

Present:

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

Absent:**Staff Present:**

City Manager
Deputy City Clerk
General Manager, Social Infrastructure & Community Investments
General Manager, Corporate Services
General Manager, Engineering
General Manager, Finance
General Manager, Parks, Recreation & Culture
General Manager, Planning & Development
City Solicitor
Chief Development Approvals Officer
Development Planning Manager

The meeting setup includes alternative arrangements for public attendance due to the disruptions that have taken place in Council Chambers.

Councillor Hepner declared a conflict of interest and recused himself from the meeting at 5:31 p.m. After direction from the Chair, Councillor Hepner immediately rejoined the meeting and was in attendance for the adoption of the agenda.

A. ADOPTION OF THE AGENDA

It was

Moved by Councillor Annis
Seconded by Councillor Stutt
That:

1. The agenda of the May 6, 2024, Regular Council Land Use meeting be amended as follows:
 - a. Move Clerks Report immediately following the Adoption of the Agenda,
 - b. Add Item J.1: 7920-0224-00 under Other Business and consider this item immediately following consideration of the Clerks Report.
2. The agenda be adopted as amended.

RES.R24-864

Carried

I. CLERKS REPORT

2024 Council Meeting Schedule

Council to consider the format of Council meetings for the June 10, 2024 and June 24, 2024 meetings on the Regular Council Meeting Schedule.

It was
Moved by Councillor Annis
Seconded by Councillor Kooner
That Council direct staff to make arrangements for the May 27, 2024, June 10, 2024 and June 24, 2024 Regular Council – Land Use meetings, Regular Council – Public Hearing meetings and any scheduled Public Hearings to be held electronically for Council and the public.

RES.R24-865 Carried

J. OTHER BUSINESS

Councillor Hepner declared a conflict of interest and recused himself from the meeting at 5:35 p.m.

**1. Planning Report- Application No. 7920-0224-00
1083, 1109 and 1177 - 168 Street; 1068 - No 99 Highway; 16620 - 12 Avenue**

At the November 28, 2022 Regular Council – Public Hearing meeting Council passed a resolution to rescind 3rd reading of the bylaws related to development application number 7920-0224-00, file the bylaws and close the application.

Further to a court decision, the motion is put back on the floor, having been moved and seconded as was done on November 28, 2022.

The motion on the floor is as follows:

It was
Moved by Councillor Annis
Seconded by Councillor Stutt
That Council rescind 3rd reading of the bylaws related to development application number 7920-0224-00 and that the bylaws be filed and the application be closed.

Councillor Annis advised of her wish to withdraw the motion.

Councillor Stutt advised of his wish to withdraw the motion.

Seeing no opposition, the Chair announced that the motion is withdrawn with the unanimous consent of all remaining members of Council.

Councillor Hepner rejoined the meeting at 5:39 p.m.

B. LAND USE APPLICATIONS

1. **Planning Report - Application No. 7922-0277-00
14570, 14580 and 14590 - 106 Avenue**
 Owner: Paddington (Guildford) Holdings Ltd.
Director Information: P. Sikham
No Officer Information as at January 31, 2023.
 Agent: Paddington Properties (Pawanjot Shergill)
**NCP Amendment from "Townhouse" to "Low Rise Transition Residential" in
the Guildford Plan.**
Rezoning from RF to CD (based on RM-70)
Development Permit
Housing Agreement
*to permit the development of a 5-storey residential building, containing 98 market
rental units secured through a 60-year Housing Agreement over 2 levels of underground
parking, on a consolidated site in Guildford.*

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

1. Council endorse the Public Notification to proceed for Bylaw No. 21255 to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)".
2. a Bylaw be introduced to enter into a Housing Agreement and be given First, Second and Third Reading.
3. Council authorize staff to draft Development Permit No. 7922-0277-00 generally in accordance with the attached drawings (Appendix I).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

- (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) the applicant enter into a Housing Agreement with the City to restrict the tenure of the proposed 98 dwelling units to the subject site to market rental for a period of no less than 60 years;
 - (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; and
 - (j) registration of a Section 219 Restrictive Covenant requiring the applicant to pay all deferred financial contributions for Public Art, Affordable Housing Strategy, Tier 1 Capital Projects Community Amenity Contributions, and Tier 2 Community-specific Capital Project Community Amenity Contributions should the project be converted from rental housing to market housing at any time after the subject Housing Agreement has expired.
5. Council pass a resolution to amend the Guildford Plan to redesignate the land from "Townhouse" to "Low Rise Transition Residential" and introduce an east-west lane, as illustrated in Appendix I, when the project is considered for Final Adoption.

