

**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  
S. Lee, Legislative Services Manager  
P. Huynh, City Solicitor  
J. Brar, General Manager, Corporate Services  
T. Waterhouse, General Manager, Social Infrastructure  
& Community Investment  
L. Cavan, General Manager, Parks, Recreation &  
Culture  
S. Neuman, General Manager, Engineering  
R. Gill, General Manager, Planning & Development  
J. Pang, Director, Land Development  
S. Low, Director, Development Planning  
C. Atkins, Development Planning Manager  
I. Matthews, Issues Manager

Mayor Locke advised that the Canadian Union of Postal Workers' strike activity is ongoing and this is affecting City business and some of the projects coming before Council as the City is required to deliver written notice to affected owners and occupants for certain projects. The agenda includes wording for these projects that allows Council to reschedule the public hearing date to the next date whereby public notice can be delivered.

**A. ADOPTION OF THE AGENDA**

It was

Moved by Councillor Stutt  
Seconded by Councillor Bains  
That:

1. The agenda of the December 2, 2024, Regular Council - Land Use meeting be amended by adding the following items under Other Business:

- E.1 Planning Report – Application No. 7918-0156-00
- E.2 Planning Report – Application No. 7923-0117-00
- E.3 Planning Report – Application No. 7923-0282-00

2. The agenda be adopted as amended.

RES.R24-2586

Carried

## B. PLANNING REPORTS

### 1. Planning Report - Application No. 7917-0575-00 14041, 14061, and 14091 – 58A Avenue; 14020 – 59 Avenue; 5906 – 140A Street; 5905 and 5908 – 140B Street; 5901 – 141 Street

Owners: N. Gill, M. Gill, B. Gill, V. Bath, S. Mutti, S. Kaur, P. Mutti, K. Mutti,  
K. Passi, K. Lall, N. Kaur

1127007 B.C. Ltd.

Director Information: M. Chhokar, T. Sablok

No Officer Information Filed as at July 17, 2024.

1007469 B.C. Ltd.

Director Information: M. Chhokar, G. Sandhu

No Officer Information Filed as at July 08, 2024.

1339638 B.C. Ltd.

Director Information: G. Chhokar

No Officer Information Filed as at December 23, 2023.

522032 B.C. Ltd.

Director Information: T. Sablok, S. Sablok

Officer Information as at June 14, 2024: T. Sablok (President),

S. Sablok (Secretary)

Agent: Hub Engineering Inc. (J. Czoch)

#### **Rezoning from RA and R4 to CD (based on R4)**

*to facilitate alignment with the updated Zoning Bylaw in order to allow subdivision into 35 residential lots.*

Further to the Planning Reports dated July 8, 2019 and September 16, 2019, additional information regarding the application is provided.

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

1. Council file Bylaw Nos. 19901 and 19928.
2. Council file Development Variance Permit No. 7917-0575-00.
3. a Bylaw be introduced to rezone the subject site from "Acreage Residential Zone (RA)" and "Small Lot Residential Zone (R4)" to "Comprehensive Development Zone (CD) (based on R4)", 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; and

RES.R24-2587 (b) all conditions of approval outlined in the Additional Planning Comments Report No. 7917-0575-00, dated September 16, 2019. Carried

RES.R24-2588 It was Moved by Councillor Annis  
Seconded by Councillor Hepner  
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19901" be filed. Carried

RES.R24-2589 It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19928" be filed. Carried

RES.R24-2590 It was Moved by Councillor Annis  
Seconded by Councillor Hepner  
That Development Variance Permit No. 7917-0575-00 be closed. Carried

RES.R24-2591 It was Moved by Councillor Stutt  
Seconded by Councillor Bains  
That "Surrey Comprehensive Development Zone 267 (CD 267), Bylaw, 2024, No. 21479" pass its first reading. Carried

The said Bylaw was then read for the second time.

RES.R24-2592 It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That "Surrey Comprehensive Development Zone 267 (CD 267), Bylaw, 2024, No. 21479" pass its second reading. Carried

It was then Moved by Councillor Kooner  
 Seconded by Councillor Stutt  
 That the Public Hearing on "Surrey  
 Comprehensive Development Zone 267 (CD 267), Bylaw, 2024, No. 21479" be held  
 at City Hall on Monday, December 16, 2024, at 7:00 p.m.; and in the event that  
 Canada Post is on strike and not able to deliver the public notice in accordance  
 with "Surrey Mailing Notice for Amendments to OCP Bylaw and Zoning Bylaw,  
 2024, No. 21107", the Public Hearing will be rescheduled to the next date whereby  
 public notice can be delivered by Canada Post.

