

That Council direct staff to make arrangements for the September 9, 2024 and September 23, 2024 Regular Council – Land Use meetings, Regular Council – Public Hearing meetings and any scheduled Public Hearings to be held in person for Council and the public.

**C. PLANNING REPORTS**

1. **Planning Report - Application No. 7917-0492-00  
2459, 2469 and 2479 - 156 Street; Unconstructed Lane West of Site**  
Owners: 1168478 B.C. Ltd.  
Director Information: R. Kooner, P. Kooner  
Officer Information as at June 15, 2023: B. Bal (CEO)  
Agent: R. Kooner  
**OCP Amendment from "Urban" to "Multiple Residential".**  
**OCP Amendment to allow an FAR of 2.12 for the site within the "Multiple Residential" land use designation.**  
**LAP Amendment from "Townhouse (15 upa)" to "Apartment".**  
**Rezoning from R3 to CD (based on RM-70)**  
**Development Permit**  
**Housing Agreement**  
*to permit the development of a 6-storey rental residential apartment building.*

That:

1. a Bylaw be introduced to amend the Official Community Plan (OCP) Figure 3: General Land Use Designations for the subject site from "Urban" to "Multiple Residential", and a date for Public Hearing be set.
2. a Bylaw be introduced to amend the OCP, 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 2.12 FAR (net calculation), and a date for Public Hearing be set.
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 "Urban Residential Zone (R3)" 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 given First, Second and Third Reading.

6. Council authorize staff to draft Development Permit No. 7917-0492-00 generally in accordance with the attached drawings (Appendix I).
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) 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (h) completion of the road closure and acquisition of the lane along the west property line of the subject site; and
  - (i) registration of a Section 219 Restrictive Covenant to ensure that, if the rental use is discontinued in the future, the City's needs with respect to Community Amenity Contributions (CAC), including Affordable Housing, Capital Projects and Tier 2 Capital Plan Project CACs, will be adequately met, to the satisfaction of the General Manager, Planning & Development Department.
8. Council pass a resolution to amend the King George Corridor South Local Area Plan (LAP) to redesignate the land from "Townhouses (15 upa)" to Apartments when the project is considered for final adoption.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2024, No. 21307" pass its first reading.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2024, No. 21307" pass its second reading.

Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2024, No. 21307" be held at City Hall on September 9, 2024

"Surrey Comprehensive Development Zone 230 (CD 230), Bylaw, 2024, No. 21308" pass its first reading.

"Surrey Comprehensive Development Zone 230 (CD 230), Bylaw, 2024, No. 21308" pass its second reading.

Public Hearing on "Surrey Comprehensive Development Zone 230 (CD 230), Bylaw, 2024, No. 21308" be held at City Hall on September 9, 2024

"The 1168478 BC Ltd. Housing Agreement, Authorization Bylaw, 2024, No. 21309" pass its first reading.

"The 1168478 BC Ltd. Housing Agreement, Authorization Bylaw, 2024, No. 21309" pass its second reading.

"The 1168478 BC Ltd. Housing Agreement, Authorization Bylaw, 2024, No. 21309" pass its third reading.

**2. Planning Report - Application No. 7924-0026-00**

**2513 - 141 Street**

Owner: Harness Marketing Ltd.

Director Information: H. Sukhija, J. Sukhija

Officer Information as at November 6, 2023: J. Sukhija (Vice President), H. Sukhija (President)

Agent: Mainland Engineering Design Corporation (Avnash Banwait)

**LAP Amendment from "One Acre" to "Half-Acre Gross Density"**

**Rezoning from RA to R1**

**Development Variance Permit**

*to allow subdivision into 2 half-acre lots.*

That:

1. Council endorse the Public Notification to proceed for Bylaw No. 21323 to rezone the subject site from "Acreage Residential Zone (RA)" to "Suburban Residential Zone (R1)".
2. Council approve Development Variance Permit No. 7924-0026-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot width of the Suburban Residential Zone (R1) from 30 metres to 25.1 metres for proposed Lots 1 and 2.
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) 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) 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;
  - (f) 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; and
  - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.
4. Council pass a resolution to amend Central Semiahmoo Peninsula Local Area Plan to redesignate the land from "One Acre" to "Half-Acre Gross Density" when the project is considered for final adoption.

**3. Planning Report - Application No. 7922-0195-00  
17378 - 60 Avenue**

Owner: 1362701 B.C. Ltd.

Director Information: J. Sidhu

No Officer Information Filed as at May 13, 2023.

