

Present:

Acting Mayor - Councillor Bains
Councillor Annis
Councillor Bose
Councillor Elford
Councillor Hepner
Councillor Kooner
Councillor Nagra
Councillor Stutt

Absent:

Mayor Locke

Staff Present:

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

Acting Mayor Bains assumed the role of the Chair and advised that Canada Post will resume operations starting Tuesday December 17, 2024 and that the Public Hearing items waiting to be scheduled will be considered at the January 13, 2025 Regular Council – Public Hearing Meeting.

A. ADOPTION OF THE AGENDA

It was

Moved by Councillor Bose
Seconded by Councillor Hepner
That:

1. The agenda of the December 16, 2024, Regular Council - Land Use meeting be amended by adding the following items under Other Business:

- E.1 Planning Report – Application No. 7924-0130-00;
- E.2 Planning Report - Application No. 7922-0242-00;
- E.3 Planning Report - Application No. 7918-0001-00;
- E.4 Public Hearings Scheduled for January 13, 2025;

2. To consider item E.4 Public Hearings Scheduled for January 13, 2025, immediately after the adoption of the agenda; and

3. The agenda be adopted as amended.

RES.R24-2661

Carried

E. OTHER BUSINESS**4. Public Hearings Scheduled for January 13, 2025**

It was Moved by Councillor Stutt
 Seconded by Councillor Kooner
 That all applications scheduled to the next
 public hearing date and put on hold during the Canada Post labour action, be held
 on Monday, January 13, 2025 at 6:00 p.m.

RES.R24-2662

Carried**B. PLANNING REPORTS****1. Planning Report - Application No. 7923-0319-00
18942 - 20 Avenue**

Owner: 1366226 B.C. Ltd.

Director Information: T. Kalhar, S. Kumar, A. Mander, A. Mander
No Officer Information Filed as at June 6, 2024.

Agent: Aplin Martin Consultants Ltd. (S. Khayambashi)

Temporary Use Permit

*to permit temporary trailer, tractor and vehicle parking, for a total of 79 spaces, for
 a period not to exceed 3 years.*

The General Manager, Planning & Development was recommending that the
 application be denied.

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

1. Council refer the application back to staff for further review of the following prior to the Temporary Use Permit being considered for approval by Council:
 - (a) implementation of on-site drainage infrastructure to appropriately manage stormwater run-off and mitigate pollution impacts to the Brookwood Aquifer;
 - (b) upgrades to transportation infrastructure to support the movement of truck traffic on the existing road network; and
 - (c) installation of appropriate buffers to screen parking and storage facilities from the street and abutting properties that have not developed under the South Campbell Heights Plan.

RES.R24-2663

Carried

2. **Planning Report - Application No. 7922-0222-01**
7850 King George Boulevard
Owner: BCG Village Ltd.
Director Information: T. Dawson, S. Hooge
Officer Information as at February 23, 2024: T. Dawson (President),
S. Hooge (Secretary)
Agent: Dawson and Sawyer Properties Ltd (P. Magistrale)
Detailed Development Permit
to permit the development of three 6-storey apartment buildings on proposed Lot 2.

Further to the Planning Report dated November 20, 2023, additional information regarding the application is provided.

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

1. Council authorize staff to draft Development Permit No. 7922-0222-01 generally in accordance with the attached drawings (Appendix I).
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) completion of all the requirements associated with Application Nos. 7922-0221-00 and 7922-0222-00;
 - (b) resolution of all urban design issues for proposed Lot 2 to the satisfaction of the Planning and Development Department;
 - (c) submission of a finalized landscaping plan and landscaping cost estimate for proposed Lot 2 to the specifications and satisfaction of the Planning and Development Department; and
 - (d) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-70 Zone, for proposed Lot 2, at the rate in effect at the time of Final Adoption.

