

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
S. Lee, Legislative Services Manager
L. Blake, Legislative Services Manager
P. Huynh, City Solicitor
J. Brar, General Manager, Corporate Services
S. Neuman, General Manager, Engineering
L. Cavan, General Manager, Parks, Recreation & Culture
T. Waterhouse, General Manager, Social Infrastructure & Community Investment
S. Low, Director, Development Planning
C. Atkins, Development Planning Manager
D. Todd, Development Planning Manager
J. Peng, Director, Land Development

A. ADOPTION OF THE AGENDA

It was

Moved by Councillor Stutt
Seconded by Councillor Bains
That:

1. The agenda of the November 4, 2024, Regular Council - Land Use meeting be amended by adding the following items under Other Business:

- E.1 Planning Report - Application No. 7922-0228-00;
- E.2 Planning Report - Application No. 7923-0208-00;
- E.3 Planning Report - Application Nos. 7923-0349-00 / 7923-0350-00; and
- E.4 Planning Report - Application No. 7922-0223-00.

2. The agenda be adopted as amended.

RES.R24-2334

Carried

B. PLANNING REPORTS**1. Planning Report - Application No. 7921-0067-00
8464 Wildwood Place**

Owner: Allwood Development Ltd.

Director Information: J. Randhawa

No Officer Information Filed as at May 3, 2024.

Agent: Ankenman Associates Architects Inc. (E. Kearns)

**OCP Amendment for a portion of the site from "Suburban" to "Urban"
Rezoning from A-1 to CD, R2 and R3**

Development Permit

to permit the development of a 58-unit townhouse complex, 1 quarter acre residential lot, and 1 remnant urban residential lot with future subdivision potential.

It was

Moved by Councillor Kooner

Seconded by Councillor Elford

That:

1. a Bylaw be introduced to amend the Official Community Plan (OCP) Figure 3: General Land Use Designations (Appendix VII), for a portion of 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 portion of the subject site as shown as Block B on the attached Survey Plan (Appendix I), from "General Agriculture Zone (A-1)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.
4. a Bylaw be introduced to rezone the portion of the subject site as shown as Block A on the attached Survey Plan (Appendix I), from "General Agriculture Zone (A-1)" to "Quarter Acre Residential Zone (R2)", and Block C on the attached Survey Plan from "General Agriculture Zone (A-1)" to "Urban Residential Zone (R3)" and a date be set for Public Hearing.
5. Council authorize staff to draft Development Permit No. 7921-0067-00 generally in accordance with the attached drawings (Appendix II).
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 satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (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;
- (h) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-15 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) concurrent consolidation and subdivision of a portion of the subject site, shown as Block C on the attached Survey Plan (Appendix I), with 8422 - 170 Street, as part of Development Application No. 7923-0241-00;
- (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, for the proposed townhouse development; and
- (l) 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, for the proposed single-family development.

Before the question was put:

It was Moved by Councillor Annis
Seconded by Councillor Nagra
That Application No. 7921-0067-00 be
referred back to staff for the developer to conduct an additional public
consultation with the residents.

RES.R24-2335

Defeated
With Mayor Locke and Councillors Elford,
Hepner, Kooner and Stutt opposed.

The question was then put on the motion that was previously being considered
and the motion was passed.

RES.R24-2336

Carried
With Councillor Annis, Bose and Nagra
opposed.

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2024, No. 21454" pass its first reading.

RES.R24-2337

Carried
With Councillor Annis, Bose and Nagra
opposed.

The said Bylaw was then read for the second time.

It was Moved by Councillor Stutt
Seconded by Councillor Elford
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2024, No. 21454" pass its second reading.

RES.R24-2338

Carried
With Councillor Annis, Bose and Nagra
opposed.

It was then Moved by Councillor Stutt
Seconded by Councillor Elford
That the Public Hearing on "Surrey Official
Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21454" be
held at City Hall on November 18, 2024, at 7:00 p.m.

RES.R24-2339

Carried
With Councillor Annis, Bose and Nagra
opposed.

