

**Present:**

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

**Absent:****Staff Present:**

R. Costanzo, City Manager  
J. Ficocelli, City Clerk and Director Legislative Services  
J. Brar, General Manager, Corporate Services  
S. Neuman, General Manager, Engineering  
L. Cavan, General Manager, Parks, Recreation & Culture  
R. Gill, Acting General Manager, Planning & Development  
T. Waterhouse, General Manager, Social Infrastructure & Community Investment  
P. Huynh, City Solicitor  
L. Blake, Legislative Services Manager  
J. Pang, Land Development Engineer  
S. Low, Director, Development Planning  
C. Atkins, Development Planning Manager  
D. Todd, Development Planning Manager  
I. Matthews, Issues Manager, Planning & Development

**A. ADOPTION OF THE AGENDA**

It was

Moved by Councillor Kooner  
Seconded by Councillor Bains  
That:

1. The agenda of the September 9, 2024, Regular Council Land Use meeting be amended as follows:

- a. Add Items under Other Business:

- F.1: 7923-0130-00,
- F.2: 7924-0011-00,
- F.3: 7922-0355-00,
- F.4: 7924-0232-00, and
- F.5: 7924-0177-00.

- b. Remove Item B.3: 7921-0067-00 from the agenda; and

2. The agenda be adopted as amended.

RES.R24-1645

Carried

**B. PLANNING REPORTS**

**1. Planning Report - Application No. 7924-0167-00  
5958 - 176A Street**

Owner: Senior Citizens Housing of South Surrey  
Director Information: M. Garisto, M. Grace, W. May, G. Peterson, K. Prior  
No Officer Information.

Agent: Field & Marten Associates (Suleiman Bosheh)

**Housing Agreement**

*to regulate the tenure of an approved 5-storey apartment building with 89 rental units for seniors.*

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

1. Council file Housing Agreement Bylaw No. 20673.
2. a Bylaw be introduced to enter into a Housing Agreement, and be granted First, Second and Third Readings.

RES.R24-1646 Carried

It was Moved by Councillor Stutt  
 Seconded by Councillor Kooner  
 That "The Senior Citizens Housing of South Surrey Housing Agreement, Authorization Bylaw, 2022, No. 20673" be filed.

RES.R24-1647 Carried

It was Moved by Councillor Stutt  
 Seconded by Councillor Bains  
 That "The Senior Citizen Housing of South Surrey Housing Agreement, Authorization Bylaw, 2024, No. 21372" pass its first reading.

RES.R24-1648 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Hepner  
 Seconded by Councillor Kooner  
 That "The Senior Citizen Housing of South Surrey Housing Agreement, Authorization Bylaw, 2024, No. 21372" pass its second reading.

RES.R24-1649 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Annis  
 Seconded by Councillor Kooner  
 That "The Senior Citizen Housing of South  
 Surrey Housing Agreement, Authorization Bylaw, 2024, No. 21372" pass its third  
 reading.

RES.R24-1650 Carried

2. **Planning Report - Application No. 7919-0369-01  
 17127 and 17175 - 16 Avenue; 17174 - 18 Avenue**

Owner: Cressey 17174-18 Ave Holdings Ltd.  
Director Information: S. Cressey  
Officer Information as at February 22, 2024: N. Cressey (CEO),  
 S. Cressey (President)

Agent: Cressey (Grandview Heights) Development LLP (Patrick Lanigan)

**Development Variance Permit**

*to vary the definition of "bond" in the Surrey Subdivision and Development Bylaw to  
 include the use of a Surety Bond for the servicing agreement associated with the  
 proposed multi-family development.*

- \* Further to the Planning Report dated October 3, 2022, additional information  
 regarding the application is provided.

It was Moved by Councillor Kooner  
 Seconded by Councillor Stutt  
 That Council approve Development Variance  
 Permit No. 7919-0369-01, to vary the definition of "Bond" in the Surrey Subdivision  
 and Development Bylaw, 1986, No. 8830, as amended, to include the use of Surety  
 Bond for Servicing Agreement No. 7919-0369-00, to proceed to Public Notification.

