

Present:

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

Absent:

Councillor Kooner

Staff Present:

R. Costanzo, City Manager
J. Ficocelli, City Clerk and Director Legislative Services
P. Huynh, City Solicitor
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
S. Low, Director, Development Planning
J. Pang, Director, Land Development
I. Matthews, Issues Manager
S. Lee, Legislative Services Manager
L. Blake, Legislative Services Manager
J. Cairney, Deputy Fire Chief

A. ADOPTION OF THE AGENDA

It was

Moved by Councillor Bains
Seconded by Councillor Elford
That:

1. The agenda of the September 23, 2024, Regular Council Land Use meeting be amended by adding Item E.1 Planning Report - Application No. 7921-0264-00, 7921-0264-01; and
2. The agenda be adopted as amended.

RES.R24-1881

Carried

B. PLANNING REPORTS

1. **Planning Report – Application No. 7924-0183-00
5641 – 176A Street**
Owner: Aamika Properties Ltd.
Director Information: B. Patel
No Officer Information Filed.
Agent: 0999458 B.C. Ltd. (Viral Trivedi)
Development Variance Permit

to reduce the minimum 400-metre separation requirement between a proposed small-scale drug store and existing small-scale drug store as well as to vary the minimum on-site parking requirement.

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

1. Council approve Development Variance Permit No. 7924-0183-00 varying the following, to proceed to Public Notification:
 - (a) In Section B.32. of Part 4, General Provisions, of Zoning Bylaw No. 12000, the minimum separation requirement between drug stores, small-scale drug stores or methadone dispensaries is reduced from 400 metres to 90 metres to permit a small-scale drug store at 5641 – 176A Street; and
 - (b) In Table D.1. of Part 5, Off-Street Parking and Loading/Unloading, of Zoning Bylaw No. 12000, the minimum on-site parking requirement for a small-scale drug store is varied from 2.75 parking spaces to 1.3 parking spaces per 100 square metres of gross floor area.
2. Council instruct staff to resolve the following issue prior to final approval:
 - (a) a Section 219 Restrictive Covenant be registered on title to allow the small-scale drug store to operate in conjunction with a medical clinic and to require the small-scale drug store to have the same hours of operation as the medical clinic on the site.

RES.R24-1882

Carried

2. **Planning Report – Application No. 7923-0320-00
10481 - 125A Street**
Owners: B. Sidhu, K. Sidhu, B. Sidhu
Agent: CitiWest Consulting Ltd. (Roger Jawanda)
**Rezoning of a portion of the site from R3 to R4
Development Permit / Development Variance Permit**
to allow subdivision into two (2) residential lots.

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

1. Council endorse the Public Notification to proceed for Bylaw No. 21405 to rezone a portion of the subject site shown as Block A on the survey plan attached as Appendix VI, from R3 to R4.

2. Council authorize staff to draft Development Permit No. 7923-0320-00 for Hazard Lands generally in accordance with the attached drawings (Appendix I), and finalized geotechnical report.
3. Council approve Development Variance Permit No. 7923-0320-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the R3 Zone from 7.5 metres to 6.5 metres to the principal building face of proposed Lot 2; and
 - (b) to reduce the minimum street side yard (south) setback of the R3 Zone from 3.6 metres to 1.8 metres to the principal building face of proposed Lot 2.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) submission of a finalized Geotechnical Report and completion of a peer review to the satisfaction of the General Manager, Planning and Development;
 - (f) registration of a Section 219 Restrictive Covenant to require the site to be developed in accordance with the finalized geotechnical report; and
 - (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.

RES.R24-1883

Carried

3. **Planning Report – Application No. 7924-0228-00**
8122, 8136, and 8148, - 168 Street; 8127, 8128, 8139, and 8145 - 168A Street;
16832, 16852, 16856, 16860, and 16864 - 81A Avenue
 Owner: 1243100 B.C. Ltd.
Director Information: T. Sablok, S. Sablok
No Officer Information Filed as at March 4, 2024.
 Agent: T. Gill
Rezoning from R3 to CD (based on R3) and from R4 to CD (based on R4)
to permit the construction of SMMUH-related housing options on existing residential lots located within a Transit Oriented Area.

