

Present:

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

Absent:**Staff Present:**

R. Costanzo, City Manager
J. Ficocelli, City Clerk and Director Legislative Services
J. Brar, General Manager, Corporate Services
S. Neuman, General Manager, Engineering
K. Grewal, General Manager, Finance
L. Cavan, General Manager, Parks, Recreation & Culture
R. Gill, Acting General Manager, Planning & Development
T. Waterhouse, General Manager, Social Infrastructure & Community Investment
P. Huynh, City Solicitor
S. Low, Director, Development Planning
D. Todd, Development Planning Manager
C. Atkins, Development Planning Manager
S. Lee, Legislative Services Manager

A. ADOPTION OF THE AGENDA

It was

Moved by Councillor Kooner
Seconded by Councillor Stutt
That the agenda of the October 21, 2024,

Regular Council Land Use meeting be adopted.

RES.R24-2195

Carried

B. PLANNING REPORTS**1. Planning Report - Application No. 7922-0228-00**

18087 - 24 Avenue

Owner: 1379416 B.C. Ltd.

Director Information: J. Sandhu, D. Sandhu

No Officer Information Filed.

Agent: Flat Architecture Inc. (J. Gabri)

NCP Amendment from Riparian Area, Multiple Residential (22 upa), and Townhouses (30 upa) to Riparian Area and Townhouses (30 upa), and for changes to the local road network and Riparian Area

Rezoning from A-2 to RM-30

Development Permit / Development Variance Permit

to permit the development of 113 townhouse units and a lot for riparian protection.

RES.R24-2196 It was Moved by Councillor Kooner
 Seconded by Councillor Stutt
 That Application No. 7922-0228-00 be referred back to staff for additional information.
Carried
 With Councillor Elford, Nagra, and Annis opposed.

2. **Planning Report - Application No. 7924-0123-00**

8546 - 144 Street

Owner: B. Thind

Agent: JM Architecture Inc. (J. Minten)

Rezoning from R3 to CCR

Development Variance Permit

to permit a child care centre for up to 24 children, within an existing single family dwelling on the lot.

It was Moved by Councillor Stutt
 Seconded by Councillor Kooner
 That:

1. a Bylaw be introduced to rezone the subject site from "Urban Residential Zone (R3)" to "Child Care Zone (CCR)", and a date be set for Public Hearing.
2. Council Approve Development Variance Permit No. 7924-0123-00, reducing the minimum number of Off-Street parking spaces for a Child Care Centre from 9 to 8, to proceed to Public Notification.
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; and
 - (b) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

RES.R24-2197 Carried

RES.R24-2198 It was Moved by Councillor Stutt
 Seconded by Councillor Kooner
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2024, No. 21435" pass its first reading.

RES.R24-2198 Carried

The said Bylaw was then read for the second time.

RES.R24-2199
It was
Amendment Bylaw, 2024, No. 21435" pass its second reading.
Moved by Councillor Annis
Seconded by Councillor Kooner
That "Surrey Zoning Bylaw, 1993, No. 12000,
Carried

RES.R24-2200
It was then
Bylaw, 1993, No. 12000, Amendment Bylaw, 2024, No. 21435" be held at City Hall on
November 4, 2024, at 7:00 p.m.
Moved by Councillor Stutt
Seconded by Councillor Kooner
That the Public Hearing on "Surrey Zoning
Carried

3. **Planning Report - Application No. 7924-0267-00**
19545 - 72 Avenue; 19546 - 72A Avenue
Owners: U. Chhokar, 647159 B.C. Ltd.
Director Information: J. Boparai, P. R. Boparai, P. Boparai
Officer Information as at May 7, 2024: P. R. Boparai (President),
J. Boparai (Secretary)
Agent: McElhanney Consulting Services Ltd. (J. Pernu)
Development Variance Permit
*in order to allow subdivision into 7 small residential lots, 6 compact lots and
4 semi-detached narrow lots.*

RES.R24-2201
It was
Permit No. 7924-0267-00, to reduce the minimum lot width of the R5 Zone
Interior Lot Type II from 12.3 metres to 9 metres for proposed Lots 3-6 and 16-17, to
proceed to Public Notification.
Moved by Councillor Bains
Seconded by Councillor Kooner
That Council approve Development Variance
Carried
With Councillor Elford and Kooner opposed.