RES.R24-2664

Carried

3. **Planning Report - Application No. 7921-0206-00
2419 and 2429 - 168 Street**
 Owner: Ikonik Homes Ltd.
Director Information: S. Basraon
Officer Information as at September 27, 2023:
 S. Basraon (President, Secretary)
 Agent: ParaMorph Architecture Inc. (Piyush Verma)
OCP Amendment to increase the permitted density in the Multiple Residential designation from 1.5 FAR to 2.5 FAR.
NCP Amendment to introduce a new land use designation: Mixed-Use Commercial/Residential (2.5 FAR)
NCP Amendment from Mixed-Use Commercial/Residential (30-45 upa) to Mixed-Use Commercial/Residential (2.5 FAR)
Rezoning from RA to CD
Development Permit
to permit the development of one 6-storey mixed-use building and one 4-storey residential building, for a total of 175 residential units and 1,741 square metres of commercial space, with a total 2.5 FAR.

Further to the Planning Report dated November 8, 2021, additional information regarding the application is provided.

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

1. Council file By-law No. 19937 and close Land Development Project No. 7917-0465-00 and all applications associated with this project.
2. a Bylaw be introduced to amend the Official Community Plan (OCP), Table 7a: Land Use Designation Exceptions within the Multiple Residential designation by adding site specific permission for the subject sites to permit a density up to 2.5 FAR (net calculation), and a date for Public hearing be set.
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 subject site from "Acreage Residential Zone (RA)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.
5. Council authorize staff to draft Development Permit No. 7921-0206-00 generally in accordance with the attached drawings (Appendix I).

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 CD Zone, at the rate in effect at the time of Final Adoption;
 - (i) submission of an acoustical report for the units adjacent to 24 Avenue and 168 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; 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.
7. Council pass a resolution to amend the Orchard Grove Neighbourhood Concept Plan (NCP) to introduce a new land use designation: Mixed-Use Commercial/Residential (2.5 FAR) and to redesignate the land from Mixed-Use Commercial/Residential (30-45 upa) to Mixed-Use Commercial/Residential (2.5 FAR) when the project is considered for final adoption.

RES.R24-2665

Carried

It was Moved by Councillor Annis
Seconded by Councillor Stutt
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2019, No. 19937" be filed and Planning Report – Application
No. 7917-0465-00 be closed.
RES.R24-2666 Carried

It was Moved by Councillor Hepner
Seconded by Councillor Bose
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2024, No. 21488" pass its first reading.
RES.R24-2667 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Bose
Seconded by Councillor Hepner
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2024, No. 21488" pass its second reading.
RES.R24-2668 Carried

It was then Moved by Councillor Hepner
Seconded by Councillor Stutt
That the Public Hearing on "Surrey Official
Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21488" be
held at City Hall on Monday, January 13, 2025, at 6:00 p.m.
RES.R24-2669 Carried

It was Moved by Councillor Bose
Seconded by Councillor Hepner
That "Surrey Comprehensive Development
Zone 275 (CD 275), Bylaw, 2024, No. 21489" pass its first reading.
RES.R24-2670 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Hepner
Seconded by Councillor Kooner
That "Surrey Comprehensive Development
Zone 275 (CD 275), Bylaw, 2024, No. 21489" pass its second reading.
RES.R24-2671 Carried

It was then Moved by Councillor Kooner
Seconded by Councillor Stutt
That the Public Hearing on "Surrey
Comprehensive Development Zone 275 (CD 275), Bylaw, 2024, No. 21489" be held
at City Hall on Monday, January 13, 2025, at 6:00 p.m.
RES.R24-2672 Carried

4. **Planning Report - Application No. 7924-0061-00
2725 - 192 Street (2735 and 2755 - 192 Street)**
Owner: C. S. V. Holdings Ltd.
Director Information: D. Porte, D. Scott
Officer Information as at June 2, 2024: D. Porte (President),
D. Scott (Secretary)
Agent: Wales McLelland Construction Ltd. (G. Lee)
Development Permit
to permit the development of a one-storey commercial building.