RES.R24-1651 Carried

3. **Planning Report - Application No. 7921-0067-00  
 8464 Wildwood Place**

Owner: Allwood Development Ltd.  
Director Information: J. Randhawa  
No Officer Information Filed as at May 3, 2024.

Agent: Ankenman Associates Architects Inc. (Emily Kearns)

**OCP Amendment for a portion of the site from Suburban to Urban  
 Rezoning from A-1 to CD, R2 and R3**

**Development Permit**

*to permit the development of a 58-unit townhouse complex, 1 quarter acre residential  
 lot, and 1 remnant urban residential lot with future subdivision potential.*

This item was removed from the agenda.

4. **Planning Report - Application No. 7922-0110-00**  
**3310 - 144 Street**  
Owner: R. Sanghera  
Agent: Hub Engineering Inc. (Mike Kompter)  
**Rezoning from R1 to CD**  
*to allow subdivision into 2 single family lots.*

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

1. Council endorse the Public Notification to proceed for Bylaw No. 21376 to rezone the subject site from "Suburban Residential Zone (R1)" to "Comprehensive Development Zone (CD)".
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) Approval from the Ministry of Transportation & Infrastructure;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
  - (f) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services.

RES.R24-1652

Carried

5. **Planning Report - Application No. 7924-0133-00**  
**8056 and 8072 - 170A Street; 17079 - 80 Avenue**  
 Owners: L. Bisschop, H. Bisschop, M. Kaur, B. Brar, 1334258 B.C. Ltd.  
Director Information: P. Buttar, G. Dhaliwal, M. Dhaliwal  
No Officer Information as at November 21, 2023.  
 Agent: ParaMorph Architecture Inc. (Manpreet Singh)  
**OCP Amendment from "Suburban" to "Urban"**  
**TCP Amendment from "Urban Residential" to "Townhouse"**  
**Rezoning from R1 to RM-30**  
**Development Permit / Development Variance Permit**  
**Subdivision (consolidation) from three lots to one lot.**  
*to permit the development of 36 townhouse units.*

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

1. a Bylaw be introduced to amend the OCP Figure 3: General Land Use Designations for the subject site from "Suburban" to "Urban", and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the OCP, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. a Bylaw be introduced to rezone the subject site from "Suburban Residential Zone (R1)" to "Multiple Residential 30 Zone (RM-30)", and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7924-0133-00 generally in accordance with the attached drawings (Appendix I).
5. Council approve Development Variance Permit No. 7924-0133-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum (east) side yard setback of the "Multiple Residential 30 Zone (RM-30)" for Buildings 2, 3, 4, 5, and 6 from 6.0-metres to:
    - 4.5-metres to the principal building face of Buildings 3, 4, and 5; and
    - 3.0-metres to the principal building face of Buildings 2 and 6;
  - (b) to reduce the minimum (west) street side yard setback of the "Multiple Residential Zone (RM-30)" from 4.5-metres to 3.0-metres to the principal building face of Buildings 2 and 6; and

- (c) to vary Section B.26(b) in "General Provisions" of the Zoning By-law No. 12000 to permit stairs with more than three risers to encroach into setbacks for Buildings 1, 2, 7, and 8.
6. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (g) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
  - (h) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-30 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 volumetric right-of-way for public rights-of-passage over the publicly accessible open space (corner plazas) within the site;
  - (k) submission of an acoustical report for the units adjacent to 80 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; 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 Department.

7. Council pass a resolution to amend the Stage 1 Fleetwood Plan to redesignate the land from "Urban Residential" to "Townhouse" when the project is considered for Final Adoption (Appendix V).

RES.R24-1653

Carried

It was Moved by Councillor Annis  
 Seconded by Councillor Kooner  
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21377" pass its first reading.

RES.R24-1654

Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Hepner  
 Seconded by Councillor Bains  
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21377" pass its second reading.

RES.R24-1655

Carried

It was then Moved by Councillor Stutt  
 Seconded by Councillor Kooner  
 That the Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21377" be held at City Hall on September 23, 2024, at 7:00 p.m.