RES.R24-866

Carried

"The Paddington (Guildford) Holdings Ltd. Housing Agreement, Authorization Bylaw, 2024, No. 21256"

Bylaw No. 21256 will be brought forward for consideration of first, second and third reading at the May 27, 2024 Regular Council – Public Hearing meeting, in conjunction with Bylaw No. 21255.

2. 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 as at February 10, 2023.

Agent: DF Architecture Inc. (Jessie Arora)

Rezoning from CD (Bylaw No. 20416) to CD

Development Permit / Development Variance Permit

Housing Agreement

to permit the development of a 41-storey mixed-use tower comprised of 463 market rental residential dwelling units, 991 sq.m. of ground floor commercial and 5,890 sq.m. of medical offices within the 5-storey podium.

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

1. Council endorse the Public Notification to proceed for Bylaw No. 21257 to rezone the subject site from "Comprehensive Development (CD Bylaw No. 20416)" to "Comprehensive Development Zone (CD)".
2. a Bylaw be introduced to enter into a Housing Agreement and be given First, Second and Third Reading (Appendix V), and Council repeal Housing Agreement, "The Weststone - King George Developments Housing Agreement, Authorization Bylaw, 2021, No. 20550".
3. Council approve Development Variance Permit No. 7923-0227-00 (Appendix VII), to reduce the number of off-street parking spaces for multiple unit residential rental dwellings in City Centre from 0.65 parking spaces per rental dwelling unit to 0.48 spaces per rental dwelling unit, and from 0.1 visitor parking spaces per rental dwelling unit to 0.09 visitor parking spaces per rental dwelling unit on the subject site to proceed to Public Notification.
4. Council authorize staff to draft Development Permit No. 7923-0227-00 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) 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 secure 461 market rental residential dwelling units for a period of 40 years;
 - (e) 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;
 - (f) registration of a volumetric right-of-way for public rights-of-passage for the area between the building face and the street edges;
 - (g) registration of a 5.0-metre right-of-way for public rights-of-passage for drainage access; and

- (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 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.

RES.R24-867

Carried

"The Centurion Appelt (9252 King George) Holdings Inc. Housing Agreement, Authorization Bylaw, 2024, No. 21258"

Bylaw No. 21258 will be brought forward for consideration of first, second and third reading at the May 27, 2024 Regular Council – Public Hearing meeting, in conjunction with Bylaw No. 21257.

**3. Planning Report - Application No. 7921-0243-00
10165 - 173 Street**

Owner: 1283625 B.C. Ltd.

Director Information: B. Gill, J. Malhi

Officer Information as at January 12, 2024: B. Gill (President),
J. Malhi (Secretary)

Agent: RGB Engineering Ltd (Gurpreet Grewal)

OCP Amendment of a portion from "Suburban" to "Urban"

Rezoning from RA to RQ and RF

to allow subdivision into 2 suburban and 3 urban single-family lots.

It was

Moved by Councillor Bains

Seconded by Councillor Stutt

That:

1. a Bylaw be introduced to amend Official Community Plan (OCP) Figure 3: General Land Use Designations for a portion of the subject site (Appendix VII), 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 A on the Survey Plan in Appendix II from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and Block B on the Survey Plan in Appendix II from "One-Acre Residential Zone (RA)" to "Quarter Acre Residential Zone (RQ)" and a date be set for Public Hearing.

4. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (f) the applicant 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
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning.

RES.R24-868

Carried

It was

Moved by Councillor Stutt
Seconded by Councillor Kooner
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21259" pass its first reading.

RES.R24-869

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Annis
Seconded by Councillor Hepner
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21259" pass its second reading.

RES.R24-870

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. 21259" be held electronically on May 27, 2024, at 7:00 p.m.