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

1. Council endorse the Public Notification to proceed for Bylaw No. 21406 to rezone a portion of the subject site (16860 – 81A Avenue; 8127 and 8128 - 168A Street) from "Urban Residential Zone (R3)" to "Comprehensive Development Zone (CD)" based on the R3 Zone.
2. Council endorse the Public Notification to proceed for Bylaw No.21407 to rezone a portion of the subject site (16832, 16852, 16856 and 16864 - 81A Avenue; 8122, 8136 and 8148 – 168 Street; 8139 and 8145 - 168A Street) from "Small Lot Residential Zone (R4)" to "Comprehensive Development Zone (CD)" based on the R4 Zone.

RES.R24-1884

Carried

4. **Planning Report – Application No. 7920-0304-00, 7920-0304-01, 7920-0304-02**
13301 - 104 Avenue (13301 to 13355 – 104 Avenue; 13280 to 13362 – 105 Avenue)
 Owner: Bristol Estates 13301 Holdings Ltd.
Director Information: C. Bosa, D. Bosa
Officer Information as at October 20, 2023:
 D. Bosa (President), C. Bosa (Secretary), B. Sandler (CFO)
 Agent: Bristol Estates 13301 Holdings Ltd. (Asad Siddiqui)
OCP Amendment of Figure 16: Downtown Densities from "3.5 FAR" to "5.5 FAR"
CCP Amendment from "Mid to High Rise Residential" to "High Rise Mixed Use Type I" and to shift the alignment of the new north-south road
Rezoning from RM-45 to CD
General Development Permit / Detailed Development Permits for Towers 1 and 3
to permit the development of five high-rise residential buildings (three buildings are mixed use) as part of a multi-phased development with approximately 2,686 dwelling units (including 491 rental units) and 1,440 sq.m. of commercial space (including a childcare centre) in City Centre.

It was

Moved by Councillor Bains
Seconded by Councillor Stutt
That:

1. Council file Rezoning Bylaw No. 20720 and also Official Community Plan (OCP) Amendment Bylaw No. 20719.
2. an OCP amendment Bylaw be introduced to amend Figure 16: Downtown Densities from "3.5 FAR" to "5.5 FAR" and a date be set for Public Hearing.
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 "Multiple Residential 45 Zone (RM-45)" 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 granted First, Second and Third Readings.
6. Council authorize staff to draft General Development Permit No. 7920-0304-00 generally in accordance with the attached drawings (Appendix I).
7. Council authorize staff to draft Detailed Development Permit No. 7920-0304-01 for Tower 1 generally in accordance with the attached drawings (Appendix II).
8. Council authorize staff to draft Detailed Development Permit No. 7920-0304-02 for Tower 3 generally in accordance with the attached drawings (Appendix III).
9. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) 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 enter into a Housing Agreement with the City to secure 491 dwelling units in the proposed 43-storey building (Tower 3), as rental housing for a minimum period of 60 years;
- (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) registration of a Section 219 Restrictive Covenant to reflect the 491 rental units and ensure the proposal will adequately address the City's needs with respect to Public Art, Affordable Housing and Capital Project CACs (Tier 1 and Tier 2) if the market rental tenure of the proposed development changes, at any point in the future;
- (i) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the proposed Comprehensive Development Zone (based on the RM-135), 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 volumetric statutory right-of-way for public rights - of-passage for the area between the building face and the street edges and for the east-west walkway between Towers 1 and 2 and for the public plaza area west of Towers 1 and 2;
- (l) submission of an acoustical report for the units adjacent to 104 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (m) registration of a Section 219 Restrictive Covenant for "no build" for Towers 2, 4 and 5 until Detailed Development Permit approvals have been granted by the City and the related works and services are installed and roads are constructed;
- (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 and Development Department;

- (o) completion of Highway Licensing Agreements (HLAs) to allow some existing buildings and structures to temporarily encroach into the road dedication of the new north/south road and the proposed 133 Street on the west portion of the site;
- (p) registration of a Section 219 Restrictive Covenant guaranteeing that the buildings will be removed by a certain date and giving the City the authority to remove them if the Owner does not;
- (q) submission of the necessary legal documents to facilitate the proposed relocation plan of the existing tenants, including the interim retention of the existing buildings and possible collection of securities;
- (r) final submission and approval of the Transportation Impact Assessment.

10. Council pass a resolution to amend the City Centre Plan to redesignate the land from "Mid to High Rise" to "High Rise Mixed Use Type I" and to shift the alignment of the new north-south road, as shown in Appendix VIII, when the project is considered for final adoption.