RES.R24-1656

Carried

It was Moved by Councillor Annis  
 Seconded by Councillor Hepner  
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21378" pass its first reading.

RES.R24-1657

Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Bains  
 Seconded by Councillor Stutt  
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21378" pass its second reading.

RES.R24-1658

Carried

It was then Moved by Councillor Annis  
 Seconded by Councillor Bains  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21378" be held at City Hall  
 on September 23, 2024, at 7:00 p.m.

RES.R24-1659

Carried

**6. Planning Report - Application No. 7922-0266-00  
 12149 - 80 Avenue**

Owner: 661068 B.C. Ltd.

Director Information: H. Dhanju

Officer Information as at December 31, 2023:

H. Dhanju (President, Secretary), A. Dhanju (Assistant Secretary),

A. Dhanju (Treasurer), J. Dhanju (Treasurer, Vice President)

Agent: Boldwing Continuum Architects Inc. (Arthur Buse)

**OCP Amendment to allow for a density of 2.02 FAR within the Multiple  
 Residential designation**

**Rezoning from RMC-150 to CD**

**Development Permit**

*to permit the development of a 6-storey mixed use building.*

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

1. a Bylaw be introduced to amend the Official Community Plan (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 2.02 FAR, 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 "Multiple Residential Commercial 150 Zone (RMC-150)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7922-0266-00 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 road dedication plan to the satisfaction of the Approving Officer;
- (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (e) resolution of all urban design issues 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) submission of an acoustical report for the units adjacent to 8o Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and
- (h) 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.R24-1660

Carried

It was

Moved by Councillor Kooner  
Seconded by Councillor Bains  
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21379" pass its first reading.

RES.R24-1661

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Hepner  
Seconded by Councillor Bose  
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21379" pass its second reading.

RES.R24-1662

Carried

RES.R24-1663 It was then Moved by Councillor Annis  
Seconded by Councillor Bains  
That the Public Hearing on "Surrey Official  
Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21379" be  
held at City Hall on September 23, 2024, at 7:00 p.m.  
Carried

RES.R24-1664 It was Moved by Councillor Stutt  
Seconded by Councillor Bains  
That "Surrey Comprehensive Development  
Zone 244 (CD 244), Bylaw, 2024, No. 21380" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R24-1665 It was Moved by Councillor Hepner  
Seconded by Councillor Annis  
That "Surrey Comprehensive Development  
Zone 244 (CD 244), Bylaw, 2024, No. 21380" pass its second reading.  
Carried

RES.R24-1666 It was then Moved by Councillor Stutt  
Seconded by Councillor Bains  
That the Public Hearing on "Surrey  
Comprehensive Development Zone 244 (CD 244), Bylaw, 2024, No. 21380" be held  
at City Hall on September 23, 2024, at 7:00 p.m.  
Carried

7. **Planning Report - Application No. 7923-0284-00  
14458, 14468, 14478 - 105A Avenue**

Owner: Canada West Bourna GP Ltd.

Director Information: A. Haidari-Khabbaz, A. Haidari-Khabbaz

No Officer Information Filed as at October 19, 2023.

Agent: Canada West Development Ltd. (Arash Haidari)

**Rezoning from R3 to CD (based on RM-70)**

**Development Permit**

*to permit the development of a 6-storey apartment building with approximately  
118 dwelling units and underground parking on consolidated site.*

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

1. Council endorse the Public Notification to proceed for Bylaw No. 21381  
to rezone the subject site from "Urban Residential Zone (R3)" to  
"Comprehensive Development Zone (CD)".

2. Council authorize staff to draft Development Permit No. 7923-0284-00 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) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (g) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
  - (h) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-70 Zone, at the rate in effect at the time of Final Adoption;
  - (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (j) registration of a right-of-way for public rights-of-passage for the area between the building face and the street edges; 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.

RES.R24-1667

Carried

8. Planning Report - Application No. 7923-0363-00

3230 - 176 Street

Owner: Sewa Holdings Inc.

Director Information: S. Sandhu

No Officer Information filed as at March 17, 2022.