Agent: CitiWest Consulting Ltd. (Jasleen Kaur)

**TCP Amendment from "Detached Residential" to "Townhouse Residential"  
Rezoning from R3 to CD**

**Development Permit**

**Heritage Revitalization Agreement**

*to permit development of an 8-unit townhouse development, including the relocation, adaptive re-use, and maintenance of the Currie-Johnson House as an additional residential unit.*

That:

1. Council endorse the Public Notification to proceed for Bylaw No. 21324 to rezone the subject site from "Urban Residential Zone (R3)" to "Comprehensive Development Zone (CD)".
2. Should the Rezoning Bylaw receive First, Second, and Third Readings, introduce Bylaw No. 21325 to allow the Owner and the City of Surrey to enter into a Heritage Revitalization Agreement to allow for the restoration and maintenance of the Currie-Johnson House at 17378 - 60 Avenue and be given First, Second, and Third Readings.
3. Council authorize staff to draft Development Permit No. 7922-0195-00 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 road dedication plan 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) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-30 Zone, at the rate in effect at the time of Final Adoption;
  - (j) registration of a volumetric right-of-way for public rights-of-passage over the publicly accessible open space (corner plaza) within the site; 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 Department.
5. Council pass a resolution to amend the Cloverdale Town Centre Plan (TCP) to redesignate the land from "Detached Residential" to "Townhouse Residential" when the project is considered for final adoption.

#### **4. Planning Report - Application No. 7917-0078-00**

**6690 and 6706 King George Boulevard**

Owners: 1070071 B.C. Ltd.

Director Information: J. Thind, N. Ghag, H. Purba, T. Thind, G. Lehal

Ziv Properties Ltd.

Director Information: G. Ziv

Agent: DF Architecture Inc. (Jessie Arora)

**Rezoning of portions of the site from C-8 and R3 to CD (based on RM-70 and C-8)**

**Development Permit**

**Housing Agreement**

*to permit the development of a 5-storey commercial building, a 6-storey apartment building, and a pavilion café building.*

That:

1. Council endorse the Public Notification to proceed for Bylaw No. 21343 to rezone the portion of the subject site as shown as Block C from "Community Commercial Zone (C-8)" to "Comprehensive Development Zone (CD)", and Block D from "Urban Residential Zone (R3)" to "Comprehensive Development Zone (CD)", as shown on the attached Survey Plan in Appendix I.
2. Should the proposal be granted First, Second and Third Reading of the associated Rezoning, introduce Bylaw No. 21344 to enter into a Housing Agreement and be given First, Second and Third Reading.
3. Council authorize staff to draft Development Permit No. 7917-0078-00 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) 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 bonding for the existing building at 6706 King George Boulevard to the satisfaction of the Planning and Development Department;
- (h) the applicant enter into a Highway Licensing Agreement with the City, to permit the existing building at 6706 King George Boulevard to remain within dedicated lane allowance during Phase 1 of the project, until the building can be demolished;
- (i) 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;
- (j) registration of a Section 219 Restrictive Covenant to ensure that, if the rental use is discontinued in the future, the City's needs with respect to Community Amenity Contributions (CAC), including Affordable Housing, Capital Projects and Tier 2 Capital Plan Project CACs, will be adequately met, to the satisfaction of the General Manager, Planning & Development Department; and
- (k) registration of an access easement over the easterly remnant lot, for interim access during Phase 1 construction to the development site.

**5. Planning Report - Application No. 7921-0296-00  
13427 and 13435 - 76 Avenue**

Owners: D. Khangura, S. Khangura, I. Khangura, R. Sandhu, H. Grewal,  
R. Grewal, T. Sandhu

Agent: Flat Architecture Inc. (Rajinder Warraich)

**Rezoning from RA to CD**

**Development Permit**

*to permit the development of a 1,334 sq. m. light industrial office building.*

That:

1. a Bylaw be introduced to rezone the subject site from "Acreage Residential Zone (RA)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7921-0296-00 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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (g) 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.

"Surrey Comprehensive Development Zone 239 (CD 239), Bylaw, 2024, No. 21326" pass its first reading.

"Surrey Comprehensive Development Zone 239 (CD 239), Bylaw, 2024, No. 21326" pass its second reading.

