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## E. OTHER BUSINESS

### PLANNING REPORTS

- 1. Planning Report - Application No. 7917-0101-00  
16882 Fraser Highway**  
Owner: Royce Homes (Fleetwood) Ltd.  
Director Information: S. Gill, G. Lally  
No Officer Information Filed as at November 17, 2024.  
Agent: Kasian Architecture (T. Dickson)  
**OCP Amendment from "Urban" to "Multiple Residential"**  
**NCP Amendment from "Townhouse" to "Low Rise Residential" under the  
Fleetwood Plan (Stage 1)**  
**Rezoning from RA to CD (based on RM-70)**  
**Development Permit**  
*to permit the development of a 5-storey residential building containing 108 dwelling  
units over one level of underground parking in Fleetwood.*

\* **Planning Recommendation**

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for Bylaw No. 21513 to amend Official Community Plan (OCP) Figure 3: General Land Use Designations for the subject site from "Urban" to "Multiple Residential".
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the OCP, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. Council endorse the Public Notification to proceed for Bylaw No. 21514 to rezone the subject site from "Acreage Residential Zone (RA)" to "Comprehensive Development Zone (CD)" (based on RM-70).
4. Council authorize staff to draft Development Permit No. 7917-0101-00 generally in accordance with the attached drawings (Appendix I).

5. Council instruct staff to resolve the following issues prior to Final Adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) 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;
  - (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; and
  - (h) registration of a Section 219 Restrictive Covenant to ensure the implementation of noise mitigation measures associated with the accepted acoustical report prepared by Brown Strachan Associated and dated December 5, 2024.
6. Council pass a resolution to amend the Fleetwood Plan to redesignate the land from "Townhouse" to "Low Rise Residential", when the project is considered for Final Adoption (Appendix VI).

2. **Planning Report - Application No. 7924-0296-00**  
**6220 Gooseberry Drive (6298 Gooseberry Drive; 6302 Gooseberry Drive; 6306 Gooseberry Drive; 6310 Gooseberry Drive; 19310 Fraser Highway)**  
Owner: 192nd Street Development Ltd.  
Director Information: S. Rai  
No Officer Information Filed as at April 21, 2024.  
Agent: RBI Group of Companies (T. Massey)  
**Development Permit Amendment**  
*in order to permit the development of two 6-storey apartment buildings containing 235 dwelling units with underground parking.*

\* **Planning Recommendation**

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7924-0296-00 generally in accordance with the attached drawings (Appendix I).
2. Council instruct staff to resolve the following issues prior to final approval:
  - (a) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (b) 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 DP approval; and
  - (c) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Department.

**BYLAWS WITH PERMITS**

3. Planning Report - Application No. 7920-0286-00  
9470, 9482 and 9492 - 134 Street; 13428 - 95 Avenue

Owner: Edge Adera Lands Ltd. (Director Information: S. Mahon)

Agent: Edge Adera Projects Ltd. (N. Hill)

**Note:** Change of Owner and Agent

To develop a 6-storey apartment building consisting of approximately 152 dwelling units in City Centre. The proposal also includes a Development Permit for Form and Character.

"Surrey Comprehensive Development Zone 81 (CD 81), Bylaw, 2022, No. 20756"

**Final Adoption**

Development Permit No. 7920-0286-00

**That Council authorize the issuance of Development Permit No. 7920-0286-00.**