

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, Social Infrastructure & Community Investments
General Manager, Corporate Services
General Manager, Engineering
General Manager, Finance
General Manager, Parks, Recreation & Culture
General Manager, Planning & Development
City Solicitor
Chief Development Approvals Officer
Director, Development Planning
Development Planning Manager, Planning & Development

A. ADOPTION OF THE AGENDA

It was

Moved by Councillor Kooner
Seconded by Councillor Stutt
That:

1. The agenda of the May 27, 2024, Regular Council Land Use meeting be amended to include Item B.11 Planning Report - Application No. 7923-0106-00; and
2. The agenda be adopted as amended.

RES.R24-991

Carried

B. PLANNING REPORTS

1. **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)
Rezoning from RF to CD
Development Variance Permit
to permit the development of an addition to the existing Kwantlen Park Secondary School and to reduce the required number of off-street parking spaces.

It was

Moved by Councillor Kooner
Seconded by Councillor Stutt
That:

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

- 2. Council approve Development Variance Permit No. 7923-0344-00 (Appendix IV), to reduce the total number of required off-street parking spaces for secondary public schools from 288 to 232 (a reduction of 56 spaces), for Kwantlen Park Secondary School, to proceed to Public Notification.
- 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; and
 - (c) demolition of existing buildings and structures (4 portables) to the satisfaction of the Planning and Development Department.

RES.R24-992

Carried

It was

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

Zone 213 (CD 213), Bylaw, 2024, No. 21268" pass its first reading.

RES.R24-993

Carried

The said Bylaw was then read for the second time.

It was

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

Zone 213 (CD 213), Bylaw, 2024, No. 21268" pass its second reading.

RES.R24-994

Carried

It was then

Moved by Councillor Hepner
Seconded by Councillor Annis
That the Public Hearing on "Surrey

Comprehensive Development Zone 213 (CD 213), Bylaw, 2024, No. 21268" be held electronically on June 10, 2024, at 7:00 p.m.

RES.R24-995

Carried

2. **Planning Report - Application No. 7924-0029-00**

11456 and 11462 - 124 Street

Owners: 1139243 B.C. Ltd.

Director Information: S. Dhaliwal

Officer Information as at October 27, 2022: S. Dhaliwal (President)

DSB Facility Services Ltd.

Director Information: R. Badh

Officer Information as at September 15, 2023: R. Badh (President, Secretary)

Agent: OTG Developments Ltd. (Kristin Webb)

Temporary Use Permit

to permit the development of a temporary truck parking facility.

It was

Moved by Councillor Kooner

Seconded by Councillor Annis

That:

1. Council approve Temporary Use Permit No. 7924-0029-00 (Appendix IV), 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;
 - (c) submission of a finalized landscaping and fencing plan and landscaping and fencing cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) the applicant satisfy any deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) installation and subsequent inspection and approval of all required landscape screening and fencing works along the perimeter of the property, to the satisfaction of the General Manager, Planning & Development;
 - (f) submission of financial securities to ensure that landscaping and fencing is maintained over the course of the Temporary Use Permit, to the satisfaction of the General Manager, Planning & Development;
 - (g) the applicant to undertake the necessary work and obtain permits, as required, for an on-site washroom facility; and

(h) the applicant address any unauthorized fill on the subject site and obtain fill permits as required. As a condition of getting a soil permit, a geotechnical report that addresses drainage and geotechnical concerns, both onsite and offsite will be required.

3. Council is requested to direct staff to bring this application back to Council for consideration of file closure should the applicant not complete the conditions of Temporary Use Permit (TUP) issuance within 90 days of Council supporting the TUP (if supported).

RES.R24-996

Carried

**3. Planning Report - Application No. 7920-0298-00
14957 and 14969 - 100 Avenue**

Owners: P. Dha,

1127631 B.C. Ltd.

Director Information: A. DhaOfficer Information as at July 21, 2023: K. Dha (Other Offices)

Agent: Flat Architecture Inc. (Rajinder Warraich)

Rezoning from RA to CD**Development Permit***to permit the development of a 6-storey residential apartment building.*

It was

Moved by Councillor Kooner

Seconded by Councillor Stutt

That:

1. Council endorse the Public Notification to proceed for Bylaw No. 21269 to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)".
2. Council authorize staff to draft Development Permit No. 7920-0298-00 generally in accordance with the attached drawings (Appendix I).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;

- (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (f) the applicant 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) 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;
- (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (i) submission of an acoustical report for the units adjacent to 100 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; 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.