RES.R24-2340 It was Moved by Councillor Elford
Seconded by Councillor Stutt
That "Surrey Comprehensive Development
Zone 226 (CD 226), Bylaw, 2024, No. 21455" pass its first reading.
Carried
With Councillor Annis, Bose and Nagra
opposed.

The said Bylaw was then read for the second time.

RES.R24-2341 It was Moved by Councillor Kooner
Seconded by Councillor Elford
That "Surrey Comprehensive Development
Zone 226 (CD 226), Bylaw, 2024, No. 21455" pass its second reading.
Carried
With Councillor Annis, Bose and Nagra
opposed.

RES.R24-2342 It was then Moved by Councillor Hepner
Seconded by Councillor Elford
That the Public Hearing on "Surrey
Comprehensive Development Zone 226 (CD 226), Bylaw, 2024, No. 21455" be held
at City Hall on November 18, 2024, at 7:00 p.m.
Carried
With Councillor Annis, Bose and Nagra
opposed.

RES.R24-2343 It was Moved by Councillor Kooner
Seconded by Councillor Elford
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21456" pass its first reading.
Carried
With Councillor Annis, Bose and Nagra
opposed.

The said Bylaw was then read for the second time.

RES.R24-2344 It was Moved by Councillor Stutt
 Seconded by Councillor Bains
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment Bylaw, 2024, No. 21456" pass its second reading.
Carried
 With Councillor Annis, Bose and Nagra
 opposed.

RES.R24-2345 It was then Moved by Councillor Hepner
 Seconded by Councillor Stutt
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21456" be held at City Hall
 on November 18, 2024, at 7:00 p.m.
Carried
 With Councillor Annis, Bose and Nagra
 opposed.

**2. Planning Report - Application No. 7924-0278-00
 5646 - 146A Street**

Owners: S. Brar, S. Brar, B. Thiara, K. Thiara
 Agent: K. Thiara

Development Variance Permit

*to vary the lot coverage in order to permit the construction of a deck with a new
 single-family dwelling.*

RES.R24-2346 It was Moved by Councillor Stutt
 Seconded by Councillor Bains
 That Council approve Development Variance
 Permit No. 7924-0278-00, to vary the maximum lot coverage of
 Comprehensive Development Zone 25 (CD 25), Bylaw No. 20479, from 32% to 34%
 for a single family dwelling with or without a secondary suite, to proceed to
 Public Notification.
Carried

**3. Planning Report - Application No. 7921-0370-00
 14069, 14079 and 14089 - 103 Avenue; 10313 - 141 Street**

Owner: 1293586 B.C. Ltd.

Director Information: J. Dhesi

Officer Information as at March 10, 2024: J. Dhesi (President)

Agent: Atelier Pacific Architecture Inc. (J. Arora)

Rezoning from R3 to CD (based on RM-70)

Development Permit

*to permit the development of a 6-storey residential building, containing
 approximately 108 dwelling units over 2 levels of underground parking, on a
 consolidated site in the Guildford Plan area.*

It was

Moved by Councillor Kooner
Seconded by Councillor Stutt
That:

1. Council endorse the Public Notification to proceed for Bylaw No. 21447 to rezone the subject site from "Urban Residential Zone (R3)" to "Comprehensive Development Zone (CD)" (based on RM-70).
2. Council authorize staff to draft Development Permit No. 7921-0370-00 generally in accordance with the attached drawings (Appendix II).
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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-70 Zone;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Community-Specific Community Amenity Contributions (CACs) in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (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 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; and

- (j) registration of a volumetric statutory right-of-way for public rights of passage over the proposed publicly accessible open space (plaza) at the south-east corner of the subject site.

RES.R24-2347

Carried

4. **Planning Report - Application No. 7924-0145-00**

11426 and 11444 - 124 Street

Owners: 1338928 B.C. Ltd.

Director Information: C. Dhaliwal, S. Dhaliwal

No Officer Information Filed.

1031698 B.C. Ltd.

Director Information: S. Kumar

Officer Information as at March 26, 2024: S. Kumar (President, Secretary)

Agent: 1338928 B.C. Ltd. (S. Dhaliwal)

Temporary Use Permit

to permit the development of a truck park and outdoor storage of timber.