RES.R24-2593

Carried

2. **Planning Report - Application No. 7924-0247-00**

**9714 - 137 Street**

Owner: City Centre Phase 5 Lands Ltd.

Director Information: J. Barnett, J. Bray, M. Delesalle, K. Fisher

No Officer Information Filed as at April 22, 2024.

Agent: Lark Group Ltd. (K. Bray)

**City Centre Plan Amendment from "High Density Employment" to  
 "High Rise Mixed-Use - Type II"**

**Rezoning from R3 to CD (based on RMC-135)**

**Development Permit**

**Housing Agreement**

*to permit the development of one 24-storey mixed-use high-rise tower with ground  
 floor commercial space, student lounge, office and 397 student dormitory dwelling  
 units (providing a total of 944 beds) above.*

Further to the Planning Report dated November 18, 2024, additional information  
 regarding the application is provided.

It was

Moved by Councillor Annis  
 Seconded by Councillor Bose  
 That:

1. Council endorse the Public Notification to proceed for Bylaw No. 21468 to rezone the subject site from "Urban Residential Zone (R3)" to "Comprehensive Development Zone (CD)".
2. Should Council grant First, Second and Third Reading to the associated Rezoning Bylaw then Council may wish to introduce Bylaw No. 21469 to enter into a Housing Agreement and consider granting First, Second and Third Reading.
3. Council authorize staff to draft Development Permit No. 7924-0247-00 generally in accordance with the attached drawings (Appendix I in Appendix 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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (c) review of the project by the Advisory Design Panel and resolution of design comments to the satisfaction of the General Manager, Planning & 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 restrict a total of 397 dwelling units on the subject site to provide student dormitory housing for 50 years or the life of the building;
  - (g) registration of a Section 219 Restrictive Covenant to reflect the 397 student dormitory dwelling 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 student dormitory housing tenure of the proposed development changes, at any point in the future;
  - (h) 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 for the commercial/retail portion of the proposal;
  - (i) registration of a volumetric statutory right-of-way for public rights-of-passage for the proposed plaza located between the City Centre 4 (CC4) and City Centre 5 (CC5) developments; and
  - (j) registration of a reciprocal access easement through the driveway entrance and underground parking drive aisles, to provide connectivity between the subject development and the initial City Centre 4 development phase to the south which permitted access to City Centre 5 from the east-west Green Lane along the southern property line of 9686 - 137 Street.

- 5. Council amend the Surrey City Centre Plan to redesignate the land from "High Density Employment" to "High Rise Mixed-Use - Type II" as shown in Appendix III in Appendix A, when the project is considered for final adoption.

RES.R24-2594

Carried

- 3. **Planning Report - Application No. 7924-0147-00**  
**17282 - 64 Avenue**  
Owners: K. Virk, S. Virk  
Agent: Bakerview Building Design (G. Dusanjh)  
**Rezoning from R3 to R4**  
*to allow subdivision into 2 single family lots.*

It was

Moved by Councillor Kooner  
Seconded by Councillor Bains  
That:

- 1. Council endorse the Public Notification to proceed for Bylaw No. 21480 to rezone the subject site from "Urban Residential Zone (R3)" to "Small Lot Residential Zone (R4)".
- 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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) 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
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R24-2595

Carried

**4. Planning Report - Application No. 7924-0188-00****11540 Bailey Crescent**

Owner: 0420616 B.C. Ltd.

Director Information: Dr. RaiNo Officer Information Filed as at April 25, 2023.