4. **Planning Report - Application No. 7924-0016-00**
9889 King George Boulevard (9873 King George Boulevard); 13573 - 98A Avenue;
13571 - 98B Avenue; 13578 - Holland Commons
Owner: Century City Parkside Properties Ltd.
Director Information: S. Hodgins
Officer Information as at June 1, 2024: S. Hodgins (President, Secretary)
Agent: ZGF Architects Inc. (J. Willemse)
Development Permit
Housing Agreement
*to permit the development of a 20-storey mixed-use tower with a two-storey podium
consisting of ground floor commercial and approximately 274 purpose-built rental
dwelling units above.*

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That:

1. a Bylaw be introduced to enter into a Housing Agreement and be given First, Second and Third Reading.
2. Council authorize staff to draft Development Permit No. 7924-0016-00 generally in accordance with the attached drawings.
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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) the applicant enter into a Housing Agreement with the City to restrict a total of 274 dwelling units on the subject site to provide rental housing for a minimum 60-year duration; and
 - (e) registration of a Section 219 Restrictive Covenant to reflect the 274 rental units and ensure the proposal will adequately address the City's needs with respect to Public Art, Affordable Housing and Capital Project CACs (Tier 1 and Tier 2) if the market rental tenure of the proposed development changes, at any point in the future.

RES.R24-2202

Carried

It was Moved by Councillor Bose
Seconded by Councillor Hepner
That "Century City Parkside Properties Ltd.
Housing Agreement, Authorization Bylaw, 2024, No. 21437". pass its first reading.

RES.R24-2203

Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Bains
 Seconded by Councillor Stutt
 That "Century City Parkside Properties Ltd.
 Housing Agreement, Authorization Bylaw, 2024, No. 21437". pass its second
 reading.

RES.R24-2204 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Hepner
 Seconded by Councillor Stutt
 That "Century City Parkside Properties Ltd.
 Housing Agreement, Authorization Bylaw, 2024, No. 21437". pass its third reading.

RES.R24-2205 Carried

5. **Planning Report - Application No. 7918-0067-00**
13552 - 56 Avenue
 Owner: H. Sandhu
 Agent: Hub Engineering Inc. (M. Kompter)
Development Permit
Major RC Amendment
to subdivide a parcel into three lots.

It was Moved by Councillor Kooner
 Seconded by Councillor Stutt
 That this application be referred to the
 Approving Officer to ensure the proposal limits the hazardous condition of the
 proposed new lots, requiring a reduction in the number of lots from what is
 currently proposed.

RES.R24-2206 Carried

6. **Planning Report - Application No. 7914-0147-00; 7914-0147-01; 7914-0147-02**
14499 and 14500 - 59 Avenue
 Owners : J. Dhanda, K. Dhanda, 0749813 B.C. Ltd.
Director Information: P. Bal
Office Information as at February 23, 2024: P. Bal
 Agent: Coastland Engineering and Surveying Ltd. (M. Helle)
Rezoning from R4 to CD (based on R4)
Development Variance Permit
*to facilitate alignment with the updated Zoning Bylaw in order to allow subdivision
 into 5 residential lots.*

- * Further to the Planning Reports dated March 7, 2022 and April 11, 2022, additional
 information regarding the application is provided.

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That:

1. Council file Development Variance Permit Nos. 7914-0147-00 and 7914-0147-01.
2. Council endorse the Public Notification to proceed for Bylaw No 21438 to rezone the subject site from "Small Lot Residential Zone (R4)" to "Comprehensive Development Zone (CD)" (based on R4).
3. Council approve Development Variance Permit No. 7914-0147-02, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback for a principal building in the R4 Zone from 7.5 metres to 6.0 metres for proposed Lots 1, 2, and 4 and from 7.5 metres to 5.5 metres for proposed Lot 3; and
 - (b) to vary the R4 Zone to allow a double garage that can accommodate two vehicles parked side by side accessed from the front yard on a lot that is less than 13.4 metres wide, on proposed Lots 2 to 5.
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) all conditions of approval outlined in the Additional Planning Comments Report No. 7914-0147-00 and 7914-0147-01, dated April 11, 2022 (Appendix II); and
 - (c) approval from the Ministry of Transportation & Infrastructure.

RES.R24-2207

Carried

It was Moved by Councillor Stutt
Seconded by Councillor Bains
That Council file Development Variance
Permit Nos. 7914-0147-00 and 7914-0147-01.

RES.R24-2208

Carried

7. **Planning Report - Application No. 7923-0365-00**

12947 and 12955 - 112B Avenue

Owner: 1123699 B.C. Ltd.