RES.R24-871

Carried

RES.R24-872 It was Moved by Councillor Kooner
 Seconded by Councillor Stutt
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment Bylaw, 2024, No. 21260" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R24-873 It was Moved by Councillor Annis
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment Bylaw, 2024, No. 21260" pass its second reading.
Carried

RES.R24-874 It was then Moved by Councillor Stutt
 Seconded by Councillor Kooner
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21260" be held electronically
 on May 27, 2024, at 7:00 p.m.
Carried

**4. Planning Report - Application No. 7923-0252-00
 6358 - 138 Street**

Owners: P. Brar, S. Brar
 Agent: Ceres Properties Inc. (Preet Brar)

Rezoning from RA to RF-10
to allow subdivision into 2 single family lots.

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

1. Council endorse the Public Notification to proceed for Bylaw No. 21265 to rezone the subject site from "One Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)".
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 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;
- (e) 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
- (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R24-875

Carried

5. Planning Report - Application No. 7922-0238-00

2635 - 158 Street

Owner: 1314913 B.C. Ltd.

Director Information: T. Bal

No Officer Information Filed as at July 12, 2023.

Agent: ParaMorph Architecture Inc. (Manpreet Singh)

Rezoning from RH to RM-30

Development Permit / Development Variance Permit

to permit the development of 21 townhouse units.

It was

Moved by Councillor Hepner
Seconded by Councillor Annis
That:

1. Council endorse the Public Notification to proceed for Bylaw No. 21261 to rezone the subject site from "Half-Acre Residential Zone (RH)" to "Multiple Residential 30 Zone (RM-30)".
2. Council authorize staff to draft Development Permit No. 7922-0238-00 generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7922-0238-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north side yard setback of the RM-30 Zone for Building 1 from 6.0 metres to 3.0 metres to building face at the ground floor level and from 6.0 metres to 2.24 metres to building face at the 2nd and 3rd floor levels;
 - (b) to reduce the minimum east front yard setback of the RM-30 Zone for Building 1 at 2nd and 3rd floor levels from 4.5 metres to 3.59 metres to building face and to 3.43 metres for the canopy; and
 - (c) to reduce the minimum south side yard setback of the RM-30 Zone for Building 2 from 6.0 metres to 3.0 metres to building face at the ground floor level and from 6.0 metres to 2.39 metres to building face at the 2nd and 3rd floor levels.

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) approval from the Ministry of Transportation & Infrastructure;
 - (c) confirmation that the proposed development will fall outside electromagnetic field impacts from the adjacent BC Hydro transmission tower Right-of-Way, to the satisfaction of BC Hydro;
 - (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 to the satisfaction of the Planning and Development Department;
 - (i) 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; 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 Services.

RES.R24-876

Carried

**6. Planning Report - Application No. 7923-0249-00
17802 - 96 Avenue**

Owner: 1318926 B.C. Ltd.

Director Information: G. Nijjar, R. Nijjar, B. Nijjar
No Officer Information Filed as at August 9, 2023.

Agent: OTG Developments Ltd (Kristin Webb)

Temporary Use Permit

to permit the development of a temporary truck parking facility.

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

1. Council approve Temporary Use Permit No. 7923-0249-00, 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) completion of road upgrades as required to ensure adequate pavement width for truck traffic along 96 Avenue out to Golden Ears Way;
 - (c) input from the Ministry of Transportation & Infrastructure;
 - (d) input from TransLink;
 - (e) 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;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) installation and subsequent inspection and approval of all required landscape screening and fencing works along the north and south of the property, to the satisfaction of the General Manager, Planning & Development;
 - (h) 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;
 - (i) the applicant to undertake the necessary work and obtain permits, as required, for the proposed use of the residential building on the site for office space and washroom facility purposes;
 - (j) a Sensitive Ecosystem Development Permit (SEDP) application to be submitted and subsequently issued for the watercourse (ditch) along the northern property line and drainage feature the southwest portion of the site; and
 - (k) the applicant address any unauthorized fill on the subject site and obtain fill permits as required.

RES.R24-877

Carried

7. Planning Report - Application No. 7921-0290-00**2160 King George Boulevard**

Owner: Diyash Property Investments Inc.

Director Information: B. Dharni, J. Sharma, A. SharmaOfficer Information as at February 3, 2024: J. Sharma (President)

Agent: Flat Architecture Inc. (Rajinder Warraich)

OCP Amendment from "Urban" to "Commercial"**Rezoning from CTA to CD (based on CTA)****Development Permit***to permit the development of a 4-storey, 80-room hotel with a restaurant.*

It was

Moved by Councillor Hepner

Seconded by Councillor Bose

That:

1. a Bylaw be introduced to amend the Official Community Plan (OCP) Figure 3: General Land Use Designations for the subject site from "Urban" to "Commercial", 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 "Tourist Accommodation Zone (CTA)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7921-0290-00 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 road dedication plan to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

- (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (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.