It was

Moved by Councillor Hepner
Seconded by Councillor Bains
That:

1. Council approve Temporary Use Permit No. 7924-0145-00, 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) input from the Ministry of Transportation & Infrastructure;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a finalized landscaping and fencing plan and landscaping and fencing cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) installation and subsequent inspection and approval of all required landscape screening and fencing works along the perimeter of the property, to the satisfaction of the General Manager, Planning & Development;
 - (f) submission of financial securities to ensure that landscaping and fencing is maintained over the course of the Temporary Use Permit, to the satisfaction of the General Manager, Planning & Development;

- (g) the applicant to undertake the necessary work and obtain permits, as required, for the proposed use of the existing residential building on the site for office space and washroom facility purposes or the applicant to undertake the necessary work and obtain permits, as required, for an on-site washroom facility; and
 - (h) the applicant address any unauthorized fill on the subject site and obtain fill permits as required. As a condition of obtaining a soil permit, a geotechnical report that addresses drainage and geotechnical concerns, both onsite and offsite may be required.
3. Council direct staff to bring Application No. 7924-0145-00 back for consideration of file closure should the applicant not complete the conditions of approval associated with Temporary Use Permit (TUP) No. 7924-0145-00 within 90 days of Council providing support for the subject TUP.

RES.R24-2348

Carried

**5. Planning Report - Application No. 7924-0159-00
3550 - 192 Street**

Owner: Pollyco (192 St) Holdings Ltd.

Director Information: C. Chow

No Officer Information Filed as at September 1, 2023.

Agent: Pollyco (192 St) Holdings Ltd. (S. Yang)

Development Permit / Development Variance Permit

to permit the development of a multi-tenant industrial building with a daycare facility for 260 children.

It was

Moved by Councillor Kooner

Seconded by Councillor Stutt

That:

- 1. Council authorize staff to draft Development Permit No. 7924-0159-00 generally in accordance with the attached drawings (Appendix I).
- 2. Council approve Development Variance Permit No. 7924-0159-00, varying the following, to proceed to Public Notification:
 - (a) to increase the maximum lot coverage of the IB-1 Zone from 60% to 64%;
 - (b) to reduce the minimum rear yard (south) setback of the IB-1 Zone from 7.5 metres to 0.0 metres to the principal building face; and
 - (c) to increase the maximum building height of the IB-1 Zone allowed from 14 metres to 16 metres for the principal building.
- 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) 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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
- (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

RES.R24-2349

Carried**6. Planning Report - Application No. 7924-0180-00****7395 - 128 Street**

Owner: City of Surrey

Agent: Cypress Land Services (C. Marlatt)

Development Variance Permit*to increase the maximum height of a free-standing antenna system from 12 metres to 27.67 metres.*

It was

Moved by Councillor Annis

Seconded by Councillor Bose

That Council approve Development Variance

Permit No. 7924-0180-00, to vary Part 4 General Provisions of the Zoning By-law to increase the maximum height of a free-standing antenna system and light pole extension from 12 metres to 27.67 metres, to proceed to public notification.

RES.R24-2350

Carried**7. Planning Report - Application No. 7924-0221-00****19388 - 92 Avenue**

Owner: Super Save Disposal Inc.

Director Information: P. Vandekerkhove, W. VandekerkhoveOfficer Information as at November 14, 2023:

W. Vandekerkhove (President), P. Vandekerkhove (Secretary)

Agent: Pacific Land Resource Group Inc. (O. Verbenkov)

Development Permit / Development Variance Permit*for a 3-metre wide landscape buffer and to allow a recycling depot to store excavated materials (soil and gravel) on site and outside of an enclosed building.*

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

1. Council authorize staff to draft Development Permit No. 7924-0221-00 generally in accordance with the attached drawing.
2. Council approve Development Variance Permit No. 7924-0221-00, 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 excavated materials (soil and gravel) on site and outside of an enclosed building.
3. 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.