Public Hearing on "Surrey Comprehensive Development Zone 239 (CD 239), Bylaw, 2024, No. 21326" be held at City Hall on September 9, 2024

**6. Planning Report - Application No. 7923-0357-00  
18555 - 88 Avenue**

Owner: Coptic Orthodox Patriarchate / St. George's Coptic Orthodox Church  
Agent: JKNA Architects (David Khulman)

**Rezoning from RA to PA-2**

**Development Permit / Development Variance Permit**

*to permit the development of a place of worship and childcare centre.*

That:

1. a Bylaw be introduced to rezone the subject site from "Acreage Residential Zone (RA)" to "Assembly Hall 2 Zone (PA-2)", and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7923-0357-00 generally in accordance with the attached drawings (Appendix I), and the finalized Ecosystem Development Plan.
3. Council approve Development Variance Permit No. 7923-0357-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear and side yard setbacks of the PA-2 Zone from 12.9 metres to 7.5 metres to the principal building face;



- (b) to vary the maximum building height of the PA-2 Zone allowed from 9 metres to 12.9 metres; and
  - (c) to reduce the minimum number of off-street parking spaces for a place of worship from 7.5 parking spaces per 100 sq.m. of gross floor area (G.F.A.) to 6.8 parking spaces per 100 sq.m. of G.F.A.
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 road dedication plan to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Forests, Lands and Natural Resource Operations under the Water Sustainability Act for the relocation of the A/O watercourse fronting 88 Avenue;
  - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) demonstrate the feasibility of on-site fire protection compliance with BCBC and NFPA-13, to the 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) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan 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 requiring fire sprinklers to NFPA standards and to release and indemnify the City from liability;
  - (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, Planning & Development Department; and

- (l) registration of a Section 219 Restrictive Covenant for installation and maintenance of a landscape buffer.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21345" pass its first reading.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21345" pass its second reading.

Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21345" be held at City Hall on September 9, 2024

7. **Planning Report - Application No. 7922-0262-00  
18477 - 76 Avenue (18497 - 76 Avenue), 18535 - 76 Avenue,  
18563 - 76 Avenue (18573 - 76 Avenue), 18619 - 76 Avenue**

Owners: 1385513 B.C. Ltd.

Director Information: A. Lee, G. Mertens

Officer Information as at November 4, 2023:

G. Gonzales (Assistant Secretary), A. Lee (Secretary),  
J. Wong (Assistant Secretary)

1097378 B.C. Ltd.

Director Information: A. Lee, G. Mertens

Officer Information as at November 21, 2023:

G. Gonzales (Assistant Secretary), A. Lee (Secretary),  
J. Wong (Assistant Secretary)

1154590 B.C. Ltd.

Director Information: A. Lee, G. Mertens

Officer Information as at February 27, 2023:

K. Anderson (Vice President), G. Gonzales (Assistant Secretary),  
A. Lee (Secretary), G. Mertens (President)

Agent: Qualico Communities (Filip Christiaan)

**NCP Amendment to amend the road network, the land consolidation  
boundaries, and park location in the West Clayton NCP.**

**Rezoning from A-1 to R4, R5, and CD**

**Development Permit / Development Variance Permit**

*to permit the development of 100 small residential lots, 20 compact residential  
lots, one lots containing 251 townhouse units, and parks and open space.*

That:

1. Council endorse the Public Notification to proceed for Bylaw No. 21346 to rezone the portion of the subject site shown as Block "A" on the attached Survey Plan from "General Agriculture Zone (A-1)" to "Small Lot Residential (R4) Zone" and the portion of the subject site shown as Block "C" on the attached Survey Plan from "General Agriculture Zone (A-1)" to "Compact Residential (R5) Zone" (Appendix I).
2. Council endorse the Public Notification to proceed for Bylaw No. 21347 to rezone a portion of the subject site shown as Blocks "B" and "D" on the Attached Survey Plan (Appendix I), from "General Agriculture Zone (A-1)" to "Comprehensive Development Zone (CD)".

3. Council authorize staff to draft Development Permit No. 7922-0262-00 generally in accordance with the attached drawings (Appendix II), and the finalized Ecosystem Development Plan and Geotechnical Report.
4. Council approve Development Variance Permit No. 7922-0262-00, to vary 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 7822-0262-00 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 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) 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 and Impact Mitigation Plan to the satisfaction of City staff;
  - (h) conveyance of riparian areas and Biodiversity Conservation Strategy areas to the City;
  - (i) submission of a finalized Geotechnical Report to the satisfaction of City staff;
  - (j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (k) registration of a volumetric right-of-way for public rights-of-passage over the publicly accessible open space (corner plazas) within the site;
  - (l) 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;

- (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; and
- (n) registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the geotechnical report.