RES.R24-878

Carried

It was Moved by Councillor Stutt
 Seconded by Councillor Kooner
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21262" pass its first reading.

RES.R24-879

Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Annis
 Seconded by Councillor Hepner
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21262" pass its second reading.

RES.R24-880

Carried

It was then Moved by Councillor Annis
 Seconded by Councillor Hepner
 That the Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21262" be held electronically on May 27, 2024, at 7:00 p.m.

RES.R24-881

Carried

It was Moved by Councillor Stutt
 Seconded by Councillor Kooner
 That "Surrey Comprehensive Development Zone 208 (CD 208), Bylaw, 2024, No. 21263" pass its first reading.

RES.R24-882

Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Annis
 Seconded by Councillor Hepner
 That "Surrey Comprehensive Development Zone 208 (CD 208), Bylaw, 2024, No. 21263" pass its second reading.

RES.R24-883

Carried

It was then
 Moved by Councillor Annis
 Seconded by Councillor Kooner
 That the Public Hearing on "Surrey
 Comprehensive Development Zone 208 (CD 208), Bylaw, 2024, No. 21263" be held
 electronically on May 27, 2024, at 7:00 p.m.
 RES.R24-884 Carried

**8. Planning Report - Application No. 7922-0321-00, 7922-0321-01
 10355 King George Boulevard (10388 City Parkway)**

Owner: Civic District Investments Ltd.

Director Information: P. Wesik,

No Officer Information Filed as at July 22, 2023.

Agent: Wesgroup Properties LP (Sebastian Jasiorkowski)

Rezoning from C-8 to CD

General Development Permit / Detailed Development Permit

Development Variance Permit

to permit the development of a mixed-use phased development consisting of three high-rise mixed-use towers (55, 60 and 65 storeys) and one stand-alone office building (13 storeys). Phase 1 consists of a 55-storey mixed-use tower with ground floor food store, commercial/retail and childcare.

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

1. Council endorse the Public Notification to proceed for Bylaw No. 21264 to rezone the subject site from Community Commercial Zone (C-8) to "Comprehensive Development Zone (CD)".
2. Council authorize staff to draft General Development Permit No. 7922-0321-00 generally in accordance with the attached drawings (Appendix I).
3. Council authorize staff to draft Detailed Development Permit No. 7922-0321-01 generally in accordance with the attached drawings (Appendix I).
4. Council approve Development Variance Permit No. 7922-0321-00, to vary to the definition of "Bond" in the *Surrey Subdivision and Development By-law, 1986, No. 8830, as amended*, to include the use of a Surety Bond for Servicing Agreement No. 7822-0321-00 to proceed to Public Notification.
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout 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 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 an access easement to secure future shared access between the four phases of development and shared parking located on P3, P4 and P5 of the development;
- (i) registration of an access easement to ensure shared access to the indoor and outdoor amenity facilities between Phases 1 and 2 on Level 2, 3 and outdoor amenity between Phases 1 and 2 on Level 8;
- (j) submission of an acoustical report for the residential units and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (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;
- (l) registration of a volumetric statutory right-of-way for the east-west mews and the plaza located at the south-west corner of the site;
- (m) final submission and approval of a wind study; and
- (n) final submission and approval of the Transportation Impact Assessment.

RES.R24-885

Carried**C. ADDITIONAL PLANNING COMMENTS**

This section had no items to consider.

D. ITEMS REFERRED BACK

This section had no items to consider.

E. CORPORATE REPORTS

This section had no items to consider.

F. CORRESPONDENCE

This section had no items to consider.

G. NOTICE OF MOTION

This section had no items to consider.

H. BYLAWS AND PERMITS

BYLAWS

- 1. Planning Report - Application No. 7922-0084-00
3250 - 144 Street

Owners: Exclusive Ventures Ltd. (Directors Information: M. Kooner), and M. Kooner
Agent: CitiWest Consulting Ltd. (Jasleen Kaur)

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20809"
RA to RH – to subdivide into two single-family residential lots.