Agent: R. Sandhu

**Rezoning from A-1 to CD based on A-1**

*to permit the development of a farm retail building.*

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

1. a Bylaw be introduced to rezone the subject site from "General Agriculture Zone (A-1)" 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) submission of a road dedication plan for 32 Avenue; and
  - (b) approval from the Ministry of Transportation & Infrastructure.

RES.R24-1668

Carried

It was Moved by Councillor Bains  
Seconded by Councillor Kooner  
That "Surrey Comprehensive Development Zone 200 (CD 200), Bylaw, 2024, No. 21382" pass its first reading.

RES.R24-1669

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 200 (CD 200), Bylaw, 2024, No. 21382" pass its second reading.

RES.R24-1670

Carried

It was then Moved by Councillor Kooner  
Seconded by Councillor Bains  
That the Public Hearing on "Surrey Comprehensive Development Zone 200 (CD 200), Bylaw, 2024, No. 21382" be held at City Hall on September 23, 2024, at 7:00 p.m.

RES.R24-1671

Carried

9. **Planning Report - Application No. 7922-0375-02**

**19355 - 2 Avenue**

Owners: J. Pooni, R. Pooni

Agent: WSP Canada (Scott Pelletier)

**Development Variance Permit**

*to permit the construction of a residential accessory building.*

- \* Further to the Planning Reports dated December 4, 2023 and June 24, 2024, additional information regarding the application is provided.

It was

Moved by Councillor Kooner

Seconded by Councillor Bains

That:

1. Council approve Development Variance Permit No. 7922-0375-02, varying the following, to proceed to Public Notification:
  - (a) to increase the maximum farm residential footprint depth of the "General Agriculture Zone (A-1)" from 60 metres to 82 metres; and
  - (b) to reduce the minimum side yard setback (south) of the "General Agriculture Zone (A-1)" from 9.5 metres to 8.3 metres for an accessory building.
2. Council instruct staff to resolve the following issues prior to final approval:
  - (a) Completion of all conditions of approval identified in the original Planning Report for Development Application No. 7922-0375-00 dated December 4, 2023.

RES.R24-1672

Carried

10. **Planning Report - Application No. 7921-0019-00**

**3394 - 168 Street**

Owners: M. Bains, H. Bains

Agent: Bains Berry Farms Ltd. (Rajan Bains)

**Rezoning from A-1 to CD (based on A-1)**

*to allow an additional dwelling for farm worker accommodation and a large dwelling, in accordance with the ALC Non-Adhering Residential Use approval.*

- \* Further to the Planning Reports dated July 26, 2021 and July 24, 2023, additional information regarding the application is provided.

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

1. Council file Rezoning Bylaw No. 21011.
2. Council endorse the Public Notification to proceed for Bylaw No. 21384 to rezone the subject site from "General Agriculture Zone (A-1)" to "Comprehensive Development Zone (CD)" based on "General Agriculture Zone (A-1)".
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
  - (b) ensure that all conditions set forth in ALC Resolution #536/2023 for the approved Non-Adhering Residential Use for an additional residence for farm worker accommodation are addressed to the satisfaction of the General Manager, Planning and Development.

RES.R24-1673

Carried

It was Moved by Councillor Bains  
 Seconded by Councillor Kooner  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment Bylaw, 2023, No. 21011" be filed.

RES.R24-1674

Carried

**11. Planning Report - Application No. 7923-0350-00  
 17768 - 96 Avenue**

Owner: City of Surrey  
 Agent: City of Surrey (Paula Kucharczyk)

**Temporary Use Permit**

*to allow a temporary truck parking facility for approximately 41 trucks on a City owned site in Anniedale-Tynehead.*

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

1. Council approve Temporary Use Permit No. 7923-0350-00, 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) input from the Ministry of Transportation & Infrastructure.