- 6. Council pass a resolution to amend the West Clayton Neighbourhood Concept Plan (NCP) to modify the road pattern, adjust the boundaries of the land consolidation area, and amend the park location when the project is considered for final adoption (Appendix IX).

**8. Planning Report - Application No. 7923-0358-00  
14452 No 10 (56 Avenue) Highway**

Owners: K. Dhillon, H. Dhillon

Agent: J. Dhillon

**OCP Amendment from Suburban Density Exception Area (max 2 upa) to Suburban**

**Rezoning from R1 to CD (based on R2)**

*to allow subdivision into 2 lots.*

That:

- 1. a Bylaw be introduced to amend the Official Community Plan (OCP) Figure 5: Suburban Density Exception Areas to remove the subject site from Suburban Density Exception Area (max 2 u.p.a.), 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 "Suburban Residential Zone (R1)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.
- 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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (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) 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; and
- (h) submission of a spatial separation report to the approval of the Building Division.

**9. Planning Report - Application No. 7924-0165-00  
16060 - 108 Avenue**

Owner: The Board of School Trustees of School District No. 36 (Surrey)  
 Agent: Thinkspace Architecture Planning Interior Design (Keshia Laisianto)  
**Development Variance Permit**  
*to allow a shipping container for storage purposes on an existing secondary school site (Fraser Heights Secondary).*

That Council approve Development Variance Permit No. 7924-0165-00, to vary Part 4. General Provisions, Section B.17, to allow a shipping container to be installed and used for storage purposes on an existing school site that is zoned "Acreage Residential Zone (RA)", to proceed to Public Notification.

**10. Planning Report - Application No. 7923-0255-00  
18036, 18074, 18088 - 72 Avenue; 18003 Fraser Highway**

Owner: Zenterra 180 Street Ltd.  
Director Information: M. Gill, R. Johal  
No Officer Information Filed.  
 Agent: Zenterra Developments (Kevin Anderson)  
**OCP Amendment from "Urban" to "Multiple Residential"**  
**NCP Amendment from "Townhouse Residential (22 + 5 upa)" to "Low Rise Residential"**  
**Rezoning from RA to CD**  
**General Development Permit**  
*to permit the development of seven, 6-storey apartment buildings (713 units) on a consolidated site in Clayton.*

That:

1. Council endorse the Public Notification to proceed for Bylaw No. 21350 to amend the OCP Figure 3: General Land Use Designations for the subject site from "Urban" to "Multiple Residential".
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. 21351 to rezone the subject site from "Acreage Residential Zone (RA)" to "Comprehensive Development Zone (CD)".
4. Council authorize staff to draft General Development Permit No. 7923-0255-00 generally in accordance with the attached drawings (Appendix I), and the finalized Ecosystem Development Plan.
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) 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) registration of a right-of-way for public rights-of-passage for a public pedestrian walkway and corner plazas;
  - (k) registration of access easements to ensure access to the proposed shared parking and amenity facilities within the development;
  - (l) registration of a Section 219 no-build Restrictive Covenant for the bioswale area for ecosystem protection;
  - (m) submission of an acoustical report for the units adjacent to Fraser Highway and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and
  - (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 & Development Department.
6. Council pass a resolution to amend the West Clayton Neighbourhood Concept Plan (NCP) to redesignate the land from "Townhouse Residential (22 + 5 upa)" to "Low Rise Residential", which is a new designation, as shown in Appendix V, when the project is considered for final adoption.

## **D. BYLAWS AND PERMITS**

### **BYLAWS**

1. Planning Report - Application No. 7923-0354-00  
16300 - 104 Avenue

Owner: Ministry of Transportation and Infrastructure  
Agent: DCYT Architecture (Douglas Cheung)

To rezone the site from One-Acre Residential Zone to Comprehensive Development Zone in order to accommodate the existing BC Ambulance Station.

"Surrey Comprehensive Development Zone 224 (CD 224), Bylaw, 2024, No. 21297" be finally adopted

2. Planning Report – Application No. 7919-0327-00, 7919-0327-01  
17049, 17071 Fraser Highway

Owner: 1075579 B.C. Ltd. (Director Information: C. Johl)  
Agent: CSS Management Ltd. (Avtar Johl)

To enter into a Housing Agreement with the City in order to allocate the 233 dwelling units in the two 5-storey apartment buildings as rental tenure for a period of 20 years.