Agent: CitiWest Consulting Ltd. (J. Kaur)

**Rezoning of a portion of the site from R3 to R4****Development Permit / Development Variance Permit***to allow subdivision into 3 residential lots.*

It was

Moved by Councillor Bains

Seconded by Councillor Stutt

That:

1. Council endorse the Public Notification to proceed for Bylaw No. 21481 to rezone a portion of the subject site shown as Block A on the lot survey plan attached as Appendix VI, from "Urban Residential Zone (R3)" to "Small Lot Residential Zone (R4)"
2. Council authorize staff to draft Development Permit No. 7924-0188-00 for Hazard Lands (Steep Slopes) generally in accordance with the attached drawings (Appendix I), finalized geotechnical report.
3. Council approve Development Variance Permit No. 7924-0188-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot width of the Urban Residential Zone (R3) from 15 metres to 10 metres for proposed Lot 1;
  - (b) to reduce the minimum lot width of the Small Lot Residential Zone (R4) (Interior lot Type II) from 13.4 metres to 10 metres for proposed Lot 2 and 3 and;
  - (c) to allow side-by-side double garages on a lot less than 13.4 metres in width for proposed Lots 2 and 3.
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) 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) submission of a finalized Geotechnical Report and completion of a peer review to the satisfaction of the General Manager, Planning and Development;
- (f) registration of a Section 219 Restrictive Covenant to require the site to be developed in accordance with the finalized geotechnical report;
- (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) demolition of existing building to the satisfaction of the Planning and Development Department.

RES.R24-2596

Carried

Councillor Bains declared a conflict of interest and left the meeting 5:46 p.m.

**5. Planning Report - Application No. 7924-0152-00  
14083 - 104 Avenue; 10416, 10418, 10428, and 10430 - 140B Street**

Owners: 1382300 B.C. Ltd.

Director Information: N. Bhatia

No Officer Information Filed.

1364840 B.C. Ltd.

Director Information: A. Sohi

No Officer Information Filed as at May 27, 2024.

Agent: Unibuild Construction Management Ltd. (V. Mehta)

**Rezoning from R2 & C-35 to CD (based on RM-70)**

**Development Permit**

*to permit the development of a six (6) storey apartment building with approximately ninety-five (95) dwelling units, and two (2) levels of underground parking on a consolidated site.*

It was

Moved by Councillor Stutt

Seconded by Councillor Kooner

That:

1. Council endorse the Public Notification to proceed for Bylaw No. 21482 to rezone the subject site from "Quarter Acre Residential Zone (R2)" and "Downtown Commercial Zone (C-35)" to "Comprehensive Development Zone (CD)".
2. Council authorize staff to draft Development Permit No. 7924-0152-00 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 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-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 the area between the building face and the street edges;
  - (k) submission of an acoustical report for the units adjacent to 104 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; 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.

RES.R24-2597

Carried by members remaining

Councillor Bains rejoined the meeting at 5:46 p.m.

**C. BYLAWS AND PERMITS**

**BYLAWS**

- 1. Planning Report – Application No. 7924-0127-00  
9686 - 137 Street

Owner: City Centre Phase 4 Lands Ltd. (Director Information: J. Barnett, J. Bray, M. Delesalle, E. Fisher)  
Agent: Lark Group (K. Bray)

To include a hotel (tourist accommodation) as a permitted use within the 23-storey commercial/office building already under construction on the site.

It was  
Moved by Councillor Bains  
Seconded by Councillor Kooner  
That "Surrey Comprehensive Development  
Zone 61 (CD 61), Bylaw, 2022, No. 20650, Amendment Bylaw, 2024, No. 21311" be finally adopted.

RES.R24-2598

Carried

**PERMITS - APPROVALS**

- 2. Planning Report – Application No. 7921-0126-00  
18630 and 18634 - 59 Avenue

Owner: M.S. Bolina, M.K. Bolina  
Agent: CitiWest Consulting Ltd. (R. Jawanda)

To reduce the minimum lot width for proposed Lot 1 and for proposed Lot 2 in order to create two single family residential lots.

It was  
Moved by Councillor Kooner  
Seconded by Councillor Bains  
That Council authorize the issuance of  
Development Variance Permit No. Development Variance Permit No.  
7921-0126-00.

RES.R24-2599

Carried

**D. NOTICE OF MOTION**

This section had no items to consider.

## E. OTHER BUSINESS

## PLANNING REPORTS

1. **Planning Report - Application No. 7918-0156-00, 7918-0156-01  
16725 - 15 Avenue; 16450, 16510, 16530, 16580 and 16616 - 16 Avenue**

Owners: South Surrey Business Centre Inc.