RES.R24-1675

Carried

**12. Planning Report - Application No. 7923-0349-00**

**11561 - 132 Street; 13119 and 13123 - 115A Avenue;**

**13132 - 115B Avenue (13134 - 115B Street)**

Owner: City of Surrey

Agent: City of Surrey (Paula Kucharczyk)

**Temporary Use Permit**

*to allow truck parking for approximately 36 trucks on City-owned property in Bridgeview.*

It was

Moved by Councillor Bains

Seconded by Councillor Stutt

That:

1. Council approves the Temporary Use Permit No. 7923-0349-00, 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) discharge of the existing combined Statutory Right-of-Way/ Restrictive Covenant (CA9032901/CA9032902) on the Title of the property at 11561 132 Street.

(c) input from the Ministry of Transportation & Infrastructure.

RES.R24-1676

Carried

C. BYLAWS AND PERMITS

BYLAWS

- 1. Planning Report – Application No. 7922-0305-01  
15145, 15077 - 20 Avenue

Owner: Peninsula Estate Housing Society, Inc. No. S-16992  
 (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)

Council received direction July 8, 2024

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

It was Moved by Councillor Bains  
Seconded by Councillor Stutt  
That "The Peninsula Estates Housing Society  
 Housing Agreement, Authorization Bylaw, 2024, No. 21305" be finally adopted.  
Carried

RES.R24-1677

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

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

To rezone the site from Single-Family Residential Zone to Comprehensive Development Zone in order to develop an addition to the existing Kwantlen Park Secondary School.

It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That "Surrey Comprehensive Development  
 Zone 213 (CD 213), Bylaw, 2024, No. 21268" be finally adopted.  
Carried

RES.R24-1678



**D. CLERKS REPORT****1. 2024 Council Meeting Schedule**

It was Moved by Councillor Annis  
 Seconded by Councillor Bains  
 That Council direct staff to make  
 arrangements for the October 7, 2024 and October 21, 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.R24-1679

Carried**E. NOTICE OF MOTION**

This section had no items to consider.

**F. OTHER BUSINESS****1. Planning Report - Application No. 7923-0130-00  
17075 - 16 Avenue**

Owners: R. Lidder, Kronos Land Corp.

Director Information: M. Lidder

Officer Information as at May 5, 2024: M. Lidder (President)

Agent: Citiwest Consulting Ltd. (Roger Jawanda)

**NCP Amendment to amend the road network**

**Rezoning from RA to R4, R5 and R6**

**Development Permit**

*to permit the development of 31 Urban Residential lots, 1 remnant lot and 1 park lot,  
and to amend the road network in the Darts Hill NCP.*

It was

Moved by Councillor Kooner  
 Seconded by Councillor Bains  
 That:

1. Council endorse the Public Notification to proceed for Bylaw No. 21383 to rezone the subject site from "Acreage Residential Zone (RA)" to "Semi Detached Residential Zone (R6)" for Block A on the attached Block Plan (Appendix II); "Small Lot Residential Zone (R4)" for Block B and Block D; and "Compact Residential Zone (R5)" for Block C on the attached Block Plan.
2. Council authorize staff to draft Development Permit No. 7923-0130-00 for Sensitive Ecosystems (Green Infrastructure Areas), 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) 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (f) registration of a Section 219 Restrictive Covenant for "no build" on proposed Lot 33 until future development.
  
4. Council pass a resolution to amend the Darts Hill Neighbourhood Concept Plan (NCP) to modify the road pattern, when the project is considered for Final Adoption.

RES.R24-1680

Carried

2. **Planning Report Application No. 7924-0011-00**  
**18222, 18260, 18284, 18320, and 18360 - 73 Avenue ; 7236 - 182 Street;**  
**7263 - 184 Street**  
 Owner: 1084291 B.C. Ltd.  
Director Information: J. Meads, G. Mertens  
Officer Information as at July 27, 2023: A. Lee (Secretary),  
 G. Gonzales (Assistant Secretary), J. Wilson (Assistant Secretary),  
 J. Wong (Assistant Secretary)  
 Agent: Streetside Developments B.C. Ltd. (Michelle Bastin)  
**NCP Amendment for a portion of the subject site from "Urban Transition (6 UPA)" and "Landscape Buffer" to "Urban/Townhouse Flex" and to amend the road network of the West Clayton Plan.**  
**Rezoning from RA to RM-30.**  
**Development Permit / Development Variance Permit**  
*to permit the development of 188 townhouse units forming a single, hooked strata constructed over multiple phases within two proposed lots in West Clayton.*