RES.R24-1885

Carried

It was

Moved by Councillor Bains
 Seconded by Councillor Stutt
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw 2022, No. 20719" be filed.

RES.R24-1886

Carried

It was

Moved by Councillor Bose
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2022, No. 20720" be filed.

RES.R24-1887

Carried

It was

Moved by Councillor Bains
 Seconded by Councillor Stutt
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21408" pass its first reading.

RES.R24-1888

Carried

The said Bylaw was then read for the second time.

RES.R24-1889 It was Moved by Councillor Annis
Seconded by Councillor Hepner
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2024, No. 21408" pass its second reading.
Carried

RES.R24-1890 It was then Moved by Councillor Stutt
Seconded by Councillor Bains
That the Public Hearing on "Surrey Official
Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21408" be
held at City Hall on October 7, 2024, at 7:00 p.m.
Carried

RES.R24-1891 It was Moved by Councillor Bains
Seconded by Councillor Stutt
That "Surrey Comprehensive Development
Zone 251 (CD 251), Bylaw, 2024, No. 21409" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R24-1892 It was Moved by Councillor Bose
Seconded by Councillor Hepner
That "Surrey Comprehensive Development
Zone 251 (CD 251), Bylaw, 2024, No. 21409" pass its second reading.
Carried

RES.R24-1893 It was then Moved by Councillor Stutt
Seconded by Councillor Bains
That the Public Hearing on "Surrey
Comprehensive Development Zone 251 (CD 251), Bylaw, 2024, No. 21409" be held at
City Hall on October 7, 2024, at 7:00 p.m.
Carried

RES.R24-1894 It was Moved by Councillor Bains
Seconded by Councillor Stutt
That "Bristol Estates 13301 Holdings Ltd.
Housing Agreement, Authorization Bylaw, 2024, No. 21410" pass its first reading.
Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Bains
 Seconded by Councillor Stutt
 That "Bristol Estates 13301 Holdings Ltd.
 Housing Agreement, Authorization Bylaw, 2024, No. 21410" pass its second
 reading.

RES.R24-1895 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Bose
 Seconded by Councillor Annis
 That "Bristol Estates 13301 Holdings Ltd.
 Housing Agreement, Authorization Bylaw, 2024, No. 21410" pass its third reading.

RES.R24-1896 Carried

5. **Planning Report – Application No. 7922-0296-00
 12280 - 103A Avenue; 10267 - 123A Street**

Owner: 1050028 B.C. Ltd.
Director Information: F. Chambers, Q. Zhang
Officer Information as at September 24, 2023:
 F. Chambers (Secretary), Q. Zhang (President)

Agent: 105008 B.C. Ltd (Qing Zhang)

**OCP Amendment from Urban to Mixed Employment
 Rezoning from R3 to IL
 Development Permit**

to permit the development of an industrial building.

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

1. a Bylaw be introduced to amend the OCP Figure 3: General Land Use Designations for the subject site from "Urban" to "Mixed Employment" 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 "Urban Residential Zone (R3) " to "Light Impact Industrial Zone (IL) " and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7922-0296-00 generally in accordance with the attached drawings (Appendix I), and the finalized Ecosystem Development Plan and geotechnical report.

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) submission of a finalized Geotechnical Report 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 to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (k) registration of a combined Statutory Right-of-Way / Section 219 Restrictive Covenant over the designated Streamside Protection Area for both "No Build" and conveyance access; and
 - (l) registration of a Section 219 Restrictive Covenant for geotechnical setback and slope stability and to ensure future construction is in accordance with the recommendations in the submitted Geotechnical Report.