RES.R24-997

Carried

4. **Planning Report - Application No. 7923-0079-00
2049 and 2055 - 153 Street; 15306 - 20A Avenue;
15231, 15283, and 15295 (15297) - 20 Avenue**
Owner: Polygon Semiahmoo Homes Ltd.
Director Information: R. Bruno, N. Chrystal
No Officer Information Filed as at December 11, 2023.
Agent: Polygon 24TH Avenue Holdings Ltd (Anya Paskovic)
**Rezoning from RF and RM-D to CD
Development Permit / Development Variance Permit**
to permit the development of a 6-storey mixed-use building with 792 sq.m. of commercial floor area and a 6-storey residential apartment building, with a total of 356 dwelling units.

It was

Moved by Councillor Kooner
Seconded by Councillor Hepner
That:

1. Council endorse the Public Notification to proceed for Bylaw No. 21270 to the rezone the properties at 15231 - 20 Avenue, 15283 - 20 Avenue, 15295/97 - 20 Avenue, 15306 - 20A Avenue, 2049 - 153 Street and the portions of the subject site shown as Blocks A, B, and C on the attached Survey Plan (Appendix I), from "Single Family Residential Zone (RF)" and "Duplex Residential Zone (RM-D)" to "Comprehensive Development Zone (CD)".
2. Council authorize staff to draft Development Permit No. 7923-0079-00 generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7923-0079-00 (Appendix V), 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. 7923-0079-00, to proceed to Public Notification.
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) 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) completion of the road closure and acquisition of portion of road allowance shown as Blocks A and B on the attached Survey Plan (Appendix I);
- (k) submission of an acoustical report for the units adjacent to 152 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (l) discharge of a 1986 Buffer Easement (Z50736) and an RC (BH178627) limiting lands to a duplex from the property located at 15295/97 - 20 Avenue; 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.R24-998

Carried

**5. Planning Report - Application No. 7918-0373-00, 7918-0373-01
13048 - 13 Avenue**

Owners: S. Kainth, P. Kainth

Agent: Ampra Construction Ltd. (Parm Kainth)

Development Permit / Development Variance Permit*to permit the development of a new single family dwelling on a lot of record.*

- * Further to the Planning Report dated June 29, 2020, additional information regarding the application is provided.

It was

Moved by Councillor Kooner

Seconded by Councillor Stutt

That:

1. Council authorize staff to draft Development Permit No. 7918-0373-01 for Hazard Lands (Steep Slopes) and Sensitive Ecosystems (Streamside Areas and Green Infrastructure Areas), generally in accordance with the attached drawings (Appendix I), and the finalized Ecosystem Development Plan and Geotechnical Report.
2. Council approve Development Variance Permit No. 7918-0373-01 (Appendix IV), varying the following, to proceed to Public Notification:
 - (a) to increase the maximum building height of any portion of a principal building with a roof slope of less than 1:4 of the RF Zone from 7.3 metres to 11.5 metres;
 - (b) to reduce the minimum side yard setbacks of the RF Zone from 1.8 metres to 0 metres for the retaining walls on each side lot line; and

- (c) to reduce the minimum streamside setback distance from top of bank for a "Natural Class B Stream" (yellow-coded) from 15 metres, as measured from top-of-bank, to a minimum of 31 metres from the high water mark (equivalent to a maximum of approximately 26 metres below top-of-bank).

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

- (a) registration of an amended Section 219 Restrictive Covenant for Engineered foundation and slope stability, and to establish a "no build" and "no disturbance" area at the geotechnical setback line based on the geotechnical report prepared by GeoPacific Consultants Ltd., dated February 29, 2024.

RES.R24-999

Carried

6. Planning Report - Application No. 7920-0299-00

15010, 15030, 15040, 15060 - 108 Avenue; 10778 - 150 Street

Owner: 1323375 B.C. Ltd.

Director Information: L. Bath, K. Mangat, S. Mangat, P. Sanghera, G. Singh
No Officer Information Filed as at September 8, 2022.

Agent: DF Architecture Inc. (Jessie Arora)

Rezoning from RF to CD

Development Permit

to permit the development of a 6-storey residential apartment building.

It was

Moved by Councillor Hepner
Seconded by Councillor Kooner
That:

1. Council endorse the Public Notification to proceed for Bylaw No. 21271 to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)".
2. Council authorize staff to draft Development Permit No. 7920-0299-00 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) 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) 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 over the proposed plaza located at the northwest and southwest corners of the site;
- (k) submission of an acoustical report for the units adjacent to 108 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and
- (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.