"The 1075579 B.C. Ltd. Housing Agreement, Authorization Bylaw, 2023, No. 20944" be finally adopted

## **BYLAWS WITH PERMITS**

3. Planning Report – Application No. 7922-0168-00  
13453, 13461 and 13473 - 94A Avenue

Owner: 1342196 B.C. Ltd. (Director Information: L. Gosselin)  
Agent: Whitetail Homes Ltd. (L. Gosselin)

To rezone the site from Single Family Residential Zone to Comprehensive Development Zone in order to develop a 6-storey apartment building consisting of approximately 125 dwelling units in City Centre. The proposal also includes a Development Permit for Form and Character.

"Surrey Comprehensive Development Zone 120 (CD 120), Bylaw, 2023, No. 20955" be finally adopted

Development Permit No. 7922-0168-00

That Council authorize the issuance of Development Permit No. 7922-0168-00.

4. Planning Report – Application No. 7918-0081-00  
5937 - 144 Street

Owner: 1162048 B.C. Ltd. (Director Information: A. Sahota)  
Agent: Amtrac Construction Ltd. (A. Sahota)

To rezone the subject site from One-Acre Residential Zone to Comprehensive Development Zone in order to develop one 4-storey mixed-use building consisting of 57 residential units and 7 Commercial Retail Units, and one 5-storey residential building consisting of 64 residential units. The proposal also includes a Development Permit for Form and Character.

That Council pass a resolution to amend the South Newton Neighbourhood Concept Plan (NCP) to redesignate the lands from "Apartments 45 upa max" and "Mixed Commercial Residential Apartments" to "Apartments 65 upa max" and "Mixed Commercial Residential Apartments" and for changes to the local road network by eliminating the "Proposed Parks and Walkways" designation.

"Surrey Comprehensive Development Zone 106 (CD 106), Bylaw, 2023, No. 20897" be finally adopted

Development Permit No. 7918-0081-00

That Council authorize the issuance of Development Permit No. 7918-0081-00.

5. Planning Report - Application No. 7917-0598-00  
13816 and 13874 - 58 Avenue

Owner: 1333818 B.C. Ltd. (Director Information: A. Aulakh, J. Johal, G. Khangura, K. Sanghera, G. Sidhu, H. Sunner)



Agent: 1333818 B.C. Ltd. (Gurjit Singh Kanghura)

To redesignate the site from Suburban to Multiple Residential and rezone the site from Half-Acre Residential to Multiple Residential 30 in order to develop 15 townhouse units on the site. In addition, the proposal also includes a Development Variance Permit to reduce the north yard setback; reduce the east yard setbacks for Buildings 2 and 3; and allow visitor parking within the west setback. The proposal also includes a Development Permit for Form and Character.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19674" be finally adopted

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19675" be finally adopted

Development Variance Permit No. 7917-0598-00

That Council authorize the issuance of Development Variance Permit No. 7917-0598-00.

Development Permit No. 7917-0598-00

That Council authorize the issuance of Development Permit No. 7917-0598-00.

## **PERMITS - APPROVALS**

6. Development Variance Permit No. 7923-0191-00  
2090 - 152 Street (2092 – 152 Street)

Owner: Georgian Properties Ltd. (Director Information: M. D. Trotman, M. G. Trotman, G. Trotman, B. Trotman)  
Agent: Ram Construction Inc. (John Hedayati)

To reduce the minimum west front yard setback to the principal building face; to reduce the minimum north side yard setback to the principal building face; and to reduce the minimum south side yard setback for Accessory Structures in order to permit an addition to an existing car dealership building, and permit EV charging infrastructure. The proposal also includes a Development Permit for Form and Character.

That Council authorize the issuance of Development Variance Permit No. 7923-0191-00.

Development Permit No. 7923-0191-00

That Council authorize the issuance of Development Permit No. 7923-0191-00.

7. Development Variance Permit No. 7924-0004-00  
17717 - 57 Avenue

Owner: J D Turton Holdings Ltd. (Director Information: J. Turton)

Agent: Architect AIBC (Brent Wiebe)

To allow for parking within the front (south) yard setback; a reduction of continuous landscape screening (planting) around the perimeter of the site; to allow for garbage containers and passive recycling containers to be stored within required setbacks adjacent to a lot designated Residential in the OCP; and to reduce the east and west side yard setbacks to the principal building face in order to construct exterior improvements and an addition to an existing dental office building. The proposal also includes a Development Permit for Form and Character.

That Council authorize the issuance of Development Variance Permit No. 7924-0004-00.