RES.R24-1897

Carried

RES.R24-1898 It was Moved by Councillor Stutt
 Seconded by Councillor Bains
 That "Surrey Official Community Plan Bylaw,
 2013, No. 18020, Amendment Bylaw, 2024, No. 21411" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R24-1899 It was Moved by Councillor Annis
 Seconded by Councillor Bose
 That "Surrey Official Community Plan Bylaw,
 2013, No. 18020, Amendment Bylaw, 2024, No. 21411" pass its second reading.
Carried

RES.R24-1900 It was then Moved by Councillor Bains
 Seconded by Councillor Stutt
 That the Public Hearing on "Surrey Official
 Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21411" be
 held at City Hall on October 7, 2024, at 7:00 p.m.
Carried

RES.R24-1901 It was Moved by Councillor Hepner
 Seconded by Councillor Bains
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment Bylaw, 2024, No. 21412" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R24-1902 It was Moved by Councillor Bains
 Seconded by Councillor Stutt
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment Bylaw, 2024, No. 21412" pass its second reading.
Carried

RES.R24-1903 It was then Moved by Councillor Bains
 Seconded by Councillor Hepner
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21412" be held at City Hall
 on October 7, 2024, at 7:00 p.m.
Carried

**6. Planning Report – Application No. 7923-0124-00
 3081 - Hillview Court
 Owners: G. Sangha, K. Sangha
 Agent: JM Architecture Inc. (Joe Minten)
 Development Permit for Hazard Lands (Steep Slopes)
 Development Variance Permit**

to permit construction of a new single family dwelling.

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

1. Council authorize staff to draft Development Permit No. 7923-0124-00 for Hazard Lands (Steep Slopes) generally in accordance with the attached drawings (Appendix I), and the finalized geotechnical report.
2. Council approve Development Variance Permit No. 7923-0124-00, varying the following, to proceed to Public Notification:
 - (a) In Section G. of Part 12 "Acreage Residential Zone", the height of a single family dwelling is varied to 13.65 metres as measured from existing grade as opposed to finished grade, so that the average level of a sloped roof is no higher than 30.77 metres geodetic and that the roof ridge or peak is no higher than 32.42 metres geodetic.
3. Council instruct staff to resolve the following issue prior to final approval:
 - (a) submission of a finalized geotechnical report to the satisfaction of the General Manager, Planning & Development;
 - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (d) registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the finalized geotechnical report.

RES.R24-1904

Carried

7. **Planning Report – Application No. 7922-0231-02
17077 and 17121 - 92 Avenue**
Owner: Anniedale Bothwell (GP) Inc.
Director Information: G. Gill
No Officer Information Filed.
Agent: Hub Engineering Inc. (Mike Kompter)
Amended Development Permit / Revised Development Variance Permit
to allow subdivision into twenty-nine (29) R₄ residential lots and one (1) lot for park and riparian protection purposes.

Further to the Planning Report dated July 24, 2023, additional information regarding the application is provided.

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

1. Council file Development Variance Permit No. 7922-0231-01.
2. Council authorize staff to draft an amended Development Permit No. 7922-0231-00 for Hazard Lands (Steep Slopes and Flood Prone), Sensitive Ecosystems (Streamside Areas and Green Infrastructure Areas), and Farm Protection generally in accordance with the attached revised drawings (Appendix I), and the finalized Ecosystem Development Plan and Geotechnical Report.
3. Council approve Development Variance Permit No. 7922-0231-02 varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the R4 (Type II Interior Lot) Zone from 13.4 metres to 13.1 metres for proposed Lots 1, 13, and 16;
 - (b) to reduce the minimum lot width of the R4 (Type II Corner Lot) Zone from 15.4 metres to 15.2 metres for proposed Lots 2, 14, and 15; and
 - (c) to permit a front access, side-by-side double garage on a lot less than 13.4 metres wide for proposed Lots 1, 3-13, and 16-27.
4. Council instruct staff to resolve the following issues prior to final approval:
 - (a) all conditions of Rezoning Final Adoption as outlined in the original Planning & Development Report, dated July 24, 2023;
 - (b) conveyance of riparian areas and Biodiversity Conservation Strategy areas (Lot 30) to the City; and
 - (c) 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.

RES.R24-1905

Carried

Development Variance Permit No. 7922-0231-01

It was Moved by Councillor Stutt
Seconded by Councillor Bains
That Council file Development Variance

Permit No. 7922-0231-01.

RES.R24-1906

Carried

8. Planning Report – Application No. 7923-0093-00**18757 - 74 Avenue**

Owner: Speedway Homes Ltd.