Director Information: L. Janda, P. Janda, M. Sohd

Officer Information as at June 20, 2024: M. Sohd (President)

Agent: Citiwest Consulting Ltd. (R. Jawanda)

Temporary Use Permit

to permit the development of a temporary semi-truck cab parking facility.

It was

Moved by Councillor Kooner

Seconded by Councillor Hepner

That:

1. Council approve Temporary Use Permit No. 7923-0365-00, to proceed to Public Notification.
2. 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) removal of unauthorized fill from 112B Avenue road right-of-way to the satisfaction of the General Manager, Engineering Department;
 - (c) submission of a finalized fencing plan and fencing cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) installation and subsequent inspection and approval of all required fencing and/or screening works along 112B Avenue frontage of the property, to the satisfaction of the General Manager, Planning & Development; and
 - (e) the applicant to undertake the necessary work and obtain a building permit, as required, for an on-site washroom facility.

RES.R24-2209

Carried

8. **Planning Report - Application No. 7924-0239-00**

6608 - 133 Street

Owners S. Rathore, H. Parmar, B. Parmar, S. Parmar

Agent: H. Parmar

Development Variance Permit

to allow the reduction of the required rear yard setback from 7.5 meters to 4.5 meters for an addition to the existing single-family dwelling.

It was Moved by Councillor Kooner
 Seconded by Councillor Bains
 That Council approve Development Variance
 Permit No. 7924-0239-00, to reduce the minimum rear yard (east) setback of the
 R4 Zone from 7.5 metres to 4.5 metres to the principal building face to allow for an
 addition to the existing single family dwelling, to proceed to Public Notification.

RES.R24-2210

Carried

**9. Planning Report - Application No. 7923-0214-00
 9883, 9897 and 9911 Lyncean Drive**

Owners: H.-C. Lin, 1359120 B.C. Ltd.

Director Information: P. Mahil, S. Sangha

No Officer Information Filed as at April 21, 2023.

Agent: Kasian Architecture Interior Design and Planning Ltd. (T. Dickson)

OCP Amendment from "Suburban" to "Urban"

**LAP Amendment from "Suburban Residential 2-4 UPA Gross", "Urban
 Transition 4-5 UPA", "Urban Residential 8-10 UPA" and "Low-Density
 Townhouse 12-15 UPA Gross" to "Townhouse 15-20 UPA Gross" and to
 "Proposed City Greenway"**

Rezoning from RA to CD

Development Permit

to permit the development of 55 townhomes.

It was Moved by Councillor Annis
 Seconded by Councillor Stutt
 That:

1. a Bylaw be introduced to amend the Official Community Plan (OCP) Figure 3: General Land Use Designations for the subject site from "Suburban" to "Urban", 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 "Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7923-0214-00 generally in accordance with the attached drawings.
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) Approval from the Ministry of Transportation & Infrastructure;
- (d) final approval from Trans Mountain given the presences of a statutory right-of-way located in the northeast corner of the property;
- (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (f) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (g) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (h) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (i) 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;
- (j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (k) Conveyance of 687 square metres of land to the City without compensation along the north portion of the property to facilitate the delivery of a future greenway; and
- (l) 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.

7. Council pass a resolution to amend the Abbey Ridge Local Area Plan (LAP) to redesignate the land from "Suburban Residential 2-4 UPA Gross", "Urban Transition 4-5 UPA", "Urban Residential 8-10 UPA" and "Low-Density Townhouse 12-15 UPA Gross" to "Townhouse 15-20 UPA Gross" and "Proposed City Greenway", when the project is considered for final adoption.

RES.R24-2211

Carried

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw 2024, No. 21439" pass its first reading.

RES.R24-2212

Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Annis
Seconded by Councillor Bose
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw 2024, No. 21439" pass its second reading.

RES.R24-2213

Carried

It was then Moved by Councillor Stutt
Seconded by Councillor Annis
That the Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw 2024, No. 21439" be held at City Hall on November 4, 2024, at 7:00 p.m.

RES.R24-2214

Carried

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2024, No. 21440" pass its first reading.

RES.R24-2215

Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Bose
Seconded by Councillor Hepner
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2024, No. 21440" pass its second reading.

RES.R24-2216

Carried

It was then Moved by Councillor Annis
 Seconded by Councillor Hepner
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2024, No. 21440" be held at City Hall
 on November 4, 2024, at 7:00 p.m.

RES.R24-2217

Carried

**10. Planning Report - Application No. 7923-0325-00
 16589 - 78 Avenue**

Owners: H. Sull, H. Sull, R. Bal, Y. Bal
 Agent: Hub Engineering Inc. (Mike Kompter)

Rezoning from RA to R3 and R4
to subdivide into one R3 lot and two R4 lots.

