

B. PLANNING REPORTS**1. Planning Report - Application No. 7924-0192-00****11635 and 11645 - 130 Street**

Owner: Tristar Holdings Ltd.

Director Information: A. Sidhu, D. SohiOfficer Information as at March 17, 2023: A. Sidhu (President, Secretary)

Agent: R. Sidhu

Development Variance Permit*to allow a recycling depot to store recyclable materials outdoors and not within an enclosed building and to reduce the minimum required side yard setback for a retaining wall.*

That:

1. Council approve Development Variance Permit No. 7924-0192-00 varying the following, to proceed to Public Notification:
 - (a) to vary Section J.5 Special Regulations of Part 48 Light Impact Industrial Zone (IL) to allow a recycling depot to store recyclable materials outdoors and not within an enclosed building; and
 - (b) to vary Section F. Yards and Setbacks of Part 48 Light Impact Industrial Zone (IL) to reduce the side yard setback (south) of an existing lock block retaining wall on 11645 - 130 Street from 7.5 metres to 0 metres.
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (b) submission of a Development Permit to facilitate the provision of a landscape buffer; and
 - (c) submission of a Building Permit to permit the lock block retaining wall.

2. Planning Report - Application No. 7924-0103-00**10695, 10707, 10713 - 138 Street**

Owner: 1279905 B.C. Ltd.

Director Information: T. SandherNo Officer Information Filed as at December 16, 2023.

Agent: Matthew Cheng Architect Inc. (Matthew Cheng)

OCP Amendment to increase the maximum floor area ratio (FAR) from 2.5 to 2.82 in the Multiple Residential designation of the site.**Rezoning from R3 to CD (based on RM-70)****Development Permit****Subdivision***to permit the development of a 6-storey 87 unit rental apartment building secured through a Housing Agreement*

That:

1. Council endorse the Public Notification to proceed for an Official Community Plan (OCP) amendment Bylaw No. 21425 (Appendix V), to amend Table 7a: Land Use Designation Exceptions within the Multiple Residential designation by adding site specific permission for the subject site to permit a density of up to 2.82 FAR (Net density).
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. Council endorse the Public Notification to proceed for Bylaw No. 21426 to rezone the subject site from "Urban Residential Zone (R3)" to "Comprehensive Development Zone (CD)".
4. Council authorize staff to draft Development Permit No. 7924-0103-00 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 enter into a Housing Agreement with the City to ensure the provision of 87 market rental units for a period no less than 60 years;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) registration of a Section 219 Restrictive Covenant requiring the applicant to pay all deferred financial contributions for Public Art, Affordable Housing Strategy, and Tier 1 Capital Projects Community Amenity Contributions should the project be converted from rental housing to market housing at any time after the subject Housing Agreement has expired.

C. BYLAWS AND PERMITS

BYLAWS

1. Planning Report - Application No. 7923-0312-00
10928 - 132 Street

Owner: Camellia Residence Inc. (Director Information: C. Cantos, H. Chang, R. Dhir, M. Lee, T. Wan, X. Zhou)
Agent: DBD Construction (John Ramos)

To amend Comprehensive Development Bylaw No. 19317 by increasing the allowable commercial floor area from 279 square metres to 302 square metres and adding small-scale drug store as a permitted use on the site.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2017, No. 19317, Amendment By-law, 2024, No. 21152" be finally adopted

BYLAWS WITH PERMITS

2. Planning Report - Application No. 7921-0225-00
15334 - 68 Avenue

Owner: Pooni Property Group Ltd. (Director Information: R.S. Pooni, R. Pooni, P. Pooni, M. Pooni, N. Pooni)
Agent: Ram Construction (Brendon Vining)

To develop a 4,843.8 square metre multi-tenant business park building. In addition, the proposal includes a Development Variance Permit to reduce the minimum south (rear yard) setback. The proposal also includes a Development Permit for Form and Character.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 20965" be finally adopted

That Council authorize the issuance of Development Variance Permit No. 7921-0225-00.

That Council authorize the issuance of Development Permit No. 7921-0225-00.

3. Planning Report - Application No. 7923-0209-00
14784 and 14794 - 106 Avenue; 10563 and 10573 - 148 Street

Owner: DS 106 Developments Ltd. (Director Information: T. Dawson, S. Hooge)
Agent: Dawson and Sawyer Properties Ltd. (Phil Magistrale)

To develop a 6-storey residential building, containing 93 dwelling units over 2 levels of underground parking, on a consolidated site in Guildford. The proposal also includes a Development Permit for Form and Character.

This item was not considered.

4. Planning Report - Application No. 7924-0022-00
12666 - 72 Avenue

Owner: Kwantlen Polytechnic University (KPU)
Agent: Public Architecture & Communication Inc. (Brian Wakelin)

To develop a childcare facility inside the KPU Surrey Campus. In addition, the proposal includes a Development Variance Permit to reduce the minimum number of off-street parking spaces for the entire site by 10%; for the purposes of off-street parking, all setbacks are reduced to 3 metres; and defer the works and services for a proposed rezoning until future development.

"Surrey Comprehensive Development Zone 225 (CD 225), Bylaw, 2024, No. 21295" be finally adopted

That Council authorize the issuance of Development Variance Permit No. 7924-0022-00.

APPLICATIONS/BYLAWS/PERMITS TO BE CLOSED

5. Planning Report - Application No. 7918-0353-00
13026, 13028 - 15A Avenue

Owner: B. Sergo
Agent: Cedarlane Projects Inc. (Annabelle Sergo)

To subdivide the site into two single family residential lots.

That Council file Bylaw No. 20260 and close Application No. 7918-0353-00.

6. Planning Report - Application No. 7921-0326-00
7844 - 126A Street

Owners: G. Bal, S. Bal
Agent: G. Bal

To permit the development of a new single-family dwelling.

That Council file Bylaw No. 20581 and close Application No. 7921-0326-00.

7. Planning Report - Application No. 7916-0487-00
11969 Tannery Road

Owner: Super Fast Trucking Ltd.
Agent: Rodney C. Lyons, Architect AIBC (Rodney Lyons)

To develop a single-storey industrial building to be used as a truck repair facility. The proposal also includes a Development Permit for Form and Character and Hazard Lands/Flood Plain.

That Council file Bylaw No. 19782 and close Application No. 7916-0487-00.