Director Information: S. TaggarOfficer Information as at May 23, 2024:

S. Taggar (President, Secretary)

Agent: Common Ground Consulting Ltd. (Manveer Taggar)

NCP Amendment from Urban Residential (10 UPA Net + 4 UPA Bonus) to Urban/Townhouse Flex (22 UPA Net + 5 UPA Bonus) and for changes to the road network**Rezoning from RA to RM-30****General Development Permit / Detailed Development Permit****Development Variance Permit***to allow subdivision from one to two lots and permit the development of 19 townhouses with a remnant parcel for future townhouse development.*

It was

Moved by Councillor Bains

Seconded by Councillor Stutt

That:

1. Council endorse the Public Notification to proceed for Bylaw No. 21413 to rezone a portion of the subject site shown as Block A on the survey plan attached as Appendix I, from "Acreage Residential Zone (RA) " to "Multiple Residential 30 Zone (RM-30)".
2. Council endorse the Public Notification to proceed for Bylaw No. 21414 to rezone a portion of the subject site shown as Block B on the survey plan attached as Appendix I, from "Acreage Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)".
3. Council authorize staff to draft General Development Permit No. 7923- 0093-00 generally in accordance with the attached drawings (Appendix III).
4. Council authorize staff to draft Detailed Development Permit No. 7923- 0093-00 generally in accordance with the attached drawings (Appendix IV).
5. Council approve Development Variance Permit No. 7923-0093-00, varying the following, to proceed to Public Notification:
 - (a) to vary Part 4 General Provisions Section B.26(b) of the Zoning Bylaw No. 12000 to increase the maximum number of risers permitted within the setback area from 3 to 6 for stairs located within the frontages of Buildings 2, 3, and 4;
 - (b) to vary Section F.1. "Yards and Setbacks" of Part 22 "Multiple Residential 30 Zone (RM-30)" to reduce the west side yard setback for Buildings 3 and 4 from 4.5 metres to 3.4 metres.

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) 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 74 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (i) registration of a Section 219 Restrictive Covenant for "no build" on proposed Lot 2 until future development; 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;
 - (k) registration of a shared access and maintenance easement between proposed Lots 1 and 2 for shared use of the proposed indoor amenity building and outdoor amenity areas in Phases 1 and 2.
7. Council pass a resolution to amend the West Clayton Neighbourhood Concept Plan (NCP) from Urban Residential (10 UPA Net + 4 UPA Bonus) to Urban/Townhouse Flex (22 UPA Net + 5 UPA Bonus) and to modify the road network.

RES.R24-1907

Carried

C. BYLAWS AND PERMITS

BYLAWS

- 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)
Agent: Field & Marten Associates (Suleiman Bosheh)

To enter into a Housing Agreement to regulate the tenure of an approved 5-storey apartment building with 89 rental units for seniors.

"The Senior Citizen Housing of South Surrey Housing Agreement, Authorization Bylaw, 2024, No. 21372"

It was
Surrey Housing Agreement, Authorization Bylaw, 2024, No. 21372" be finally adopted.

Moved by Councillor Stutt
Seconded by Councillor Bains
That "The Senior Citizen Housing of South

RES.R24-1908

Carried

BYLAWS WITH PERMITS

- 2. Planning Report – Application No. 7923-0303-00
13561 and 13569 Bentley Road

Owner: City of Surrey
Agent: DYS Architecture (Craig Rogers)

To rezone the site from Community Commercial Zone to Comprehensive Development Zone in order to develop a 6-storey modular apartment building with 60 supportive housing units and ancillary support services. The proposal also includes a Development Permit for Form and Character.

"Surrey Comprehensive Development Zone 187 (CD 187), Bylaw, 2024, No. 21175"

It was
Zone 187 (CD 187), Bylaw, 2024, No. 21175" be finally adopted.

Moved by Councillor Bains
Seconded by Councillor Stutt
That "Surrey Comprehensive Development

RES.R24-1909

Carried

Development Permit No. 7923-0303-00

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

Development Permit No. 7923-0303-00.

RES.R24-1910 Carried

3. Planning Report - Application No. 7918-0305-00
17141 - 92 Avenue; 9235 - 172 Street

Owner: 1137365 B.C. Ltd. (Director Information: N. Ali, N. Porter, K. Washington)
Agent: Aplin & Martin Consultants Ltd. (Maggie Koka)

To rezone the site from Acreage Residential Zone to Small Lot Residential Zone in order to subdivide the site into one small residential lot, two lots for municipal infrastructure and one riparian lot. The proposal also includes a Development Permit for Sensitive Ecosystems (Streamside Areas).