Director Information: I. Grewal, G. Sandhu

No Officer Information Filed as at December 7, 2022.

The Grove South Surrey Mall Ltd.

Director Information: I. Grewal, G. Sandhu

Officer Information as at September 22, 2024: I. Grewal (President, Secretary)

Agent: Pacific Land Group (O. Verbenkov)

**OCP Amendment from Mixed Employment to Commercial for portions of the site, from Mixed Employment to Multiple Residential for portions of the site, and from Suburban to Urban for the eastern portion of the site, and to increase the maximum Floor Area Ratio (FAR) above the 1.50 permitted in the Multiple Residential and Commercial OCP designations.**

**LAP Amendment to introduce two new land use designations: "Mixed Commercial Residential" and "Multiple Residential", and to redesignate portions of the site from "Commercial/Business Park" to "Mixed Commercial Residential" and "Multiple Residential", and to modify the local road network.**

**Rezoning from RA to CD and R4.**

**General Development Permit**

**Detailed Development Permit for Buildings 2/3**

*to permit the development of a mixed use commercial and residential project consisting of 15 separate buildings.*

\* Further to the Planning Report dated May 31, 2021, additional information regarding the application is provided.

It was

Moved by Councillor Bains

Seconded by Councillor Kooner

That:

1. should Council grant First and Second Reading to the subject application Official Community Plan (OCP) and Rezoning Bylaws, Council is requested to file Bylaw No. 18858 and close Land Development Project No. 7915-0194-00 and all applications associated with this project.

2. an OCP Bylaw be introduced to:

(a) amend the OCP Figure 3: General Land Use Designations for the subject site from "Mixed Employment" to "Commercial" for Block 2, from "Mixed Employment" to "Multiple Residential" for Blocks 1 and 3, and from "Suburban" to "Urban" for Block 4 as shown in the Survey Plan attached in Appendices I and VI;

- (b) amend the OCP Figure 42: Major Employment Areas for a portion of the subject site by removing the Mixed Employment designation as shown in Appendix VI;
- (c) amend Table 7a: Land Use Designations within the Multiple Residential and Commercial designation by adding site specific permission for the subject site to permit a density up to 1.90 FAR (Block A), 2.33 FAR (Block B), 1.80 FAR (Block C), and 1.85 FAR (Block D);

and a date be set for Public Hearing.

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 properties at 16450, 16510, 16530, 16580 and 16616 - 16 Avenue and the portion of 16725 - 15 Avenue shown as Block 1 on the attached Survey Plan, from "Acreage Residential Zone (RA)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.
5. a Bylaw be introduced to rezone a portion of the subject site as shown as Block 2 on the attached Survey Plan, from "Acreage Residential Zone (RA)" to "Small Lot Residential Zone (R4)", and a date be set for Public Hearing.
6. Council authorize staff to draft General Development Permit No. 7918-0156-00 generally in accordance with the attached drawings (Appendix I), and the finalized Ecosystem Development Plan and geotechnical report.
7. Council authorize staff to draft Detailed Development Permit No. 7918-0156-01 for Buildings 2 and 3, generally in accordance with the attached drawings (Appendix II).
8. 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) approval from B.C. Hydro;

- (e) resolution of all urban design issues for the General Development Permit to the satisfaction of the Planning and Development Department;
- (f) review of the Detailed Development Permit for Buildings 2 and 3 by the Advisory Design Panel and resolution of design comments to the satisfaction of the General Manager, Planning & Development Services;
- (g) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (h) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (i) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (j) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement, at the rate in effect at the time of Final Adoption;
- (k) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff;
- (l) the applicant satisfy the requirements for a P-15 agreement;
- (m) conveyance of riparian areas and Biodiversity Conservation Strategy areas to the City;
- (n) submission of a finalized Geotechnical Report and peer review to the satisfaction of City staff;
- (o) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff;
- (p) acquisition of the active park space on the eastern portion of the site;
- (q) 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;
- (r) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (s) submission of an acoustical report for the units adjacent to 16 Avenue and Highway No. 99 and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;

- (t) 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
- (u) registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the provisions identified in the finalized geotechnical report.