RES.R24-2351

Carried

C. BYLAWS AND PERMITS

BYLAWS WITH PERMITS

1. Planning Report - Application No. 7924-0032-00
16611, 16651 and 16681 - 20 Avenue

Owner: Marathon Homes Sunnyside Ltd. (Director Information: G. Gill, J. Gill)
Agent: Marathon Homes Sunnyside Ltd. (G. Gill)

To develop 194 townhouse units and two compact residential lots. In addition, the proposal includes a Development Variance Permit to reduce the minimum north front yard setback for Buildings 19, 20, 21, and 22; to reduce the minimum north side yard setback Building 18; to reduce the minimum west front yard setback for Buildings 17, 18, 30 and 31; to reduce the minimum west side yard setback for Building 15; to reduce the minimum south setback for Buildings 3, 4 and 5 and for the side yard of Building 2; to reduce the minimum east side yard setback for Building 22; to reduce the minimum southeast side yard setback for Building 22; and to reduce the minimum east front yard setback for Buildings 1 and 2. The proposal also includes a Development Permit for Form and Character.

- | | | |
|--------------|---|---|
| RES.R24-2352 | <p>It was</p> <p>Neighbourhood Concept Plan (NCP) to redesignate a portion of the land from "Cluster Residential 6-10 upa" and "Low-Density Residential 6-10 upa" to "Multiple Residential 15-25 upa," and to eliminate the flex road and drainage corridor alignments.</p> | <p>Moved by Councillor Bains
 Seconded by Councillor Kooner
 That Council amend the Sunnyside Heights</p> <p><u>Carried</u></p> |
| RES.R24-2353 | <p>It was</p> <p>Amendment Bylaw, 2024, No. 21404"</p> | <p>Moved by Councillor Stutt
 Seconded by Councillor Bains
 That "Surrey Zoning By-law, 1993, No. 12000,
 be finally adopted.</p> <p><u>Carried</u></p> |
| RES.R24-2354 | <p>It was</p> <p>Development Variance Permit No. 7924-0032-00.</p> | <p>Moved by Councillor Kooner
 Seconded by Councillor Bains
 That Council authorize the issuance of</p> <p><u>Carried</u></p> |
| RES.R24-2355 | <p>It was</p> <p>Development Permit No. 7924-0032-00.</p> | <p>Moved by Councillor Kooner
 Seconded by Councillor Stutt
 That Council authorize the issuance of</p> <p><u>Carried</u></p> |

D. NOTICE OF MOTION

This section had no items to consider.

E. OTHER BUSINESS

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.

- * Further to the Planning Report dated October 21, 2024, additional information regarding the application is provided.

It was

Moved by Councillor Kooner
Seconded by Councillor Bains
That:

1. Council endorse the Public Notification to proceed for Bylaw No. 21459 to rezone the subject site from "Intensive Agriculture Zone (A-2)" to "Multiple Residential 30 Zone (RM-30)".
2. Council authorize staff to draft Development Permit No. 7922-0228-00 generally in accordance with the attached drawings (Appendix I in Appendix A) and the finalized Ecosystem Development Plan.
3. Council approve Development Variance Permit No. 7922-0228-00 (Appendix VI in Appendix A) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum west yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the principal building face for proposed Lots 1 and 2;
 - (b) to reduce the minimum east yard setback of the RM-30 Zone from 6.0 metres to 5.2 metres to the principal building face for the indoor amenity building for proposed Lot 3; and
 - (c) to increase the permitted percentage of back-to-back units on proposed Lots 1 and 2 from 20% to 21% for Lot 1 and from 20% to 30% for Lot 2.
4. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) 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 and Impact Mitigation Plan to the satisfaction of City staff;
 - (h) submission of the cash-in-lieu contribution for planting within the riparian area, to the satisfaction of the Park, Recreation and Culture Department;
 - (i) voluntary conveyance of riparian areas along the Justin Brook to the City for protection purposes;
 - (j) 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 (Lot 3);
 - (k) 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;
 - (l) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (m) submission of an acoustical report for the units adjacent to 24 Avenue (proposed Lots 2 and 3) 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 Services.
5. Council pass a resolution to amend the Redwood Heights Neighbourhood Concept Plan (NCP) to redesignate the land 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 when the project is considered for final adoption (Appendix V in Appendix A).

