolution to amend the West Clayton Neighbourhood Concept Plan (NCP) to modify the road pattern, adjust the boundaries of the land consolidation area, and amend the park location when the project is considered for final adoption (Appendix IX).

RES.R24-1500

Carried

Councillor Bains declared a conflict of interest and recused himself from the meeting at 5:41 p.m.

- 8. Planning Report - Application No. 7923-0358-00
14452 No 10 (56 Avenue) Highway**
 Owners: K. Dhillon, H. Dhillon
 Agent: J. Dhillon
**OCP Amendment from Suburban Density Exception Area (max 2 upa) to Suburban
 Rezoning from R₁ to CD (based on R₂)
 to allow subdivision into 2 lots.**

It was

Moved by Councillor Kooner
 Seconded by Councillor Annis
 That:

1. a Bylaw be introduced to amend the Official Community Plan (OCP) Figure 5: Suburban Density Exception Areas to remove the subject site from Suburban Density Exception Area (max 2 u.p.a.), 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 "Suburban Residential Zone (R1)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.
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) Approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (f) 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) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Department; and
 - (h) submission of a spatial separation report to the approval of the Building Division.

RES.R24-1501

Defeated by members remaining
With Mayor Locke, Councillor Kooner, Stutt,
and Hepner opposed.

Councillor Bains rejoined the meeting at 5:43 p.m.

**9. Planning Report - Application No. 7924-0165-00
16060 - 108 Avenue**

Owner: The Board of School Trustees of School District No. 36 (Surrey)
Agent: Thinkspace Architecture Planning Interior Design (Keshia Laisianto)

Development Variance Permit

to allow a shipping container for storage purposes on an existing secondary school site (Fraser Heights Secondary).

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That Council approve Development Variance
Permit No. 7924-0165-00, to vary Part 4. General Provisions, Section B.17, to allow a shipping container to be installed and used for storage purposes on an existing school site that is zoned "Acreage Residential Zone (RA)", to proceed to Public Notification.

RES.R24-1502

Carried

**10. Planning Report - Application No. 7923-0255-00
18036, 18074, 18088 - 72 Avenue; 18003 Fraser Highway**

Owner: Zenterra 180 Street Ltd.
Director Information: M. Gill, R. Johal

No Officer Information Filed.

Agent: Zenterra Developments (Kevin Anderson)

OCP Amendment from "Urban" to "Multiple Residential"

NCP Amendment from "Townhouse Residential (22 + 5 upa)" to "Low Rise Residential"

Rezoning from RA to CD

General Development Permit

to permit the development of seven, 6-storey apartment buildings (713 units) on a consolidated site in Clayton.

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

1. Council endorse the Public Notification to proceed for Bylaw No. 21350 to amend the OCP Figure 3: General Land Use Designations for the subject site from "Urban" to "Multiple Residential".
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. Council endorse the Public Notification to proceed for Bylaw No. 21351 to rezone the subject site from "Acreage Residential Zone (RA)" to "Comprehensive Development Zone (CD)".

4. Council authorize staff to draft General Development Permit No. 7923-0255-00 generally in accordance with the attached drawings (Appendix I), and the finalized Ecosystem Development Plan.
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff;
 - (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 right-of-way for public rights-of-passage for a public pedestrian walkway and corner plazas;
 - (k) registration of access easements to ensure access to the proposed shared parking and amenity facilities within the development;
 - (l) registration of a Section 219 no-build Restrictive Covenant for the bioswale area for ecosystem protection;

- (m) submission of an acoustical report for the units adjacent to Fraser Highway and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and
- (n) 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.

6. Council pass a resolution to amend the West Clayton Neighbourhood Concept Plan (NCP) to redesignate the land from "Townhouse Residential (22 + 5 upa)" to "Low Rise Residential", which is a new designation, as shown in Appendix V, when the project is considered for final adoption.

RES.R24-1503

Carried**D. BYLAWS AND PERMITS****BYLAWS**

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

Owner: Ministry of Transportation and Infrastructure
Agent: DCYT Architecture (Douglas Cheung)

Council direction received June 24, 2024

To rezone the site from One-Acre Residential Zone to Comprehensive Development Zone in order to accommodate the existing BC Ambulance Station.

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "Surrey Comprehensive Development
Zone 224 (CD 224), Bylaw, 2024, No. 21297" be finally adopted.

RES.R24-1504

Carried

2. 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)

Council direction received May 1, 2023

- * See memorandum dated July 2, 2024.

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 tenure for a period of 20 years.

It was Moved by Councillor Hepner
Seconded by Councillor Bose
That "The 1075579 B.C. Ltd. Housing Agreement, Authorization Bylaw, 2023, No. 20944" be finally adopted.

RES.R24-1505

Carried

BYLAWS WITH PERMITS

3. Planning Report – Application No. 7922-0168-00
13453, 13461 and 13473 - 94A Avenue

Owner: 1342196 B.C. Ltd. (Director Information: L. Gosselin)
Agent: Whitetail Homes Ltd. (L. Gosselin)

Council direction received May 15, 2023

To rezone the site from Single Family Residential Zone to Comprehensive Development Zone in order to develop a 6-storey apartment building consisting of approximately 125 dwelling units in City Centre. The proposal also includes a Development Permit for Form and Character.

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Comprehensive Development Zone 120 (CD 120), Bylaw, 2023, No. 20955" be finally adopted.