9. Council pass a resolution to amend the Highway 99 Corridor Local Area Plan (LAP) to introduce two new land use designations: "Mixed Commercial Residential" and "Multiple Residential", and to redesignate portions of the site from "Commercial/Business Park" to "Mixed Commercial Residential" and "Multiple Residential", and to modify the local road network, when the project is considered for final adoption.

RES.R24-2600 Carried

It was Moved by Councillor Bains  
 Seconded by Councillor Kooner  
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21373" pass its first reading.

RES.R24-2601 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. 21373" pass its second reading.

RES.R24-2602 Carried

It was then Moved by Councillor Stutt  
 Seconded by Councillor Bains  
 That the Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21373" be held at City Hall on December 16, 2024, at 7:00 p.m. ; and in the event that Canada Post is on strike and not able to deliver the public notice in accordance with "Surrey Mailing Notice for Amendments to OCP Bylaw and Zoning Bylaw, 2024, No. 21107", the Public Hearing will be rescheduled to the next date whereby public notice can be delivered by Canada Post.

RES.R24-2603 Carried



It was then  
 Moved by Councillor Stutt  
 Seconded by Councillor Kooner  
 That the Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2024, No. 21375" be held at City Hall on December 16, 2024, at 7:00 p.m. ; and in the event that Canada Post is on strike and not able to deliver the public notice in accordance with "Surrey Mailing Notice for Amendments to OCP Bylaw and Zoning Bylaw, 2024, No. 21107", the Public Hearing will be rescheduled to the next date whereby public notice can be delivered by Canada Post.

RES.R24-2609

Carried

It was  
 Moved by Councillor Kooner  
 Seconded by Councillor Bains  
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2016, No. 18858" and Planning Report - Application No. 7915-0194-00 be filed.

RES.R24-2610

Carried

**2. Planning Report - Application No. 7923-0117-00  
 12951 and 12975 - 106 Avenue**

Owner: 1353580 B.C. Ltd.

Director Information: S. Rai

No Officer Information Filed as at March 16, 2024.

Agent: RBI Group of Companies (T. Massey)

**OCP Amendment from "Urban" to "Multiple Residential"**

**OCP Text Amendment to permit a higher density under the Multiple Residential designation.**

**Rezoning from R3 to CD (based on RM-45)**

**Development Permit**

*to permit the development of two, 5-storey residential buildings containing 38 market rental, 10 non-market rental and 58 market strata dwelling units over 2 levels of underground parking.*

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

1. a Bylaw be introduced to amend the Official Community Plan (OCP):
  - (a) Figure 3: General Land Use Designations for the subject site from "Urban" to "Multiple Residential";
  - (b) Table 7a: Land Use Designations within the Multiple Residential designation by adding site specific permission for the subject site to permit a density up to 2.0 FAR (NET);

and a date be set for Public Hearing.



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 "Urban Residential Zone (R3)" to "Comprehensive Development Zone (CD)" (based on RM-45), and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7923-0117-00 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 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 enter into a Housing Agreement with the City to ensure the provision of 48 rental units (38 market rental and 10 below-market rental) within proposed Building B1 for a period no less than 60 years;
  - (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-45 Zone, at the rate in effect at the time of Final Adoption;
  - (i) submission of sufficient bonding to ensure demolition of existing buildings and structures prior to issuance of the subsequent Building Permit, to the satisfaction of the Planning and Development Department;

- (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 for the market strata dwelling units proposed within Building B2; and
- (k) registration of a Section 219 Restrictive Covenant requiring the applicant to pay all applicable contributions 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 should the tenure of the proposed secured market rental dwelling units within Building B1 be changed.

Before the vote was taken, a revised motion was put forward.

<p>It was</p> <p>7923-0117-00 be referred back to staff for follow up with the applicant regarding the consideration of adding an additional floor to each building.</p> <p>RES.R24-2611</p>	<p>Moved by Councillor Nagra                  Seconded by Councillor Bains                  That Planning Report - Application No.                  7923-0117-00 be referred back to staff for follow up with the applicant regarding the consideration of adding an additional floor to each building.  <u>Carried</u></p>
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- 3. **Planning Report - Application No. 7923-0282-00**  
**14856 - 104 Avenue; 14830 - 104 Avenue**  
 Owner: 689631 B.C. Ltd.  
Director Information: M. Athwal  
Officer Information as at March 12, 2024: M. Athwal (President)  
 Agent: Wilson Chang Architect Inc. (W. Chang)  
**OCP Amendment to allow for a higher density in the Town Centre designation.**  
**TCP Amendment to allow for a density of 5.68 FAR within the "High Rise Mixed-Use" designation**  
**Rezoning from C-35 to CD (based on RM-135 and C-8)**  
**Development Permit**  
*to permit the development of a 30-storey mixed-use building consisting of 445 dwelling units and 1,024 square metres of at-grade commercial space in Guildford.*