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

1. Council authorize staff to draft Development Permit No. 7924-0061-00 for Form and Character generally in accordance with the attached drawings (Appendix I).
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) 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.R24-2673

Carried

5. **Planning Report - Application No. 7916-0641-00**
6396 King George Boulevard
 Owner: 1058346 B.C. Ltd.
Director Information: R. Garg, A. Garg, H. Purba, T. Thind
No Officer Information Filed as at December 14, 2023.
 Agent: Wensley Architecture Ltd. (B. Weih)
OCP Amendment to allow higher floor area ratio (FAR) within the Commercial designation.
NCP Amendment for a portion from Creeks and Riparian Setback and Buffers to Mixed Commercial/Residential Apartments.
Rezoning from CD (By-law No. 10667) to CD
Development Permit / Development Variance Permit
to permit the development of a mixed use development consisting of approximately 3,829 square metres of commercial floor area and 282 apartment units.

* Further to the Planning Report dated September 11, 2017, additional information regarding the application is provided.

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

1. should Council grant First and Second Reading to the subject Comprehensive Development Zone, Council is requested to direct staff to file Bylaw No. 19376 previously brought forward for this project and granted Third Reading on October 2, 2017.
2. an Official Community Plan (OCP) Bylaw be introduced to amend Table 7a: Land Use Designation Exceptions within the Commercial designation by adding site specific permission for the subject site to permit a density up to 2.38 FAR, 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 subject site from "Comprehensive Development Zone (CD)" (By-Law No. 10667) to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.
5. Council authorize staff to draft Development Permit No. 7916-0641-00, including a comprehensive sign design package, generally in accordance with the attached drawings (Appendix I), and the finalized Ecosystem Development Plan and geotechnical report.

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) 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;
 - (e) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan, including updated Riparian Areas Protection Regulation (RAPR) approval, to the satisfaction of City staff;
 - (f) submission of a finalized Geotechnical Report to the satisfaction of City staff;
 - (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) submission of an acoustical report for the units adjacent to King George Boulevard and 64 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (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;
 - (k) registration of a Section 219 Restrictive Covenant to restrict habitable floor area below the Flood Construction Level and to inform current and future owners that the subject property is located within a floodplain area and that any buildings or structures constructed upon the lot may be damaged by flooding or erosion; and

- (l) registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the geotechnical report.

- 7. Council amend the South Newton Neighbourhood Concept Plan (NCP) to redesignate portions of the site from Creeks and Riparian Setback and Buffers to Mixed Commercial/Residential Apartments when the project is considered for final adoption.

RES.R24-2674 Carried

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2024, No. 21491" pass its first reading.

RES.R24-2675 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2024, No. 21491" pass its second reading.

RES.R24-2676 Carried

It was then Moved by Councillor Kooner
Seconded by Councillor Stutt
That the Public Hearing on "Surrey Official
Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21491" be
held at City Hall on Monday, January 13, 2025, at 6:00 p.m.

RES.R24-2677 Carried

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Comprehensive Development
Zone 274 (CD 274), Bylaw, 2024, No. 21492" pass its first reading.

RES.R24-2678 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Hepner
Seconded by Councillor Annis
That "Surrey Comprehensive Development
Zone 274 (CD 274), Bylaw, 2024, No. 21492" pass its second reading.

RES.R24-2679 Carried

RES.R24-2680 It was then Moved by Councillor Kooner
 Seconded by Councillor Stutt
 That the Public Hearing on "Surrey
 Comprehensive Development Zone 274 (CD 274), Bylaw, 2024, No. 21492" be held
 at City Hall on Monday, January 13, 2025, at 6:00 p.m.
Carried

RES.R24-2681 It was Moved by Councillor Bose
 Seconded by Councillor Annis
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2017, No. 19376" be filed.
Carried

**6. Planning Report - Application No. 7920-0041-00
 12767 - 76 Avenue (12769 - 76 Avenue); 7615 and 7631 - 128 Street**
 Owner: L & J Binning Enterprises Ltd.
Director Information: N. Binning, J. Binning
Officer Information as at April 14, 2024: N. Binning (President)
 J. Binning (Secretary)
 Agent: Ankenman Associates Architects Inc. (M. Lesack)
**Rezoning from R3, CG-1, and C-4 to CD (based on C-5 and RM-70 and CG-1)
 OCP Amendment for a portion from "Urban" to "Multiple Residential"**
*to permit the development of a 5-storey mixed-use building consisting of 35 rental
 apartment units and 641 square metres of ground-floor commercial space, and a gas
 station convenience store with a total floor area of 305 square metres.*

* Further to the Planning Report dated July 24, 2023, additional information
 regarding the application is provided.

