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B. LAND USE APPLICATIONS (Continued)

8. **7922-0321-00, 7922-0321-01**
10355 King George Boulevard (10388 City Parkway)
Owner: Civic District Investments Ltd.
Director Information: P. Wesik,
No Officer Information Filed as at July 22, 2023.
Agent: Wesgroup Properties LP (Sebastian Jasiorkowski)
Rezoning from C-8 to CD
General Development Permit / Detailed Development Permit
Development Variance Permit
to permit the development of a mixed-use phased development consisting of three high-rise mixed-use towers (55, 60 and 65 storeys) and one stand-alone office building (13 storeys). Phase 1 consists of a 55-storey mixed-use tower with ground floor food store, commercial/retail and childcare.

* **Planning Recommendation**

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for Bylaw No. 21264 to rezone the subject site from Community Commercial Zone (C-8)" to "Comprehensive Development Zone (CD)".
2. Council authorize staff to draft General Development Permit No. 7922-0321-00 generally in accordance with the attached drawings (Appendix I).
3. Council authorize staff to draft Detailed Development Permit No. 7922-0321-01 generally in accordance with the attached drawings (Appendix I).
4. Council approve Development Variance Permit No. 7922-0321-00 (Appendix V), to vary to 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. 7822-0321-00, to proceed to Public Notification.
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (f) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (h) registration of an access easement to secure future shared access between the four phases of development and shared parking located on P3, P4 and P5 of the development;
- (i) registration of an access easement to ensure shared access to the indoor and outdoor amenity facilities between Phases 1 and 2 on Level 2, 3 and outdoor amenity between Phases 1 and 2 on Level 8;
- (j) submission of an acoustical report for the residential units and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (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;
- (l) registration of a volumetric statutory right-of-way for the east-west mews and the plaza located at the south-west corner of the site;
- (m) final submission and approval of a wind study; and
- (n) final submission and approval of the Transportation Impact Assessment.

H. BYLAWS AND PERMITS (Continued)

PERMITS – APPROVALS (Continued)

7. Planning Report – Application No. 7923-0184-00
18114 - 96 Avenue

Owner: 1413259 B.C. Ltd. (Director Information: H. Purewal, K. Rai)
Agent: 116830 B.C. Ltd. (Harry Purewal)

Note: Change of Owner

Temporary Use Permit No. 7923-0184-00
To permit 60 parking spaces for the temporary storage of traffic advisory sign trailers
and associated towing vehicles (pickup trucks) for a period not to exceed three years.

Supported by Council October 16, 2023

That Council authorize the issuance of Temporary Use Permit No. 7923-0184-00.

Development Permit No. 7923-0184-00
18114 - 96 Avenue
To issue Development Permit for Sensitive Ecosystems

Council authorized to draft September 25, 2023

That Council authorize the issuance of Development Permit No. 7923-0184-00.