<p>It was</p>	<p>Moved by Councillor Kooner                  Seconded by Councillor Bains                  That:</p>
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- 1. a Bylaw be introduced to amend Official Community Plan (OCP) Table 7a: Land Use Designations within the Town Centre designation by adding site specific permission for the subject site up to 5.68 FAR (Gross), and a date be set for Public Hearing.
- 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 "Downtown Commercial Zone (C-35)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7923-0282-00, 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 satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (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 a portion of the north-south lane located off 103A Avenue;
  - (i) 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;
  - (j) 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;

- (k) submission of an acoustical report for the units adjacent to 104 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; 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.

6. Council pass a resolution to amend the Guildford Plan to allow for a Floor Area Ratio (FAR) of 5.68 within the "High Rise Mixed-Use" designation, as illustrated in Appendix VI, when the project is considered for Final Adoption.

RES.R24-2612 Carried

It was Moved by Councillor Hepner  
 Seconded by Councillor Bose  
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21483" pass its first reading.

RES.R24-2613 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. 21483" pass its second reading.

RES.R24-2614 Carried

It was then Moved by Councillor Kooner  
 Seconded by Councillor Bains  
 That the Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21483" be held at City Hall on December 16, 2024, at 7:00 p.m. ; and in the event that Canada Post is on strike and not able to deliver the public notice in accordance with "Surrey Mailing Notice for Amendments to OCP Bylaw and Zoning Bylaw, 2024, No. 21107", the Public Hearing will be rescheduled to the next date whereby public notice can be delivered by Canada Post.

RES.R24-2615 Carried

It was Moved by Councillor Bains  
 Seconded by Councillor Stutt  
 That "Surrey Comprehensive Development Zone 269 (CD 269), Bylaw, 2024, No. 21484" pass its first reading.

RES.R24-2616 Carried

The said Bylaw was then read for the second time.

RES.R24-2617	<p>It was</p> <p>Zone 269 (CD 269), Bylaw, 2024, No. 21484</p>	<p>Moved by Councillor Hepner          Seconded by Councillor Stutt          That "Surrey Comprehensive Development          21484" pass its second reading.  <u>Carried</u></p>
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RES.R24-2618	<p>It was then</p> <p>Comprehensive Development Zone 269 (CD 269), Bylaw, 2024, No. 21484"</p> <p>at City Hall on December 16, 2024, at 7:00 p.m. ; and in the event that Canada Post          is on strike and not able to deliver the public notice in accordance with "Surrey          Mailing Notice for Amendments to OCP Bylaw and Zoning Bylaw, 2024, No. 21107",          the Public Hearing will be rescheduled to the next date whereby public notice can          be delivered by Canada Post.</p>	<p>Moved by Councillor Annis          Seconded by Councillor Hepner          That the Public Hearing on "Surrey          Comprehensive Development Zone 269 (CD 269), Bylaw, 2024, No. 21484" be held          at City Hall on December 16, 2024, at 7:00 p.m. ; and in the event that Canada Post          is on strike and not able to deliver the public notice in accordance with "Surrey          Mailing Notice for Amendments to OCP Bylaw and Zoning Bylaw, 2024, No. 21107",          the Public Hearing will be rescheduled to the next date whereby public notice can          be delivered by Canada Post.  <u>Carried</u></p>
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**F. ADJOURNMENT**

RES.R24-2619	<p>It was</p> <p>Land Use meeting be adjourned.</p>	<p>Moved by Councillor Kooner          Seconded by Councillor Bains          That the December 2, 2024 Regular Council –  <u>Carried</u></p>
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The Regular Council - Land Use meeting adjourned at 6:01 p.m.

Certified correct:

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 Stanley Lee  
 Legislative Services Manager

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 Mayor Brenda Locke