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

1. Council file Zoning Bylaw Amendment Nos. 21009 and 21010.
2. Council rescind Resolution No. R23-1732 giving Third Reading to
 Official Community Plan (OCP) Amendment Bylaw No. 21008 at the
 September 11, 2023 Regular Council – Public Hearing meeting, and a date
 be set for Public Hearing.
3. a bylaw be introduced to rezone the subject site from "Urban Residential
 Zone (R3)", "Self-Service Gasoline Station Zone (CG-1)", and "Local
 Commercial Zone (C-4)" to "Comprehensive Development Zone (CD)",
 and a date be set for Public Hearing.
4. Council instruct staff to resolve the following issues prior to final adoption:

- (a) all conditions of approval identified in the original Planning & Development Report for Development Application No. 7920-0041-00, dated July 24, 2023.
- RES.R24-2682 Carried
- It was Moved by Councillor Kooner
Seconded by Councillor Hepner
That "Surrey Comprehensive Development Zone 143 (CD 143), Bylaw, 2023, No. 21009" be filed.
- RES.R24-2683 Carried
- It was Moved by Councillor Hepner
Seconded by Councillor Bose
That "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21010" be filed.
- RES.R24-2684 Carried
- It was Moved by Councillor Hepner
Seconded by Councillor Annis
That Council rescind Third Reading of "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 21008", granted by resolution No. RES.R23-1732 at the September 11, 2023 Regular Council – Public Hearing Meeting.
- RES.R24-2685 Carried
- It was then Moved by Councillor Kooner
Seconded by Councillor Stutt
That the Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 21008" be held at City Hall on Monday, January 13, 2025, at 6:00 p.m.
- RES.R24-2686 Carried
- It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Comprehensive Development Zone 270 (CD 270), Bylaw, 2024, No. 21493" pass its first reading.
- RES.R24-2687 Carried
- The said Bylaw was then read for the second time.
- It was Moved by Councillor Annis
Seconded by Councillor Kooner
That "Surrey Comprehensive Development Zone 270 (CD 270), Bylaw, 2024, No. 21493" pass its second reading.
- RES.R24-2688 Carried

It was then Moved by Councillor Hepner
 Seconded by Councillor Kooner
 That the Public Hearing on "Surrey
 Comprehensive Development Zone 270 (CD 270), Bylaw, 2024, No. 21493" be held
 at City Hall on Monday, January 13, 2025, at 6:00 p.m.

RES.R24-2689

Carried

**7. Planning Report - Application No. 7924-0043-00
 2711 - 192 Street**

Owner: 0917483 B.C. Ltd.
Director Information: D. Porte, D. Scott
Officer Information as at August 9, 2024: D. Porte (President),
 D. Scott (Secretary)

Agent: Wales McLelland Construction Ltd. (G. Lee)

Development Permit

*to permit the development of a single storey, single tenant commercial retail building
 on an existing multi-tenant commercial property.*

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

1. Council authorize staff to draft Development Permit No. 7924-0043-00 for Form and Character generally in accordance with the attached drawings (Appendix I).
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) 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.R24-2690

Carried

8. Planning Report - Application No. 7924-0143-00**13531 and 13567 - 95 Avenue**

Owners: WH Innovation (Lot B) Ltd.

Director Information: B. RegehrOfficer Information as at February 10, 2024: B. Regehr (President, Secretary)

WH Innovation (Lot C) Ltd.