RES.R24-1000

Carried

7. Planning Report - Application No. 7923-0188-00

12493 - 60 Avenue

Owners: C. Lehal, J. Lehal

Agent: Mainland Engineering Design Corp. (Avnash Banwait)

Development Variance Permit

to allow subdivision into two single-family lots.

It was

Moved by Councillor Hepner
 Seconded by Councillor Kooner
 That:

1. Council approve Development Variance Permit No. 7923-0188-00 (Appendix VI), varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side yard (Proposed Lot 1, east side; Proposed Lot 2, west side) setback of the RF Zone from 1.8 metres to 1.2 metres to the principal building face; and
 - (b) to reduce the minimum lot width of the RF Zone from 15 metres to 14.08 metres for proposed Lots 1 and 2.

RES.R24-1001

Carried**8. Planning Report - Application No. 7924-0004-00****17717 - 57 Avenue**

Owner: J D Turton Holdings Ltd.

Director Information: J. TurtonNo Officer Information Filed as at December 31, 2023.

Agent: Architect AIBC (Brent Wiebe)

Development Permit / Development Variance Permit*to construct exterior improvements and an addition to an existing dental office building.*

It was

Moved by Councillor Kooner

Seconded by Councillor Stutt

That:

1. Council approve Development Variance Permit No. 7923-0004-00 (Appendix IV), varying the following, to proceed to Public Notification:
 - (a) to allow for parking within the front (south) yard setback;
 - (b) reduction of continuous landscape screening (planting) around the perimeter of the site from 1.5 metres to 0.3 metres;
 - (c) to allow for garbage containers and passive recycling containers to be stored within required setbacks adjacent to a lot designated Residential in the Official Community Plan (OCP); and
 - (d) to reduce the east and west side yard setbacks of the C-15 Zone from 3 metres to 0 metres to the principal building face.
2. Council authorize staff to draft Development Permit No. 7924-0004-00 generally in accordance with the attached drawings (Appendix I).
3. Council instruct staff to resolve the following issued prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (c) submission of a finalized 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; and
- (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

RES.R24-1002

Carried

9. **Planning Report - Application No. 7920-0278-00, 7920-0278-01 9130 - 176 Street (9126 - 176 Street); 17696, 17718, and 17734 - 92 Avenue**
 Owners: Anniedale Residential Developments Ltd.
Director Information: J. Luking, C. Westgard, S. Yarwood
No Officer Information Filed as at October 10, 2023.
- Lakewood Anniedale Developments Ltd.
Director Information: J. Luking, S. Luking, C. Westgard, S. Yarwood
Officer Information as at July 31, 2023: J. Luking (President),
 C. Westgard (Vice President), S. Yarwood (Secretary)
- Agent: Aplin & Martin Consultants Ltd. (Samira Khayambashi)
- OCP Amendment for a portion of the site from "Urban" to "Multiple Residential"**
NCP Amendment to the proposed road network
Rezoning from A-1 to RF, RM-30 and RM-45
General Development Permit / Detailed Development Permit
Development Variance Permit
to permit a phased, multiple unit residential development consisting of two, 5-storey apartment buildings and 162 ground-oriented townhouses, detention pond, pump station and parkland in Anniedale-Tynehead.

It was

Moved by Councillor Hepner
 Seconded by Councillor Annis
 That:

1. a Bylaw be introduced to amend the Official Community Plan (OCP) Figure 3: General Land Use Designations for a portion of the subject site, shown as Block A on the Survey Plan attached as Appendix I, from "Urban" to "Multiple Residential", and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the OCP, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.