RES.R24-1506

Carried

Development Permit No. 7922-0168-00

It was Moved by Councillor Annis
Seconded by Councillor Bose
That Council authorize the issuance of Development Permit No. 7922-0168-00.

RES.R24-1507

Carried

4. Planning Report – Application No. 7918-0081-00
5937 - 144 Street

Owner: 1162048 B.C. Ltd. (Director Information: A. Sahota)
Agent: Amtrac Construction Ltd. (A. Sahota)

Council direction received March 6, 2023

- * See memorandum dated July 16, 2024.

To rezone the subject site from One-Acre Residential Zone to Comprehensive Development Zone in order to develop one 4-storey mixed-use building consisting of 57 residential units and 7 Commercial Retail Units, and one 5-storey residential building consisting of 64 residential units. The proposal also includes a Development Permit for Form and Character.

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That Council pass a resolution to amend the South Newton Neighbourhood Concept Plan (NCP) to redesignate the lands from "Apartments 45 upa max" and "Mixed Commercial Residential Apartments" to "Apartments 65 upa max" and "Mixed Commercial Residential Apartments" and for changes to the local road network by eliminating the "Proposed Parks and Walkways" designation.

RES.R24-1508

Carried

It was Moved by Councillor Hepner
Seconded by Councillor Bose
That "Surrey Comprehensive Development Zone 106 (CD 106), Bylaw, 2023, No. 20897" be finally adopted.

RES.R24-1509

Carried

Development Permit No. 7918-0081-00

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That Council authorize the issuance of Development Permit No. 7918-0081-00.

RES.R24-1510

Carried

5. Planning Report - Application No. 7917-0598-00
13816 and 13874 - 58 Avenue

Owner: 1333818 B.C. Ltd. (Director Information: A. Aulakh, J. Johal, G. Khangura, K. Sanghera, G. Sidhu, H. Sunner)
Agent: 1333818 B.C. Ltd. (Gurjit Singh Kanghura)

To redesignate the site from Suburban to Multiple Residential and rezone the site from Half-Acre Residential to Multiple Residential 30 in order to develop 15 townhouse units on the site. In addition, the proposal also includes a Development Variance Permit to reduce the north yard setback; reduce the east yard setbacks for Buildings 2 and 3; and allow visitor parking within the west setback. The proposal also includes a Development Permit for Form and Character.

Development Permit No. 7924-0004-00

Authorized to draft May 27, 2024

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

RES.R24-1518 Development Permit No. 7924-0004-00.
Carried

- 8. Development Variance Permit No. 7922-0009-00, 7922-0009-01
106 Peace Park Drive

Owners: M. Khan, S. Khan
Agent: Muhammad Sarfraz Khan

Supported by Council June 24, 2024

To reduce the minimum front yard setback of a principal dwelling from 7.5 metres to 6.7 metres if 50% of the principal building is set back a minimum of 9 metres and to reduce the minimum side yard (north) setback for a principal dwelling from 4.5 metres to 1.2 metres to the principal building face, provided that the opposite side yard setback is a minimum of 2.4 metres to the principal building face in order to permit construction of a single-family dwelling. The proposal also includes a Development Permit for Hazard Lands and Sensitive Ecosystems.

Development Variance Permit No. 7922-0009-01

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

RES.R24-1519 Development Variance Permit No. 7922-0009-01.
Carried

Development Variance Permit No. 7922-0009-00

Supported by Council January 16, 2023

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

RES.R24-1520 Development Variance Permit No. 7922-0009-00.
Carried

Development Permit No. 7922-0009-00

Authorized to draft December 12, 2022

F. OTHER BUSINESS

PLANNING REPORTS

1. **Planning Report - Application No. 7919-0187-00
2619 - 154 Street**

Owners: City of Surrey

Agent: Aplin & Martin Consultants Ltd. (Anish Sharma)

Rezoning from R3 to RM-30*to permit the development of a townhouse residential development with 31 units on a consolidated site.** *Further to Planning Report dated December 20, 2021 additional information regarding the application is provided.*

It was

Moved by Councillor Kooner

Seconded by Councillor Annis

That:

1. Council endorse the Public Notification to proceed for Bylaw No. 21352 to rezone the property at 2619 - 154 Street from "Urban Residential Zone (R3)" to "Multiple Residential 30 Zone (RM-30)".
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) all those conditions outlined in the initial Planning & Development Report dated December 20, 2021.

RES.R24-1524

Carried

BYLAWS

2. **Planning Report - Application No. 7919-0187-00
15381 and 15391 - 26 Avenue; 2627 and 2641 - 154 Street; 2655 Parkway Drive**

Owner: Hive Design & Building Ltd. (Director Information: Z. Zhao)

Agent: Aplin & Martin Consultants Ltd. (Anish Sharma)

Council direction received December 20, 2021

* See memorandum dated July 19, 2024

To rezone the site from Single Family Residential Zone to Multiple Residential 30 Zone in order to permit the development of a townhouse residential complex with 31 units.

G. ADJOURNMENT

It was

Moved by Councillor Kooner
Seconded by Councillor Stutt
That the July 22, 2024 Regular Council –

Land Use meeting be adjourned.
RES.R24-1529

Carried

The Regular Council - Land Use meeting adjourned at 5:54 p.m.

Certified correct:

Jennifer Ficocelli
City Clerk and
Director Legislative Services

Mayor Brenda Locke