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**E. OTHER BUSINESS**

**PLANNING REPORTS**

**1. Planning Report - Application No. 7923-0227-00**

**13585 - 95 Avenue**

Owner: Centurion Appelt (9525 King George) Holdings Inc.

Director Information: G. Appelt, R. Orr

No Officer Information Filed as at February 10, 2024.

Agent: DF Architecture Inc (J. Arora)

**Amend CD By-law**

*to allow for a slightly higher density within a previously supported development of a 41-storey mixed-use tower comprised of 463 market rental residential dwelling units, 876 square metres of ground floor commercial and 5,920 square metres of medical offices within the 5-storey podium.*

\* Further to the Planning Report dated May 6, 2024, additional information regarding the application is provided.

\* **Planning Recommendation**

The Planning & Development Department recommends that:

1. Council authorize staff to close and file Development Variance Permit No. 7923-0227-00.
2. Council file Rezoning Bylaw No. 21257.
3. Council consider the new "Comprehensive Development (CD)" Bylaw No. 21436 to proceed to Public Notification. If supported the Bylaw will be brought forward for First, Second and Third Reading.
4. Council instruct staff to resolve the following issues prior to final adoption.
  - (a) all conditions of approval identified in the original Planning & Development Report for Development Application No. 7923-0227-00 (Appendix II), dated May 6, 2024.

\* **Council Actions**

Development Variance Permit No. 7923-0227-00.

**That Council file Development Variance Permit No. 7923-0227-00.**

"Surrey Comprehensive Development Zone 212 (CD 212), Bylaw, 2024, No. 21257"

**That Council file Bylaw No. 21257.**

2. **Planning Report - Application No. 7924-0129-00**

**17899 - 55 Avenue; 17850 - 56 Avenue**

Owner: Delta Controls Inc.

Director Information: C. Campagna, T.-S. Ko, J. Nicholls, A. Tseng  
No Officer Information Filed as at April 14, 2024.

Agent: Wales McLelland Construction (J. Vigni)

**Rezoning a portion of the subject site (17850 - 56 Avenue) from C-8 to CD (based on IL)**

**Development Permit for a portion of the subject site (17850 - 56 Avenue)**

**Major Development Permit Amendment for a portion of the subject site (17899 - 55 Avenue)**

*to permit the development of a three-storey light industrial building*

*(17850 - 56 Avenue) as well as to permit an amendment to an approved*

*Development Permit (17899 - 55 Avenue) to facilitate a shared access driveway.*

\* **Planning Recommendation**

The Planning & Development Department recommends that:

1. a Bylaw be introduced to rezone a portion of the subject site at 17850 - 56 Avenue from "Community Commercial Zone (C-8)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7924-0129-00, including a comprehensive sign package, over 17850 - 56 Avenue generally in accordance with the attached drawings (Appendix I).
3. Council authorize staff to draft Development Permit No. 7904-0188-01 over 17899 - 55 Avenue generally in accordance with the attached drawings (Appendix I).
4. Council instruct staff to resolve the following issues prior to Final Adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) 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) demolition of existing buildings and structures on a portion of the subject site (17850 – 56 Avenue) to the satisfaction of the Planning and Development Department;
- (i) registration of a Section 219 Restrictive Covenant to prohibit habitable floor area below the Flood Construction Level and to inform current and future owners that the subject property is located within a floodplain area and that any buildings or structures constructed upon the lot may be damaged by flooding or erosion;
- (j) registration of a Section 219 Restrictive Covenant to adequately satisfy the City's needs with respect to public art, to the satisfaction of the General Managers, Parks, Recreation and Culture; and
- (k) registration of an amended easement for reciprocal access between 17899 - 55 Avenue and 17850 - 56 Avenue.

\* **Council Actions**

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2024, No. 21441"

**First Reading**

**Second Reading**

**That the Public Hearing be held on Monday, November 4, 2024, at 7:00 p.m.**

3. **Planning Report - Application No. 7924-0186-00**  
**Portion of 10611 - 150 Street**  
Owner: Wall Financial Corp.  
Director Information: O. Borgers, M. Redekop, P. Ufford, A. Varslavan,  
B. Wall, D. Wise, S-H. Yoon  
Officer Information as at August 1, 2024: P. Ufford (Chair),  
B. Wall (President)  
Agent: Wall Financial Corporation (D. Wise)  
**OCP Text Amendment to allow for a density of 3.8 FAR within the Multiple Residential designation**  
**Guildford Plan Amendment from "Low-Rise Transition Residential" to "High-Rise Residential"**  
**Rezoning from RM-45 to CD**  
**Development Permit**  
**Housing Agreement**  
*to permit the development of a 36-storey residential building with 217 market rental and 48 below-market rental residential dwelling units secured with a Housing Agreement.*