Director Information: B. RegehrOfficer Information as at February 10, 2024: B. Regehr (President, Secretary)

Agent: Weststone Group (K. Baronian)

City Centre Plan Amendment from "Mid to High Rise Mixed-Use" to**"Low to Mid Rise Residential" and "High Rise Residential – Type II".****Rezoning from CD (Bylaw No. 20416) to CD****Detailed Development Permit***to permit the development of a 37-storey residential tower comprised of 511 residential dwelling units and a 6-storey residential building comprised of 56 residential dwelling units.*

It was

Moved by Councillor Hepner

Seconded by Councillor Annis

That:

1. Council endorse the Public Notification to proceed for Bylaw No. 21494 to rezone the subject site from "Comprehensive Development (CD Bylaw No. 20416)" to "Comprehensive Development Zone (CD)".
2. Council authorize staff to draft Detailed Development Permit No. 7924-0143-00 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) 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) 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;
 - (e) registration of a volumetric right-of-way for public rights-of-passage for the area between the building face and the street edges;

- (f) registration of a 5.0-metre right-of-way for public rights-of-passage for drainage access; and
 - (g) 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.
4. Council amend the Surrey City Centre Plan to redesignate the portion shown as Block A to "High Rise Residential – Type II", and the portion shown as Block B to "Low to Mid Rise Residential", as illustrated on Appendix V.

RES.R24-2691

Carried

**9. Planning Report - Application No. 7924-0051-00
9110 - 152 Street**

Owner: Guildford Property Ltd.

Director Information: T. Chandi, R. Mehta

Officer Information as at January 16, 2024: T. Chandi (President, Secretary)

Agent: Gerry Blonski Architect (G. Blonski)

Development Permit

to permit exterior changes to an existing eating establishment including a drive-through restaurant window and associated queueing.

It was

Moved by Councillor Kooner

Seconded by Councillor Stutt

That:

1. Council authorize staff to draft Development Permit No. 7924-0051-00 generally in accordance with the attached drawings (Appendix I).
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) registration of a Section 219 Restrictive Covenant stipulating that, should 152 Street be widened to the City's ultimate Arterial Road Standard, the owner agrees to remove the patio area at full cost to the owner, to the satisfaction of the General Manager, Engineering.

RES.R24-2692

Carried

10. **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-70)
Development Permit
to permit the development of two 6-storey residential buildings containing 10 secured non-market rental, 58 secured market rental and 70 market strata dwelling units over 2 levels of underground parking in Whalley.

* Further to the Planning Report dated December 2, 2024, additional information regarding the application is provided.

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

1. an Official Community Plan (OCP) Bylaw be introduced to:
 - (a) amend OCP Figure 3: General Land Use Designations for the subject site from "Urban" to "Multiple Residential";
 - (b) amend OCP 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 2.5 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-70), 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 58 rental units (48 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-70 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.

RES.R24-2693

Carried

It was

Moved by Councillor Kooner

Seconded by Councillor Stutt

That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21485" pass its first reading.

RES.R24-2694

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Kooner

Seconded by Councillor Stutt

That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21485" pass its second reading.

RES.R24-2695

Carried

It was then

Moved by Councillor Kooner

Seconded by Councillor Stutt

That the Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21485" be held at City Hall on Monday, January 13, 2025, at 6:00 p.m.

RES.R24-2696

Carried

It was

Moved by Councillor Kooner

Seconded by Councillor Stutt

That "Surrey Comprehensive Development Zone 265 (CD 265), Bylaw, 2024, No. 21486" pass its first reading.

RES.R24-2697

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Hepner

Seconded by Councillor Stutt

That "Surrey Comprehensive Development Zone 265 (CD 265), Bylaw, 2024, No. 21486" pass its second reading.

RES.R24-2698

Carried

It was then

Moved by Councillor Kooner

Seconded by Councillor Stutt

That the Public Hearing on "Surrey Comprehensive Development Zone 265 (CD 265), Bylaw, 2024, No. 21486" be held at City Hall on Monday, January 13, 2025, at 6:00 p.m.

RES.R24-2699

Carried

C. BYLAWS AND PERMITS

BYLAWS

1. Planning Report - Application No. 7922-0311-00
6605 - 140 Street

Owners: F. Nourri, S. Kalebasty
Agent: JM Architecture Inc. (J. Minten)

To allow a child care centre, limited to 21 children, with a caretaker unit on the subject site.