Council direction received December 12, 2022

Note: Change of Owner

- * See memorandum dated May 1, 2024

It was	Moved by Councillor Hepner Seconded by Councillor Annis That Council amend the Central Semiahmoo Peninsula Local Area Plan to redesignate the land from "One Acre" to "Half-Acre Gross Density".
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RES.R24-886

Carried

It was Moved by Councillor Bains
Seconded by Councillor Stutt
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2022, No. 20809" be finally adopted.
RES.R24-887 Carried

BYLAWS WITH PERMITS

2. Planning Report - Application No. 7921-0276-00
6703 and 6725 - 192 Street Diversion; 6702 - 191A Street; 19132 and 19156 - 67 Avenue

Owners: S. Dhanoa, K. Dhanoa, 0760815 B.C. Ltd. (Director Information: S. Dhanoa),
1355255 B.C. Ltd. (Director Information: K. Dhanoa, S. Dhanoa),
1355245 B.C. Ltd. (Director Information: S. Dhanoa),
Benchmark Management Ltd. (Director Information: R. Bontkes, C. Bontkes)
Agent: H.Y. Engineering Ltd. (Fahad Abrahani)

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20746"
RA to RF-9S, RF-9C to RF-9S and RA to RF - to allow the consolidation and
re-subdivision of five remnant lots into two single family urban lots (RF), eleven
single family urban small lots and one remnant lot in East Clayton.

Council direction received October 3, 2022

* See memorandum dated May 1, 2024

It was Moved by Councillor Bains
Seconded by Councillor Kooner
That Council amend the East Clayton
Neighbourhood Concept Plan (NCP) to redesignate a portion of the land from
"Business Park" to "10-15 UPA Special Residential" (portions of 19132 - 67 Avenue
and 6702 -191A Street) and a portion of 6725 - 192 Street Diversion from "15-25 UPA
(Medium-High Density)" to "6-10 UPA (Low Density)".
RES.R24-888 Carried

It was Moved by Councillor Stutt
Seconded by Councillor Bains
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2022, No. 20746" be finally adopted.
RES.R24-889 Carried

Development Variance Permit No. 7921-0276-00

Supported by Council November 28, 2022

* See memorandum dated May 1, 2024

It was Moved by Councillor Hepner
Seconded by Councillor Kooner
That Council amend Development Variance
Permit No. 7921-0276-00 to reflect the new lot numbering, as described in
Appendix I and authorize the issuance of Development Variance Permit
No. 7921-0276-00, as amended.

RES.R24-890

Carried

3. Planning Report – Application No. 7915-0076-00
5629 King George Boulevard

Owner: Panorama South Development Ltd. (Directors Information: H. Atwal, B. Patter)
Agent: Matthew Cheng Architect Inc. (Matthew Cheng)

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2015,
No. 20180"

To redesignate the property located at 5629 King George Boulevard from Suburban
to Multiple Residential

Council direction received October 19, 2020

* See memorandum dated April 29, 2024

It was Moved by Councillor Annis
Seconded by Councillor Bose
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2015, No. 20180" be filed.

RES.R24-891

Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20181"
RH to RM-30 - to permit the development of 30 townhouse units.

Council direction received October 19, 2020

It was Moved by Councillor Bains
Seconded by Councillor Kooner
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2020, No. 20181" be finally adopted.

RES.R24-892

Carried

Development Variance Permit No. 7915-0076-00

To reduce the minimum west yard setback from 7.5 metres to 3.0 metres to the principal building face for Building 5 and to 6.0 metres to the principal building face for Buildings 6 and 7. The DVP is also seeking to vary the Off-Street Parking requirement to allow three visitor parking spaces to be located in the required setback area (spaces V3, V5 and V6).

Supported by Council November 23, 2020

It was Moved by Councillor Annis
Seconded by Councillor Bose
That Council authorize the issuance of

RES.R24-893 Development Variance Permit No. 7915-0076-00.
Carried

Development Permit No. 7915-0076-00

To issue Development Permit for Form and Character.

Authorized to draft October 19, 2020

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That Council authorize the issuance of

RES.R24-894 Development Permit No. 7915-0076-00.
Carried

- 4. Planning Report - Application No. 7916-0679-00
228 - 175A Street

Owners: 1103798 B.C. Ltd., 1103806 B.C. Ltd.
(Director Information: D. Mann, H. Yong)
Agent: Isle of Mann Group (Jimmy Hansra)

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20404"

To amend Figure 3: General Land Use Designations to redesignate a portion of the site from Mixed Employment to Multiple Residential and Commercial, and Mixed Employment to Commercial and to amend Figure 42: Major Employment Areas by removing Mixed Employment designation and adjusting the boundary of the Commercial designation for the property located at 228 - 175A Street.

