

Present:

Chairperson - Mayor Locke
Councillor Annis
Councillor Bains
Councillor Elford
Councillor Hepner
Councillor Kooner
Councillor Nagra
Councillor Stutt

Absent:

Councillor Bose

Staff Present:

R. Costanzo, City Manager
J. Ficocelli, City Clerk and Director Legislative Services
P. Huynh, City Solicitor
S. Neuman, General Manager, Engineering
L. Cavan, General Manager, Parks, Recreation & Culture
R. Gill, Acting General Manager, Planning & Development
T. Waterhouse, General Manager, Social Infrastructure & Community Investment
J. Pang, Director, Land Development
D. Todd, Planning Manager South
C. Atkins, Development Planning Manager
L. Blake, Legislative Services Manager

A. ADOPTION OF THE AGENDA

It was

Moved by Councillor Kooner
Seconded by Councillor Stutt
That:

1. The agenda of the October 7, 2024, Regular Council Land Use meeting be amended by removing Item C.3 Application No. 7923-0209-00; and
2. The agenda be adopted as amended.

RES.R24-2069

Carried

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. Sohi

Officer 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.

It was Moved by Councillor Kooner
 Seconded by Councillor Bains
 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.

RES.R24-2070

Carried

2. **Planning Report - Application No. 7924-0103-00**
10695, 10707, 10713 - 138 Street
 Owner: 1279905 B.C. Ltd.
Director Information: T. Sandher
No 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

It was

Moved by Councillor Kooner
Seconded by Councillor Stutt
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.

RES.R24-2071

Carried

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.

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19317, Amendment By-law, 2024, No. 21152" be finally adopted.

RES.R24-2072

Carried

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.

- RES.R24-2073 It was Moved by Councillor Stutt
Seconded by Councillor Bains
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 20965" be finally adopted.
Carried
- RES.R24-2074 It was Moved by Councillor Hepner
Seconded by Councillor Bains
That Council authorize the issuance of
Development Variance Permit No. 7921-0225-00.
Carried
- RES.R24-2075 It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That Council authorize the issuance of
Development Permit No. 7921-0225-00.
Carried

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.

- RES.R24-2076 It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Comprehensive Development
Zone 225 (CD 225), Bylaw, 2024, No. 21295" be finally adopted.
Carried

It was
 Moved by Councillor Kooner
 Seconded by Councillor Bains
 That Council authorize the issuance of
 Development Variance Permit No. 7924-0022-00.
 RES.R24-2077 Carried

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.

* See memorandum dated September 27, 2024.

It was
 Moved by Councillor Stutt
 Seconded by Councillor Bains
 That Council file Bylaw No. 20260 and close
 Application No. 7918-0353-00.
 RES.R24-2078 Carried

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.

* See memorandum dated September 27, 2024.

It was
 Moved by Councillor Hepner
 Seconded by Councillor Stutt
 That Council file Bylaw No. 20581 and close
 Application No. 7921-0326-00.
 RES.R24-2079 Carried

- 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.

- * See memorandum dated October 1, 2024.

It was	Moved by Councillor Kooner Seconded by Councillor Bains That Council file Bylaw No. 19782 and close
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Application No. 7916-0487-00. RES.R24-2080	<u>Carried</u>
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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 Stutt Seconded by Councillor Kooner That the October 7, 2024 Regular Council –
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Land Use meeting be adjourned. RES.R24-2081	<u>Carried</u>
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The Regular Council - Land Use meeting adjourned at 5:55 p.m.

Certified correct:

Jennifer Ficocelli
City Clerk and Director Legislative Services

Mayor Brenda Locke