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Comprehensive Development
Zone 150 (CD 150), Bylaw, 2023, No. 21059" be finally adopted.
RES.R24-2700 Carried

2. Planning Report - Application No. 7922-0309-00
7658 - 156 Street

Owner: 0922644 BC LTD (Director Information: K. Dhesa)
Agent: Hub Engineering Inc. (M. Kompter)

Note: Change of Owner

To subdivide the subject site into sixteen urban sized lots and open space.

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That Council amend the Fleetwood Enclave
Infill Area Concept Plan to redesignate the land from "Low Density Cluster
(4 upa)" to "Low Medium Density Cluster (5 upa)."
RES.R24-2701 Carried

- It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21369" be finally adopted.
RES.R24-2702 Carried

3. Planning Report - Application No. 7923-0097-00
7643 and 7665 - 156 Street

Owner: 1412853 B.C. Ltd. (Director Information: K. Dhesa)
Agent: Hub Engineering Inc. (M. Kompter)

To subdivide the subject site into 8 urban residential lots.

- RES.R24-2703 It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That Council amend Fleetwood Enclave Infill
Plan to redesignate the land from "1/4 Acre Gross Density (4 UPA)" to "Low-Medium
Density Cluster (5 UPA)."
Carried
- RES.R24-2704 It was Moved by Councillor Bose
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21340" be finally adopted.
Carried

BYLAWS WITH PERMITS

4. Planning Report - Application No. 7924-0016-00
9889 King George Boulevard (9873 King George Boulevard); 13573 - 98A Avenue;
13571 - 98B Avenue; 13578 Holland Commons
- Owner: Century City Parkside Properties Ltd. (Director Information: S. Hodgins)
Agent: ZGF Architects Inc. (J. Willemse)
- To develop a 20-storey mixed-use tower with a two-storey podium consisting of
ground floor commercial and approximately 274 purpose-built rental dwelling
units above. The proposal also includes a Development Permit for Form and
Character.
- RES.R24-2705 It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "The Century City Parkside Properties
Ltd. Housing Agreement, Authorization Bylaw, 2024, No. 21437" be finally adopted.
Carried
- RES.R24-2706 It was Moved by Councillor Annis
Seconded by Councillor Hepner
That Council authorize the issuance of
Development Permit No. Development Permit No. 7924-0016-00.
Carried
5. Planning Report - Application No. 7920-0322-00, 7920-0322-01
16380 - 14A Avenue
- Owners: 0728144 B.C. Ltd. (Director Information: M. Sangha), Har Holdings Ltd.
(Director Information: A. Sangha)
Agent: Mainland Engineering Corporation (R. Mangla)

To subdivide the site into four residential lots. In addition, the proposal includes a Development Variance Permit to reduce the minimum lot width of Type I Corner lots and for a side-by-side garage or carport for proposed Lot 3; and to reduce the minimum lot width requirement for a side-by-side garage or carport for proposed Lot 2 and 4.

RES.R24-2707 It was Moved by Councillor Kooner
 Seconded by Councillor Stutt
 That Council amend the King George Highway Corridor Local Area Plan (LAP) to redesignate the land from "Single Family Residential (6 upa)" to "Single Family Small Lots."
Carried

RES.R24-2708 It was Moved by Councillor Stutt
 Seconded by Councillor Kooner
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21428" be finally adopted.
Carried

RES.R24-2709 It was Moved by Councillor Kooner
 Seconded by Councillor Stutt
 That Council authorize the issuance of Development Variance Permit No. Development Variance Permit No. 7920-0322-01.
Carried

6. Planning Report - Application No. 7921-0138-00, 7921-0138-01
 10025 and 10027 - 120 Street

Owner: 1478067 B.C. Ltd. (Director Information: S. Ahluwalia, A. Puri)
 Agent: 1478067 B.C. Ltd. (S. Ahluwalia)

To subdivide the site into two single family small lots. In addition, the proposal includes a Development Variance Permit to permit an accessory building or structure within the front (west) yard setback on proposed Lots 1 and 2; and to reduce the minimum lot width required to facilitate double side-by-side garages for proposed Lots 1 and 2. The proposal also includes a Development Permit for Hazard Lands.