It was Moved by Councillor Kooner
 Seconded by Councillor Stutt
 That:

1. Council endorse the Public Notification to proceed for Bylaw No. 21442 to rezone the subject site from "Acreage Residential Zone (RA)" to "Urban Residential Zone (R3)" for Block A on the attached Survey Plan and "Small Lot Residential Zone (R4)" for Block B on the attached Survey Plan. (Appendix I).
2. 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) 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 Services; and
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R24-2218

Carried

11. **Planning Report - Application No. 7923-0128-00**
14633 No 10 (56 Avenue) Highway
Owners: L. Lescisin, W. Mercer, P. Halford, J. Bailey
Agent: Aplin Martin Consultants Ltd. (S. Khayambashi)
NCP Amendment to the South Newton NCP from "Suburban Residential
1/2 Acre" to "Suburban Residential 1/4 Acre"
Rezoning from R₁ to R₂
Development Variance Permit
to allow subdivision into 3 single family lots.

It was Moved by Councillor Bose
Seconded by Councillor Annis
That:

1. Council endorse the Public Notification to proceed for Bylaw No. 21443 to rezone the subject site from "Suburban Residential Zone" (R₁) to "Quarter Acre Residential Zone" (R₂).
2. Council approve Development Variance Permit No. 7923-0128-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the R₂ Zone from 24 metres to 13.8 metres for proposed Lots 1, 2 and 3;
 - (b) to reduce the minimum front yard setback of the R₂ zone from 7.5 meters to 6.5 meters for proposed Lots 1, 2 and 3; and
 - (c) to reduce the minimum side yard setback from 2.4 meters to 1.8 meters for proposed Lots 1, 2 and 3.
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) 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (h) registration of a Restrictive Covenant to prohibit habitable buildings in the area north of the safety line as shown on Appendix I; and
- (i) registration of a combined Section 219 Restrictive Covenant/access easement to prohibit direct vehicular access to Highway 10 and ensure access to proposed Lots 1, 2 and 3 is from the rear driveway.

- 4. Council pass a resolution to amend the South Newton Neighbourhood Concept Plan (NCP) to redesignate the land from "Suburban Residential 1/2 Acre" to "Suburban Residential 1/4 Acre", when the project is considered for final adoption.

RES.R24-2219

Carried

With Mayor Locke, Councillor Kooner, and Councillor Stutt opposed.

C. BYLAWS AND PERMITS

BYLAWS

- 1. Planning Report - Application No. 7924-0228-00
8122, 8136, and 8148 - 168 Street; 8127, 8128, 8139 and 8145 - 168A Street; 16832, 16852, 16856, 16860 and 16864 - 81A Avenue

Owner: 1243100 B.C. Ltd. (Director Information: T. Sablok, S. Sablok)
Agent: T. Gill

To construct Small-Scale, Multi-Unit Housing related housing options on existing residential lots located within a Transit Oriented Area.

It was Moved by Councillor Annis
Seconded by Councillor Hepner
That "Surrey Comprehensive Development
Zone 252 (CD 252), Bylaw, 2024, No. 21406" be finally adopted.

RES.R24-2220

Carried

It was Moved by Councillor Bains
Seconded by Councillor Stutt
That "Surrey Comprehensive Development
Zone 253 (CD 253), Bylaw, 2024, No. 21407" be finally adopted.

RES.R24-2221

Carried

BYLAWS WITH PERMITS

- 2. 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. (P. Magistrale)

Note: Change in Owner Information

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.

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That Council amend the Guildford Plan to redesignate the subject site from "Low Rise Transition Residential" to "Low to Mid Rise Residential."

RES.R24-2222 Carried

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Comprehensive Development Zone 196 (CD 196), Bylaw, 2024, No. 21250" be finally adopted.

RES.R24-2223 Carried

It was Moved by Councillor Hepner
Seconded by Councillor Bose
That Council authorize the issuance of Development Permit No. Development Permit No. 7923-0209-00.

RES.R24-2224 Carried

APPLICATIONS/BYLAWS/PERMITS TO BE CLOSED

- 3. Planning Report - Application No. 7917-0427-00
8495, 8483 - 164 Street

Owner: Ravi Investments Ltd. (Director Information: R. Sanghera, P. Sanghera)
Agent: CitiWest Consulting Ltd. (R. Jawanda)

To develop a 5-storey apartment building with approximately 45 units.

* See memorandum dated October 16, 2024.