Development Permit No. 7924-0004-00

That Council authorize the issuance of Development Permit No. 7924-0004-00.

8. Development Variance Permit No. 7922-0009-00, 7922-0009-01  
106 Peace Park Drive

Owners: M. Khan, S. Khan  
Agent: Muhammad Sarfraz Khan

To reduce the minimum front yard setback of a principal dwelling from 7.5 metres to 6.7 metres if 50% of the principal building is set back a minimum of 9 metres and to reduce the minimum side yard (north) setback for a principal dwelling from 4.5 metres to 1.2 metres to the principal building face, provided that the opposite side yard setback is a minimum of 2.4 metres to the principal building face in order to permit construction of a single-family dwelling. The proposal also includes a Development Permit for Hazard Lands and Sensitive Ecosystems.

Development Variance Permit No. 7922-0009-01

That Council authorize the issuance of Development Variance Permit No. 7922-0009-01.

Development Variance Permit No. 7922-0009-00

That Council authorize the issuance of Development Variance Permit No. 7922-0009-00.

Development Permit No. 7922-0009-00

That Council authorize the issuance of Development Permit No. 7922-0009-00.

9. Development Variance Permit No. 7922-0376-00  
15550 – 32 Avenue

Owner: 1057359 B.C. Ltd. (Directory Information: R. Gill)  
Agent: JM Architecture Inc (Joe Minten)

To reduce the minimum south lot line setback; to reduce the minimum drive aisle width for on-site parking spaces 1-24 from 7.0 metres to 6.9 metres and to 0.0 metres for parking spaces 25-28; to permit a free-standing sign within a yard that abuts a highway where the business to which the sign pertains is located in a building whose setback is adjacent to that highway is less than 5.0 metres; and to reduce the minimum setback for a Class A (red-coded) stream from 30.0 metres to a minimum streamside setback of 12.94 metres in order to develop a 3-storey commercial building, including a medical office and small-scale drugstore. The proposal also includes a Development Permit for Form and Character, Sensitive Ecosystems and Hazard Lands.

That Council authorize the issuance of Development Variance Permit No. 7922-0376-00.

Development Permit No. 7922-0376-00

That Council authorize the issuance of Development Permit No. 7922-0376-00.

## **F. OTHER BUSINESS**

### **PLANNING REPORTS**

#### **1. Planning Report - Application No. 7919-0187-00 2619 - 154 Street**

Owners: City of Surrey

Agent: Aplin & Martin Consultants Ltd. (Anish Sharma)

#### **Rezoning from R3 to RM-30**

*to permit the development of a townhouse residential development with 31 units on a consolidated site.*

That:

1. Council endorse the Public Notification to proceed for Bylaw No. 21352 to rezone the property at 2619 - 154 Street from "Urban Residential Zone (R3)" to "Multiple Residential 30 Zone (RM-30)".
2. Council instruct staff to resolve the following issues prior to final approval:
  - (a) all those conditions outlined in the initial Planning & Development Report dated December 20, 2021.

### **BYLAWS**

2. Planning Report - Application No. 7919-0187-00  
15381 and 15391 - 26 Avenue; 2627 and 2641 – 154 Street; 2655 Parkway Drive  
  
Owner: Hive Design & Building Ltd. (Director Information: Z. Zhao)  
Agent: Aplin & Martin Consultants Ltd. (Anish Sharma)

To rezone the site from Single Family Residential Zone to Multiple Residential 30 Zone in order to permit the development of a townhouse residential complex with 31 units.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20538" be finally adopted

### **BYLAWS WITH PERMITS**

3. Planning Report - Application No. 7921-0268-00  
13412 - 96 Avenue (13414 - 96 Avenue) and 13420 - 96 Avenue

Owner: 1275280 B.C. Ltd. (Director Information: D. Dhillon, H. Dhillon, A. Villing)

Agent: Flat Architecture Inc. (Rajinder Warraich)

To rezone the subject site from Single Family Residential Zone to Comprehensive Development Zone in order to develop a 6-storey rental apartment building consisting of 60 dwelling units in City Centre. The proposal also includes a Development Permit for Form and Character.

"Surrey Comprehensive Development Zone 96 (CD 96), Bylaw, 2022, No. 20811" be finally adopted

"The 1275280 B.C. Ltd. Housing Agreement, Authorization Bylaw, 2022, No. 20812" be finally adopted

Development Permit No. 7921-0268-00

That Council authorize the issuance of Development Permit No. 7921-0268-00.