

**A. RECEIPT OF MINUTES****1. 4:00 p.m.**

The minutes of the Advisory Design Panel meeting of October 10, 2024 to be received.

**B. NEW SUBMISSIONS****1. 4:05 p.m.**

File No.:	7916-0641-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	NCP Amendment for a portion from Creeks and Riparian Setback and Buffers to Mixed Commercial/Residential Apartments. Proposed Rezoning from CD (By-law No. 10667) to CD Zone to allow for a mixed use building. Proposed Development Permit for Form and Character to permit a 6-storey mixed commercial/residential building with 287 apartment units. Proposed Development Permit for Hazard Lands (Steep Slopes) and Sensitive Ecosystems (Riparian).
Address:	6396 King George Boulevard
Developer:	Shiv Garg – 1058346 B.C. Ltd
Architect:	Rajinder Warraich – Flat Architecture Inc.
Landscape Architect:	Meredith Mitchell – M2 Landscape Architecture
Planner:	Keith Broersma
Urban Design Planner:	Nathan Chow

**2. 5:40 p.m.**

File No.:	7922-0326-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Proposed Official Community Plan (OCP) amendment from “Mixed Employment” to “Commercial” for a portion of the site, and from “Multiple Residential” to “Commercial” for a portion of the site. Proposed Highway 99 Corridor Local Area Plan (LAP) amendment from “Business Park Light Industrial” and “Buffers” to “Commercial” for a portion of the site, and to modify the local road network. Proposed Sunnyside Heights Neighbourhood Concept Plan (NCP) amendment from “Multiple Residential 30-45 upa” to “Commercial”, and to modify the local road network. Proposed rezoning from “One-Acre Residential Zone (RA)” to “Commercial

Development Zone (CD)" to permit the development of a large format commercial store and associated gas station, for a portion of the site. Proposed Development Permit for Form and Character and also for Sensitive Ecosystems (Riparian). Proposed Subdivision from 2 lots to 4 lots, with 1 lot to be City-owned riparian protection lot and 1 lot to stay as a remnant RA-zoned lot with future development potential

Address: 1891 & 1947 – 164 Street  
Developer: John Ellingsen, Costco  
Architect: Brian Bonar - MulvannyG2 Architecture Corporation (AIBC); Joseph Welch - MulvannyG2 Architecture Corporation  
Landscape Architect: Teri Cantin, WSP Canada Inc.  
Planner: Keith Broersma  
Urban Design Planner: Vanessa Goldgrub

**C. OTHER BUSINESS**

**1. 7:10 p.m.**

Verbal updates to be provided.

**D. NEXT MEETING**

The next Advisory Design Panel is scheduled for Thursday, November 21, 2024.

**E. ADJOURNMENT**