It was Moved by Councillor Bains
Seconded by Councillor Bose
That Council amend the

Anniedale-Tynehead Neighbourhood Concept Plan (NCP) to re-designate the subject site from Low Density Cluster (4-6 u.p.a.), Low Density Cluster (Green Space Transfer), Trail and Fish Class 15 metre & 30 metre Buffer Class B to Riparian Area, Trail, Park and Low Density Cluster.

RES.R24-1911 Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21336"

It was Moved by Councillor Bains
Seconded by Councillor Stutt
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21336" be finally adopted.

RES.R24-1912 Carried

Development Permit No. 7918-0305-00

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

Development Permit No. 7918-0305-00.

RES.R24-1913 Carried

- 4. Planning Report - Application No. 7919-0187-00
2619 - 154 Street; 15381 and 15391 - 26 Avenue; 2627 and 2641 - 154 Street;
2655 Parkway Drive

Owner: City of Surrey
Hive Design & Building Ltd. (Director Information: Z. Zhao)
Agent: Aplin & Martin Consultants Ltd. (Anish Sharma)

To rezone the site from Urban Residential Zone to Multiple Residential 30 Zone in order to develop a townhouse residential development with 31 units on a consolidated site. In addition, the proposal also includes a Development Variance Permit to reduce the minimum side yard setback (west) of Building 3; and reduce the minimum side yard setback (northwest) of Building 6. The proposal also includes a Development Permit for Form and Character.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21352"

It was Moved by Councillor Bains
Seconded by Councillor Stutt
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21352" be finally adopted.
Carried

RES.R24-1914

Development Variance Permit No. 7919-0187-00

It was Moved by Councillor Bose
Seconded by Councillor Annis
That Council authorize the issuance of
Development Variance Permit No. 7919-0187-00.
Carried

RES.R24-1915

Development Permit No. 7919-0187-00

It was Moved by Councillor Annis
Seconded by Councillor Hepner
That Council authorize the issuance of
Development Permit No. 7919-0187-00.
Carried

RES.R24-1916

- 5. Planning Report - Application No. 7916-0493-00
12725, 12741, 12749 and 12759 - 76 Avenue

Owners: Future 2000 Developments Ltd. (Director Information: G. Kang)
1150703 B.C. Ltd. (Director Information: N. Bains, K. Dhamrait)
Agent: Barnett Dembek Architects Inc. (Maciej Dembek)

To rezone a portion of the subject site from Single Family Residential Zone and One Acre Residential Zone to Comprehensive Development Zone. The proposal also includes rezoning another portion of the subject site from One Acre Residential Zone to Light Impact Industrial Zone in order to permit the development of industrial and commercial buildings and a remnant Single Family Residential Zone lot for future development with adjacent land. In addition, the proposal includes a Development Variance Permit to reduce the minimum north setback. The proposal also includes a Development Permit for Form and Character.

"Surrey Comprehensive Development Zone 105 (CD 105), Bylaw, 2023, No. 20901"

RES.R24-1917	It was	Moved by Councillor Bose Seconded by Councillor Hepner That "Surrey Comprehensive Development Zone 105 (CD 105), Bylaw, 2023, No. 20901" be finally adopted. <u>Carried</u>
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"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2023, No. 20902"

RES.R24-1918	It was	Moved by Councillor Annis Seconded by Councillor Bose That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2023, No. 20902" be finally adopted. <u>Carried</u>
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Development Variance Permit No. 7916-0493-00

RES.R24-1919	It was	Moved by Councillor Bains Seconded by Councillor Stutt That Council authorize the issuance of Development Variance Permit No. 7916-0493-00. <u>Carried</u>
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Development Permit No. 7916-0493-00

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

Development Permit No. 7916-0493-00.

RES.R24-1920

Carried

PERMITS - APPROVALS

6. Planning Report - Application No. 7923-0293-00
14650 - 104 Avenue

Owner: CP Reit BC Properties Limited (Director Information: M. Barrafato, S. Cole,
R. Diamond)

Agent: Janks Design Group (Ruth M'raiv-Jankelowitz)

To permit the placement of a modified shipping container on the property for use
as a Return-it Express & Go Station for beverage container recycling, with the
duration not to exceed 3 years.

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

Temporary Use Permit No. 7923-0293-00.