It was

Moved by Councillor Hepner  
Seconded by Councillor Kooner  
That:

1. Council endorse the Public Notification to proceed for Bylaw No. 21387 to rezone the subject site from "Acreage Residential Zone (RA)" to the "Multiple Residential 30 Zone (RM-30)".
2. Council authorize staff to draft Development Permit No. 7924-0011-00, generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7924-0011-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front (east and west) yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face, 3.2 metres to the roof overhang and 3.0 metres to the entry canopy on proposed Lot East and Lot West;
  - (b) to reduce the minimum street side (north and south) yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face, 3.2 metres to the roof overhang and 3.0 metres to the entry canopy on proposed Lot East and Lot West; and
  - (c) 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 No. 7824-0011-00.
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) 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;
  - (g) registration of a statutory right-of-way for public rights-of-passage for the proposed publicly accessible plazas;
  - (h) submission of an acoustical report for the units adjacent to 184 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
  - (i) 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; and
  - (j) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Department.
5. Council pass a resolution to amend the West Clayton Neighbourhood Concept Plan (NCP) to redesignate a portion of the land from "Urban Transition (6 UPA)" and "Landscape Buffer" to "Urban/Townhouse Flex- Type 2 Townhouse (22+5 UPA)", when the project is considered for Final Adoption (Appendix V).

RES.R24-1681

Carried

3. **Planning Report Application No. 7922-0355-00**  
**13228 - 84 Avenue**  
 Owners: 1368236 B.C. Ltd.  
Director Information: H. Berar  
No Officer Information Filed as at June 20, 2024.
- 1247381 B.C. Ltd.  
Director Information: M. Berar  
No Officer Information Filed as at April 16, 2023.  
 Agent: Valour Development Group (1247381 BC Ltd.) (Manpreet Berar)  
**OCP Amendment from "Urban" to "Multiple Residential"**  
**OCP Amendment to allow a density of 2.63 FAR within the "Multiple Residential" designation**  
**Rezoning from RA to CD based on RM-70**  
**Development Permit**  
*to permit the development of two 6-storey apartment buildings.*

- \* Further to the Planning Report dated September 25, 2023, additional information regarding the application is provided.

It was

Moved by Councillor Hepner  
Seconded by Councillor Bains  
That:

1. an Official Community Plan (OCP) Amendment Bylaw be introduced to:
  - (a) amend the OCP Figure 3: General Land Use Designations for the subject site from "Urban" to "Multiple Residential" for a portion of the site as shown as Block A on the attached Block Plan; and
  - (b) amend Table 7a: Land Use Designation Exceptions within the Multiple Residential designation by adding a site specific permission for the subject site to permit a density of up to 2.63 FAR (net density calculation); 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 a portion of the subject site as shown as Block A on the attached Block Plan (Appendix II), from "Acreage Residential Zone (RA)" to "Comprehensive Development (CD) Zone", and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7922-0355-00 generally in accordance with the attached drawings (Appendix I).
5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (d) review of the project by the Advisory Design Panel and resolution of urban 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) submission of an acoustical report for the units adjacent to 84 Avenue and 132 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (k) registration of a Section 219 Restrictive Covenant for "no build" on proposed Lot 1 until future development approvals are achieved;
- (l) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the CD Zone, at the rate in effect at the time of Final Adoption; 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 Services.

RES.R24-1682

Carried

It was

Moved by Councillor Bains

Seconded by Councillor Kooner

That "Surrey Official Community Plan Bylaw,

2013, No. 18020, Amendment Bylaw, 2024, No. 21385" pass its first reading.

RES.R24-1683

Carried

The said Bylaw was then read for the second time.