Council direction received June 28, 2021

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2021, No. 20404" be finally adopted.
RES.R24-895 Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20405"
CD By-law No. 17018 to new CD - to permit 39 townhouse units and 77 apartments units.

Council direction received June 28, 2021

It was Moved by Councillor Bose
Seconded by Councillor Annis
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20405" be finally adopted.
RES.R24-896 Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20406"
CD By-law No. 17018 to new CD - to permit a care facility comprised of 86 senior
assisted living units and 96 care rooms and 1890 square metres of
commercial/office space.

Council direction received June 28, 2021

It was Moved by Councillor Hepner
Seconded by Councillor Annis
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20406" be finally adopted.
RES.R24-897 Carried

Development Permit No. 7916-0679-00
To issue Development Permit for Form and Character

Council authorized to draft June 28, 2021

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That Council authorize the issuance of
Development Permit No. 7916-0679-00.
RES.R24-898 Carried

PERMITS – APPROVALS

- 5. Planning Report Application No. 7923-0198-00
3548 and 3558 - 155A Street

Owner: R. Lidder
Agent: CitiWest Consulting Ltd. (Roger Jawanda)

Development Variance Permit No. 7923-0198-00
To reduce the minimum lot width from 24 metres to 23.5 metres for proposed Lot 2 and 21.3 metres for proposed Lot 3 in order to allow subdivision into 3 Lots.

Supported by Council January 29, 2024

- * See memorandum dated May 1, 2024

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That Council amend the Rosemary Heights
Central Neighbourhood Concept Plan (NCP) to redesignate a portion of the site
from "Suburban 1/2 Acre Residential" to "Suburban 1/4 Acre Residential".

RES.R24-899

Carried

It was Moved by Councillor Hepner
Seconded by Councillor Kooner
That Council authorize the issuance of

Development Variance Permit No. 7923-0198-00.

RES.R24-900

Carried

- 6. Planning Report – Application No. 7924-0057-00
7855 King George Boulevard

Owner: S. Panesar
Agent: H. Sandhu

Temporary Use Permit No. 7924-0057-00
To permit the operation of an auto services business on a historic auto services
garage site.

Supported by Council April 22, 2024

- * See memorandum dated May 1, 2024

RES.R24-901	It was Temporary Use Permit No. 7924-0057-00.	Moved by Councillor Hepner Seconded by Councillor Kooner That Council authorize the issuance of <u>Carried</u> With Councillor Elford opposed.
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- 7. Planning Report – Application No. 7923-0184-00
18114 - 96 Avenue

Owner: 1413259 B.C. Ltd. (Director Information: H. Purewal, K. Rai)
 Agent: 116830 B.C. Ltd. (Harry Purewal)

Note: Change of Owner

Temporary Use Permit No. 7923-0184-00
 To permit 60 parking spaces for the temporary storage of traffic advisory sign trailers and associated towing vehicles (pickup trucks) for a period not to exceed three years.

Supported by Council October 16, 2023

RES.R24-902	It was Temporary Use Permit No. 7923-0184-00.	Moved by Councillor Kooner Seconded by Councillor Stutt That Council authorize the issuance of <u>Carried</u>
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Development Permit No. 7923-0184-00
 18114 - 96 Avenue
 To issue Development Permit for Sensitive Ecosystems

Council authorized to draft September 25, 2023

RES.R24-903	It was Development Permit No. 7923-0184-00.	Moved by Councillor Bose Seconded by Councillor Annis That Council authorize the issuance of <u>Carried</u>
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I. CLERKS REPORT

This section was considered earlier in the meeting.

J. OTHER BUSINESS

This section was considered earlier in the meeting.

K. ADJOURNMENT

It was

Moved by Councillor Annis

Seconded by Councillor Kooner

That the May 6, 2024 Regular Council – Land

Use meeting be adjourned.

RES.R24-904

Carried

The Regular Council - Land Use meeting adjourned at 5:52 p.m.

Certified correct:

Stephanie Nichols, Deputy City Clerk

Mayor Brenda Locke