RES.R24-1921

Carried

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

Owner: Brett Investments Inc. (Director Information: W. Vandekerkhove)

Agent: Pacific Land Resource Group Inc. (Oleg Verbenkov)

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

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

Temporary Use Permit No. 7924-0009-00.

RES.R24-1922

Carried

8. Planning Report - Application No. 7924-0046-00
19526 - 24 Avenue

Owner: City of Surrey

Agent: SkyLink Guideway Constructors General Partnership (Jeff Hogervorst)

To permit the operation of a manufacturing and storage facility (precast yard) of guideway concrete precast segments for the Surrey-Langley Skytrain (SLS) project, for a period not to exceed three years.

It was

Moved by Councillor Bains

Seconded by Councillor Stutt

That Council authorize the issuance of

Temporary Use Permit No. 7924-0046-00.

RES.R24-1923

Carried

9. 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)

Agent: Pure Architecture Inc. (Van Nguyen)

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. The proposal also includes a Development Variance Permit to vary Town Centre Commercial Zone (C-15) 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.

It was

Moved by Councillor Hepner

Seconded by Councillor Annis

That Council authorize the issuance of

Temporary Use Permit No. 7923-0355-00.

RES.R24-1924

Carried

Development Variance Permit No. 7923-0355-00

It was

Moved by Councillor Bains

Seconded by Councillor Stutt

That Council authorize the issuance of

Development Variance Permit No. 7923-0355-00.

RES.R24-1925

Carried

D. NOTICE OF MOTION

This section had no items to consider.

E. OTHER BUSINESS

BYLAWS WITH PERMITS

- 1. Planning Report - Application No. 7921-0264-00, 7921-0264-01
6617 - 181 Street; 6618 - 180 Street

Owners: H. Kooner, M. Kooner, G. Kooner, C. Kooner
Agent: Gursimer Design & Management Inc. (Nirvair Singh)

To redesignate the site from Suburban to Urban and to rezone the site from Acreage Residential Zone to Small Lot Residential Zone in order to subdivide into thirteen small residential lots and one riparian open space (park) lot. In addition, the proposal includes a Development Variance Permit to reduce the minimum distance (streamside setback area) from top of bank for a Natural Class A Stream; to reduce the minimum distance (streamside setback area) from top of bank for a Natural Class B Stream; to reduce the minimum lot depth of an Interior Type I lot for proposed Lots 3 and 4; to reduce the minimum lot depth of an Interior Type II lot for proposed Lot 6; to reduce the minimum lot depth of an Interior Type II lot for proposed Lot 7; to reduce the minimum lot depth of an Interior Type I lot for proposed Lot 8; to reduce the minimum lot width of a Corner Lot Type I for proposed Lot 13; and to permit front accessed side-by-side double garage for proposed Lots 1, 3-5 and 8-12, and on a Type I corner lot for proposed Lot 13. The Development Permit is for Hazard Lands, and Sensitive Ecosystems.

Mayor Locke declared a conflict of interest and left the meeting at 6:00 p.m. Councillor Stutt assumed the role of the Chair.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 20992"

It was	Moved by Councillor Elford Seconded by Councillor Bose That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 20992" be finally adopted. RES.R24-1926
	<u>Carried</u> by members remaining

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21332"

It was	Moved by Councillor Hepner Seconded by Councillor Bose That "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21332" be finally adopted. RES.R24-1927
	<u>Carried</u> by members remaining

Development Variance Permit No. 7921-0264-01

It was

Moved by Councillor Hepner
Seconded by Councillor Bose
That Council authorize the issuance of

Development Variance Permit No. 7921-0264-01.

RES.R24-1928

Carried by members remaining

Development Permit No. 7921-0264-00

It was

Moved by Councillor Hepner
Seconded by Councillor Bains
That Council authorize the issuance of

Development Permit No. 7921-0264-00.

RES.R24-1929

Carried by members remaining

Mayor Locke rejoined the meeting at 6:03 p.m. and resumed the role of the Chair.

F. ADJOURNMENT

It was

Moved by Councillor Bains
Seconded by Councillor Stutt
That the September 23, 2024 Regular Council

- Land Use meeting be adjourned.

RES.R24-1930

Carried

The Regular Council - Land Use meeting adjourned at 6:04 p.m.

Certified correct:

Jennifer Ficocelli
City Clerk and
Director Legislative Services

Mayor Brenda Locke