\* **Planning Recommendation**

The Planning & Development Department recommends that:

1. a Bylaw be introduced for a text amendment to the Official Community Plan (OCP), "Table 7A: Land Use Designation Exceptions" within the Multiple Residential designation by adding site specific permission for a portion of 10611 - 150 Street to permit a density of up to 3.8 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 a portion of the subject site as shown as Block A on the attached Survey Plan (Appendix I), from "Multiple Residential 45 (RM-45)" to "Comprehensive Development (CD)", and a date be set for Public Hearing.
4. a Bylaw be introduced to enter into a Housing Agreement and be given First, Second and Third Reading.
5. Council authorize staff to draft Development Permit No. 7924-0186-00 in accordance with the attached drawings (Appendix III).

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 enter into a Housing Agreement with the City to secure the 48 non-market and 217 market rental residential dwelling units;
  - (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, in effect at the time of Final Adoption if applicable;
  - (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 access easements to ensure access to the proposed shared parking and amenity facilities within the development;
  - (k) registration of a Section 219 Restrictive Covenants 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, and deferred contributions for rental housing, to the satisfaction of the General Manager, Planning & Development Services;

- (l) registration of a volumetric statutory right-of-way for the public plaza fronting 150 Street;
  - (m) approval and input from the Ministry of Transportation & Infrastructure; and
  - (n) construction of the additional off-site parking as a condition of occupancy of the proposed building.
7. Council pass a resolution to amend the Guildford Plan from "Low Rise Transition Residential" to "High Rise Residential", and allow for a building height of 36-storeys when the project is considered for Final Adoption.

\* **Council Actions**

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw 2024, No. 21444"

**First Reading**

**Second Reading**

**That the Public Hearing be held on Monday, November 4, 2024, at 7:00 p.m.**

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2024, No. 21445"

**First Reading**

**Second Reading**

**That the Public Hearing be held on Monday, November 4, 2024, at 7:00 p.m.**

"Wall Financial Corp. Housing Authorization By-law, 2024, No. 21446"

**First Reading**

**Second Reading**

**Third Reading**

4. **Planning Report - Application No. 7924-0003-00  
105 and 109 – 175A Street**

Owner: Litco Landmark Group Ltd.

Director Information: S. Bassi, M. Lit

No Officer Information as at June 16, 2023.

Agent: Orion Construction (Paul Bangma)

**Development Permit / Development Variance Permit**

*to permit the development of a 6,725 square metre industrial mixed employment building.*

\* **Planning Recommendation**

The Planning & Development Department recommends that:

1. Council File Development Permit No. 7917-0146-01.
2. Council authorize staff to draft Development Permit No. 7924-0003-00 generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7924-0003-00 (Appendix III), to allow standard parking spaces in front of overheard loading doors and for these to be considered towards the calculation of required off-street parking spaces, to proceed to Public Notification.
4. 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) approval from the Ministry of Transportation & Infrastructure;
  - (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) registration of a Section 219 Restrictive Covenant prohibiting the construction of additional mezzanine space; and
- (h) submission of an acceptable fire access plan to the satisfaction of the Planning and Development Department.

\* **Council Action**

Development Permit No. 7917-0146-01.

**That Council file Development Permit No. 7917-0146-01.**

**BYLAWS WITH PERMITS**

5. Planning Report - Application No. 7922-0231-00, 7922-0231-02  
17077 and 17121 - 92 Avenue

Owner: Anniedale Bothwell (GP) Inc. (Director Information: G. Gill)  
Agent: Hub Engineering Inc. (M. Kompter)

To subdivide into 29 small residential lots and 1 lot for park and riparian protection purposes. In addition, the proposal includes a Development Variance Permit to reduce the minimum lot width for proposed Lots 1, 13, and 16; to reduce the minimum lot width for proposed Lots 2, 14, and 15; and 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. The proposal also includes a Development Permit for Sensitive Ecosystems, Hazard Lands, and Farm Protection.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21335"

**Final Adoption**

Development Variance Permit No. 7922-0231-02

**That Council authorize the issuance of Development Variance Permit No. 7922-0231-02.**

Development Permit No. 7922-0231-00

**That Council authorize the issuance of Development Permit No. 7922-0231-00.**