It was Moved by Councillor Bains
 Seconded by Councillor Stutt
 That Council file Bylaw Nos. 20776 and
 20777 and close Application No. 7917-0427-00.
 RES.R24-2225 Carried

D. CLERKS REPORT

This section had no items to consider.

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.

It was Moved by Councillor Annis
 Seconded by Councillor Hepner
 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.

RES.R24-2226

Carried

It was

Moved by Councillor Stutt
 Seconded by Councillor Kooner
 That Council file Development Variance

Permit No. 7923-0227-00.

RES.R24-2227

Carried

It was

Moved by Councillor Bains
 Seconded by Councillor Kooner
 That "Surrey Comprehensive Development

Zone 212 (CD 212), Bylaw, 2024, No. 21257" be filed.

RES.R24-2228

Carried

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.

It was

Moved by Councillor Stutt
 Seconded by Councillor Bains
 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.

RES.R24-2229

Carried

It was

Moved by Councillor Hepner

Seconded by Councillor Bose

That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2024, No. 21441" pass its first reading.

RES.R24-2230

Carried

The said Bylaw was then read for the second time.

RES.R24-2231 It was Moved by Councillor Bains
 Seconded by Councillor Stutt
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2024, No. 21441" pass its second reading.
Carried

RES.R24-2232 It was then Moved by Councillor Stutt
 Seconded by Councillor Bains
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2024, No. 21441" be held at City Hall on
 November 4, 2024, at 7:00 p.m.
Carried

**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.*

It was Moved by Councillor Hepner
 Seconded by Councillor Bose
 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.

RES.R24-2233

Carried

It was

Moved by Councillor Kooner

Seconded by Councillor Bains

That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw 2024, No. 21444" pass its first reading.

RES.R24-2234

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Stutt

Seconded by Councillor Bains

That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw 2024, No. 21444" pass its second reading.

RES.R24-2235

Carried

It was then

Moved by Councillor Bains

Seconded by Councillor Kooner

That the Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw 2024, No. 21444" be held at City Hall on November 4, 2024, at 7:00 p.m.

It was

Moved by Councillor Stutt

Seconded by Councillor Kooner

That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2024, No. 21445" pass its first reading.

RES.R24-2236

Carried

The said Bylaw was then read for the second time.

RES.R24-2237 It was Moved by Councillor Hepner
Seconded by Councillor Annis
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21445" pass its second reading.
Carried

RES.R24-2238 It was then Moved by Councillor Kooner
Seconded by Councillor Stutt
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2024, No. 21445" be held at City Hall on
November 4, 2024, at 7:00 p.m.
Carried

RES.R24-2239 It was Moved by Councillor Hepner
Seconded by Councillor Bose
That "Wall Financial Corp. Housing
Agreement, Authorization Bylaw, 2024, No. 21446" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R24-2240 It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Wall Financial Corp. Housing
Agreement, Authorization Bylaw, 2024, No. 21446" pass its second reading.
Carried

The said Bylaw was then read for the third time.

RES.R24-2241 It was Moved by Councillor Annis
Seconded by Councillor Hepner
That "Wall Financial Corp. Housing
Agreement, Authorization Bylaw, 2024, No. 21446" pass its third reading.
Carried

**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

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That:

1. Council authorize staff to draft Development Permit No. 7924-0003-00 generally in accordance with the attached drawings (Appendix I).
2. Council approve Development Variance Permit No. 7924-0003-00, to allow standard parking spaces in front of overhead loading doors and for these to be considered towards the calculation of required off-street parking spaces, to proceed to Public Notification.
3. 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.

RES.R24-2242

Carried

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.

RES.R24-2243 It was Moved by Councillor Bains
Seconded by Councillor Stutt
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21335" be finally adopted.
Carried

RES.R24-2244 It was Moved by Councillor Bains
Seconded by Councillor Kooner
That Council authorize the issuance of
Development Variance Permit No. 7922-0231-02.
Carried

RES.R24-2245 It was Moved by Councillor Bose
Seconded by Councillor Hepner
That Council authorize the issuance of
Development Permit No. 7922-0231-00.
Carried

F. ADJOURNMENT

RES.R24-2246 It was Moved by Councillor Bains
Seconded by Councillor Kooner
That the October 21, 2024 Regular Council –
Land Use meeting be adjourned.
Carried

The Regular Council - Land Use meeting adjourned at 6:00 p.m.

Certified correct:

Jennifer Ficocelli
City Clerk and
Director Legislative Services

Mayor Brenda Locke