RES.R24-2356

Carried

2. **Planning Report - Application No. 7923-0208-00**
18225, 18241, 18259, 18281, 18311, 18341 and 18355 - 72 Avenue
 Owner: 72184 Holdings Ltd.
Director Information: R. Elliot, M. Rempel, L. Williams
No Officer Information Filed as at January 7, 2024.
 Agent: Focus Architecture Inc. (Colin Hogan)
OCP Amendment from "Urban" to "Multiple Residential"
NCP Amendment from "Urban Transition (6 UPA)", "Urban/Townhouse Flex (14-27 UPA)" and "Landscape Buffer" to "Low Rise Residential" and to amend the road network in the West Clayton Plan.
Rezoning from RA to CD
General Development Permit
to permit the development of nine 6-storey buildings, containing approximately 742 dwelling units, over 3 phases in West Clayton.

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

1. Council endorse the Public Notification to proceed for Bylaw No. 21457 to amend the Official Community Plan (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. 21458 to rezone the subject site from "Acreage Residential Zone (RA)" to "Comprehensive Development Zone (CD)" (based on RM-70).
4. Council authorize staff to draft General Development Permit No. 7923-0208-00 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) resolution of design comments identified by the Advisory Design Panel to the satisfaction of the General Manager, Planning & 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) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-45 Zone, at the rate in effect at the time of Final Adoption;
 - (h) submission of an acoustical report for the units adjacent to 72 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (i) registration of a volumetric statutory right-of-way for public rights-of-passage for the proposed publicly accessible open spaces (public plazas); and
 - (j) 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 "Urban/Townhouse Flex (14-27 UPA)", "Urban Transition (6 UPA)" and "Landscape Buffer" to "Low Rise Residential", which is a new designation, and to amend the road network when the project is considered for Final Adoption.

RES.R24-2357

Carried

3. **Planning Report - Application Nos. 7923-0349-00 / 7923-0350-00**
13119 and 13123 - 115A Avenue; 13132 - 115B Avenue (13134 - 115B Avenue);
11561 - 132 Street; 17768 - 96 Avenue
 Owner: City of Surrey
 Agent: City of Surrey (Paula Kucharczyk)
Temporary Use Permit No. 7923-0349-00 / 7923-0350-00
to allow truck parking for approximately 36 trucks on City-owned property in Bridgeview and allow truck parking for approximately 41 trucks on City-owned property in Anniedale-Tynehead.

* Further to the Planning Reports dated September 9, 2024, additional information regarding the application is provided.

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

1. Council rescind Resolutions No. R24-2039 and R24-2040 issuing Temporary Use Permit Nos. 7923-0349-00 and 7923-0350-00.
2. Council re-issue Temporary Use Permit Nos. 7923-0349-00 and 7923-0350-00 with an effective date of January 1, 2025.

RES.R24-2358 Carried

It was Moved by Councillor Stutt
Seconded by Councillor Bains
That Council rescind issuance of Temporary Use Permit No. 7923-0349-00, granted by resolution No. RES.R24-2039 at the September 23, 2024 Regular Council - Public Hearing Meeting.

RES.R24-2359 Carried

It was Moved by Councillor Bains
Seconded by Councillor Kooner
That Council authorize the re-issuance of Temporary Use Permit No. 7923-0349-00 with an effective date of January 1, 2025.

RES.R24-2360 Carried

It was Moved by Councillor Bains
Seconded by Councillor Kooner
That Council rescind issuance of Temporary Use Permit No. 7923-0350-00, granted by resolution No. RES.R24-2040 at the September 23, 2024 Regular Council - Public Hearing Meeting.

RES.R24-2361 Carried

It was Moved by Councillor Hepner
Seconded by Councillor Annis
That Council authorize the re-issuance of Temporary Use Permit No. 7923-0350-00 with an effective date of January 1, 2025.

RES.R24-2362 Carried