RES.R24-2710 It was Moved by Councillor Kooner
 Seconded by Councillor Stutt
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21429" be finally adopted.
Carried

RES.R24-2711 It was Moved by Councillor Annis
 Seconded by Councillor Bose
 That Council authorize the issuance of Development Variance Permit No. Development Variance Permit No. 7921-0138-01.
Carried

RES.R24-2714 It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "City of Surrey Heritage Revitalization
Agreement Bylaw, 2024, No. 21487" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R24-2715 It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "City of Surrey Heritage Revitalization
Agreement Bylaw, 2024, No. 21487" pass its second reading.
Carried

RES.R24-2716 It was then Moved by Councillor Stutt
Seconded by Councillor Kooner
That the Public Hearing on "City of Surrey
Heritage Revitalization Agreement Bylaw, 2024, No. 21487" be held at City Hall on
Monday, January 13, 2025, at 6:00 p.m.
Carried

2. **Planning Report - Application No. 7922-0242-00
7354 - 184 Street; 7386 - 184 Street; 18440 - 74 Avenue**
Owner: Atrium Homes 184 St Ltd.
Director Information: A. Mann
Officer Information as at October 7, 2023: A. Mann (President,
Secretary)
Agent: SK Architect (S. Kim)
**OCP Amendment from "Urban" to "Multiple Residential" for a portion
of the site.**
**OCP Text Amendment to permit a higher density under the Multiple
Residential designation.**
**NCP Amendment to introduce two new land use designations: Low Rise
Residential (2.5 FAR) and Commercial (1.5 FAR).**
**NCP Amendment from "Neighbourhood Commercial" to "Commercial"
for one portion of the subject site and from "Townhouse Residential
(22 + 5 UPA Bonus)" to "Low Rise Residential" for another portion of the
subject site.**
**Rezoning from RA to CD (based on C-5) for one portion of the subject site
and from RA to CD (based on RM-70) for another portion of the subject site.**
Development Permit
*to permit the development of two three-storey, multi-tenant commercial buildings as
well as a 5-storey residential apartment building in West Clayton.*

It was

Moved by Councillor Kooner
Seconded by Councillor Hepner
That:

1. Council endorse the Public Notification to proceed for Official Community Plan (OCP) Bylaw No. 21498 to:
 - (a) amend OCP Figure 3: General Land Use Designations for a portion of the subject site from "Urban" to "Multiple Residential"; and
 - (b) amend 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 1.9 FAR (Net);
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. 21499 to rezone a portion of the subject site as shown as Block A on the attached Survey Plan (Appendix I), from "Acreage Residential Zone (RA)" to "Comprehensive Development Zone (CD)" (based on C-5) and Block B on the attached Survey Plan from "Acreage Residential Zone (RA)" to "Comprehensive Development Zone (CD)" (based on RM-7o).
4. Council authorize staff to draft Development Permit No. 7922-0242-00 generally in accordance with the attached drawings (Appendix I), and the finalized Ecosystem Development Plan.
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) review of the project by the Advisory Design Panel and resolution of design comments 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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (h) submission of a finalized Ecosystem Development to the satisfaction of City staff;
 - (i) conveyance of the Part 7A Streamside Protection area to the City, without compensation, for riparian protection purposes;
 - (j) conveyance of a portion of 18440 - 182 Street (Block C) for open space purposes;
 - (k) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (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; and
 - (m) registration of a volumetric statutory right-of-way for public rights-of-passage over the proposed publicly accessible plaza at the north-west corner of proposed Lot 1.
6. Council pass a resolution to amend the West Clayton Neighbourhood Concept Plan (NCP) to introduce two new land use designations: Low Rise Residential (2.5 FAR) and Commercial (1.5 FAR) and to redesignate the land from "Neighbourhood Commercial" to "Commercial" and from "Townhouse Residential (22 + 5 UPA Bonus)" to "Low Rise Residential" (see Appendix VI), when the project is considered for Final Adoption.