RES.R24-1684 It was Moved by Councillor Hepner  
Seconded by Councillor Stutt  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2024, No. 21385" pass its second reading.  
Carried

RES.R24-1685 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. 21385" be  
held at City Hall on September 23, 2024, at 7:00 p.m.  
Carried

RES.R24-1686 It was Moved by Councillor Bose  
Seconded by Councillor Annis  
That "Surrey Comprehensive Development  
Zone 245 (CD 245), Bylaw, 2024, No. 21386" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R24-1687 It was Moved by Councillor Hepner  
Seconded by Councillor Bains  
That "Surrey Comprehensive Development  
Zone 245 (CD 245), Bylaw, 2024, No. 21386" pass its second reading.  
Carried

RES.R24-1688 It was then Moved by Councillor Stutt  
Seconded by Councillor Bains  
That the Public Hearing on "Surrey  
Comprehensive Development Zone 245 (CD 245), Bylaw, 2024, No. 21386" be held  
at City Hall on September 23, 2024, at 7:00 p.m.  
Carried

4. **Planning Report Application No. 7924-0232-00**  
**7050 - 120 Street (7090 - 120 Street and 7055 - 122 Street)**  
Owner: Guru Nanak Sikh Gurdwara Society  
Director Information as of October 21, 2023: G. Bath, L. Dhandwar,  
M. Dhanoa, A. Dhothar, G. Gill, G. Gill, M. Gill, B. Hothi, A. Johal,  
P. Kaur, A. Khaira, N. Randhawa, B. Singh, J. Singh, M. Singh, M. Singh  
Agent: J. Gill  
**Development Variance Permit**  
*to allow for a proposed entry gate fronting 122 Street at the entrance to the  
Guru Nanak Sikh Gurdwara.*

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

1. Council approve Development Variance Permit No. 7924-0232-00, varying the following, to proceed to Public Notification:
  - (a) to vary Schedule B of CD Bylaw No. 13001 by including drawings which show the proposed entry gate, with a maximum height of 7.25 metres and a minimum setback of 6.0 metres to 122 Street.

RES.R24-1689

Carried

5. **7924-0177-00**  
**18494 - 79 Avenue**  
 Owner: 18478 Holdings Inc.  
Director Information: C. Mitchell, J. O'Shea  
No Officer Information as at January 17, 2024.  
 Agent: Aplin & Martin Consultants Ltd. (Mike Fujii)  
**NCP Amendment from "Low Density Cluster" to "Medium Density Cluster".**  
**Rezoning from A-1 to R4 and CD**  
**Development Permit**  
**Subdivision**  
*to allow subdivision into 9 single-family lots, and 1 townhouse lot containing 125 townhouse units, and three 3 lots for open space and riparian protection purposes.*

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

1. Council endorse the Public Notification to proceed for Bylaw No. 21395 to rezone a portion of the subject site shown as Blocks "1" and "2" on the attached Survey Plan from "General Agriculture Zone (A-1)" to "Comprehensive Development Zone (CD)" (Appendix I).
2. Council endorse Public Notification to proceed for Bylaw No. 21396 to rezone a portion of the subject site shown as Blocks "3" and "4" on the attached Survey Plan from "General Agriculture Zone (A-1)" to "Small Lot Residential Zone (R4)" (Appendix I).
3. Council authorize staff to draft Development Permit No. 7924-0177-00 generally in accordance with the attached drawings (Appendix II), 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 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) 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) submission of a finalized lot grading plan to the satisfaction of City Staff;
  - (k) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (l) registration of a volumetric right-of-way for public rights-of-passage over the publicly accessible open space (corner plazas) within the site;
  - (m) registration of access easements to ensure access to the proposed shared parking and amenity facilities within the development;
  - (n) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space; and

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

- 5. Council pass a resolution to amend the West Clayton Neighbourhood Concept Plan (NCP) to redesignate the land from "Low Density Cluster" to "Medium Density Cluster", when the project is considered for final adoption (Appendix VII).

RES.R24-1690

Carried

**G. ADJOURNMENT**

It was

Moved by Councillor Bains  
Seconded by Councillor Kooner  
That the September 9, 2024 Regular Council

- Land Use meeting be adjourned.

RES.R24-1691

Carried

The Regular Council - Land Use meeting adjourned at 6:06 p.m.

Certified correct:

---

Jennifer Ficocelli  
City Clerk and  
Director Legislative Services

---

Mayor Brenda Locke