3. a Bylaw be introduced to rezone a portion of the subject site as shown as Block A on the attached Survey Plan (Appendix I), from "General Agriculture Zone (A-1)" to "Multiple Residential 45 Zone (RM-45)", and Block B on the attached Survey Plan from "General Agriculture Zone (A-1)" to "Multiple Residential 30 Zone (RM-30)" and Block C on the attached Survey Plan from "General Agriculture Zone (A-1)" to "Single Family Residential Zone (RF)", and a date be set for Public Hearing.
4. Council authorize staff to draft General Development Permit No. 7920-0278-00 for Form and Character, Hazard Lands (Steep Slope) and Sensitive Ecosystems for the entire site, generally in accordance with the attached drawings (Appendix I).
5. Council authorize staff to draft Detailed Development Permit No. 7920-0278-01 for Form and Character for the townhouse development on proposed Lot 2 (Phase 1), generally in accordance with the attached drawings (Appendix I).
6. Council approve Development Variance Permit No. 7920-0278-00 (Appendix VII), varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side yard (east and west) setbacks of the RM-30 Zone from 6 metres to 3 metres to the building face of all buildings for proposed Lot 2;
 - (b) to reduce the minimum lot area of the RM-30 zone from 2,000 square metres to 590 square metres for proposed remnant Lot 4, and
 - (c) to reduce the minimum lot width of the RM-30 Zone from 30 metres to 5 metres for proposed remnant Lot 4.
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) approval from the Ministry of Forests, Lands and Natural Resource Operations under the Water Sustainability Act for changes In and About a Stream;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;

- (g) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (h) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (i) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
- (j) conveyance of riparian areas and Biodiversity Conservation Strategy areas to the City;
- (k) submission of a finalized Geotechnical Report to the satisfaction of City staff;
- (l) 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, if required;
- (m) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (n) registration of a Section 219 Restrictive Covenant for "no build" on proposed Lot 4 until future development;
- (o) 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;
- (p) the applicant satisfy the requirements for a P-15 agreement;
- (q) submission of a transportation impact analysis (TIA) to the City and MOTI's satisfaction and construct intersection improvements as identified by the TIA;
- (r) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Department; and
- (s) concurrent final approval of neighbouring Development Application No. 7922-0126-00.

8. Council pass a resolution to amend the Anniedale Tynehead NCP to amend the proposed road network as illustrated in Appendix V, when the project is considered for final adoption.

RES.R24-1003 Carried

It was Moved by Councillor Kooner
Seconded by Councillor Hepner
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21272" pass its first reading.

RES.R24-1004 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Hepner
Seconded by Councillor Stutt
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21272" pass its second reading.

RES.R24-1005 Carried

It was then Moved by Councillor Hepner
Seconded by Councillor Annis
That the Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21272" be held electronically on June 10, 2024, at 7:00 p.m.

RES.R24-1006 Carried

It was Moved by Councillor Bains
Seconded by Councillor Kooner
That "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21273" pass its first reading.

RES.R24-1007 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Stutt
Seconded by Councillor Kooner
That "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21273" pass its second reading.

RES.R24-1008 Carried

It was then Moved by Councillor Bains
Seconded by Councillor Kooner
That the Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21273" be held electronically on June 10, 2024, at 7:00 p.m.

RES.R24-1009 Carried

10. Planning Report - Application No. 7921-0299-00**14447, 14455, 14465, and 14475 - 104A Avenue**

Owner: 1351281 B.C. Ltd.

Director Information: G. ManderOfficer Information as at March 3, 2024: G. Mander (CEO)

Agent: Flat Architecture Inc. (Rajinder Warraich)

Rezoning from RF to CD (based on RM-70)**Development Permit***to permit the development of a 6-storey apartment building with approximately 154 dwelling units and underground parking on a consolidated site.*

It was

Moved by Councillor Hepner

Seconded by Councillor Kooner

That:

1. Council endorse the Public Notification to proceed for Bylaw No. 21274 to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)".
2. Council authorize staff to draft Development Permit No. 7921-0299-00 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 plan to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) review of the project by the Advisory Design Panel and resolution of design comments to the satisfaction of the General Manager, Planning & Development Department;
 - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

- (h) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
- (i) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-70 Zone, at the rate in effect at the time of Final Adoption;
- (j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (k) registration of a right-of-way for public rights-of-passage for the area between the building face and the street edges; and
- (l) registration of a Section 219 Restrictive Covenant to adequately address the City’s needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture and with respect to the City’s Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services.