RES.R24-2717

Carried

3. **Planning Report - Application No. 7918-0001-00
18737 - 72 Avenue**
 Owners: West Clayton Homes Ltd.
Director Information: B. Johal
No Officer Information Filed as at May 28, 2024.
 Agent: Mortise Construction Ltd. (T. Johal)
OCP Amendment for a portion of the site from "Multiple Residential" to "Urban", a second portion of the site from "Urban" to "Multiple Residential" and a third portion of the site from "Commercial" to "Urban"
Rezoning a portion of the site from RA to R4
NCP Amendment to amend multiple on-site designations as well as the proposed road network in the West Clayton NCP.
Development Permit / Development Variance Permit
to allow subdivision into 1 remnant lot for future redevelopment, 15 "Small Lot Residential Zone (R4)" lots and 2 lots to be conveyed to the City for riparian and biodiversity protection purposes.

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

1. An Official Community Plan (OCP) Bylaw be introduced to:
 - (a) amend OCP Figure 3: General Land Use Designations for a portion of the subject lot from "Multiple Residential" to "Urban";
 - (b) amend OCP Figure 3: General Land Use Designations for a portion of the subject site from "Urban" to "Multiple Residential";
 - (c) amend OCP Figure 3: General Land Use Designations for a portion of the subject lot from "Commercial" to "Urban";
 - (d) amend OCP Figure 42: Major Employment Areas by removing the Commercial designation for a portion of the subject lot; and
 - (e) 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 a portion of the subject lot as shown as Block A on the attached Survey Plan (Appendix I), from "Acreage Residential Zone (RA)" to "Small Lot Residential Zone (R4)", and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7918-0001-00 for Sensitive Ecosystems (Streamside and Green Infrastructure Areas)

generally in accordance with the attached drawings (Appendix IV), and the finalized Ecosystem Development and Impact Mitigation Plan.

5. Council approve Development Variance Permit No. 7918-0001-00 (Appendix VII), varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width requirement of the R4 Zone for a Type II 'Interior' lot from 13.4 metres to 12.4 metres for proposed Lot 10;
 - (b) to permit the construction of a front-accessed, side-by-side garage on a Type II 'Interior' lot with a lot width of less than 13.4 metres for proposed Lot 10; and
 - (c) to reduce the minimum Part 7A Streamside Protection setback for a portion of an existing Class B Wetland, from 15.0 metres to 0.0 metres as measured from the outside edge of the wetland, for a 737-square metre portion of the total combined 3,406-square metre streamside setback area on the subject lot.

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) approval from the Ministry of Forests, Lands and Natural Resource Operations under the Water Sustainability Act for proposed changes to an existing Class B "Channelized Stream" and wetland complex;
 - (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) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
 - (g) conveyance of riparian areas and Biodiversity Conservation Strategy (BCS) areas to the City;
 - (h) the applicant enter into a P-15 Agreement to regulate the restoration, maintenance and monitoring of the above noted riparian and BCS conveyance areas;

- (i) 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;
- (j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (k) registration of a Section 219 Restrictive Covenant for ‘No-Build’ on proposed Lot 1 until such time as it is redeveloped under a future land development application;
- (l) registration of a Section 219 Restrictive Covenant restricting future access to proposed Lot 1 from 72 Avenue; and
- (m) that the applicant retain a Design Consultant to conduct a character study of the surrounding neighbourhood and prepare a set of appropriate building design guidelines.

7. Council pass a resolution to amend the West Clayton Neighbourhood Concept Plan (NCP) on the subject site when the project is considered for Final Adoption as follows:

- (a) Amend a portion of the subject lot from "Townhouse/Apartment Flex" to "Urban Residential";
- (b) Relocate the centreline of the Wildlife Corridor to the west lot line and reduce the total width to a minimum of 30.0 metres;
- (c) Remove the Green Density Transfer area on the subject site; and
- (d) Remove the existing north-south Local Road (186A Street) along the west lot line and introduce a new east-west Local Road (72A Avenue) at the mid-point of the subject lot.

RES.R24-2718

Carried

It was

Moved by Councillor Kooner
 Seconded by Councillor Stutt
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21500" pass its first reading.

RES.R24-2719

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Kooner
 Seconded by Councillor Stutt
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21500" pass its second reading.

RES.R24-2720

Carried