RES.R24-1010

Carried

- 11. **Planning Report - Application No. 7923-0106-00
9884 and 9892 - 138 Street, 9883 and 9897 - 138A Street**
 Owner: 1308774 B.C. Ltd.
Director Information: S. Katyal
No Officer Information Filed as at June 4, 2023.
 Agent: DF Architecture (Jessie Arora)
**OCP Amendment to Figure 16: Downtown Densities from 3.5 FAR to 7.5 FAR
 CCP Amendment from Mid to High Rise Residential to High Rise Residential –
 Type II and to amend the road network on the subject site.
 Rezoning from RF to CD (based on RM-135)
 Development Permit**
*to permit the development of a 33-storey high-rise residential tower consisting of
 approximately 343 dwelling units.*

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

- 1. a Bylaw be introduced to amend the Official Community Plan (OCP) Figure 16: Downtown Densities for the subject site from 3.5 FAR to 7.5 FAR (Appendix V), 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 "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7923-0106-00 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) 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-135 Zone, at the rate in effect at the time of Final Adoption;
 - (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (j) registration of a volumetric statutory right-of-way for public rights-of-passage along the north property line for a publicly accessible sidewalk; and

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

6. Council pass a resolution to amend the City Centre Plan to redesignate the subject site from Mid to High Rise Residential to High Rise Residential – Type II and to amend the road network for relocation of the east-west green lane onto the subject site, as shown in Appendix VIII, when the project is considered for Final Adoption.

RES.R24-1011

Carried

It was Moved by Councillor Kooner
 Seconded by Councillor Stutt
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21176" pass its first reading.

RES.R24-1012

Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Hepner
 Seconded by Councillor Kooner
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21176" pass its second reading.

RES.R24-1013

Carried

It was then Moved by Councillor Kooner
 Seconded by Councillor Stutt
 That the Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21176" be held electronically on June 10, 2024, at 7:00 p.m.

RES.R24-1014

Carried

It was Moved by Councillor Hepner
 Seconded by Councillor Annis
 That "Surrey Comprehensive Development Zone 186 (CD 186), Bylaw, 2024, No. 21177" pass its first reading.

RES.R24-1015

Carried

The said Bylaw was then read for the second time.

RES.R24-1016	It was Zone 186 (CD 186), Bylaw, 2024, No. 21177" pass its second reading.	Moved by Councillor Kooner Seconded by Councillor Hepner That "Surrey Comprehensive Development Zone 186 (CD 186), Bylaw, 2024, No. 21177" pass its second reading. <u>Carried</u>
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RES.R24-1017	It was then Comprehensive Development Zone 186 (CD 186), Bylaw, 2024, No. 21177" be held electronically on June 10, 2024, at 7:00 p.m.	Moved by Councillor Hepner Seconded by Councillor Annis That the Public Hearing on "Surrey Comprehensive Development Zone 186 (CD 186), Bylaw, 2024, No. 21177" be held electronically on June 10, 2024, at 7:00 p.m. <u>Carried</u>
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C. BYLAWS AND PERMITS

APPLICATIONS/BYLAWS/PERMITS TO BE CLOSED

- 1. Planning Report Application No. 7918-0250-00
13932 - 96 Avenue

Owner: 1256702 B.C. Ltd. (Director Information: V. Aujla, A. Ghuman)
Agent: Hub Engineering Inc. (Mike Kompter)

Supported by Council July 8, 2019

Development Variance Permit No. 7918-0250-00 To reduce the minimum lot width for a proposed 3-lot subdivision. This variance will allow for the construction of a new single family dwelling on each lot with rear lane driveway access.

* See memorandum dated May 13, 2024

RES.R24-1018	It was 7918-0250-00.	Moved by Councillor Kooner Seconded by Councillor Stutt That Council close Application No. 7918-0250-00. <u>Carried</u>
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- 2. Planning Report Application No. 7917-0295-00
13942 - 96 Avenue

Owner: 1256702 B.C. Ltd. (Director Information: V. Aujla, A. Ghuman)
Agent: Hub Engineering Inc. (Mike Kompter)

Supported by Council July 8, 2019

Development Variance Permit No. 7917-0295-00
To reduce the minimum lot width for Lots 1, 2 and 3 in a proposed 5-lot subdivision.
These variances will allow for the construction of a new single family dwelling on
each lot with rear lane driveway access for Lots 1 to 3.

* See memorandum dated May 13, 2024

It was Moved by Councillor Kooner
Seconded by Councillor Hepner
That Council close Application No.

7917-0295-00.
RES.R24-1019

Carried

D. NOTICE OF MOTION

This section had no items to consider.

E. OTHER BUSINESS

This section had no items to consider.

F. ADJOURNMENT

It was Moved by Councillor Bains
Seconded by Councillor Kooner
That the May 27, 2024 Regular Council –

Land Use meeting be adjourned.
RES.R24-1020

Carried

The Regular Council - Land Use meeting adjourned at 5:46 p.m.

Certified correct:

Jennifer Ficocelli
City Clerk and
Director of Legislative Services

Mayor Brenda Locke