

Present:

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

Absent:

Councillor Bains

Staff Present:

City Manager
City Clerk
Acting General Manager, Corporate Services
General Manager, Finance
General Manager, Parks, Recreation & Culture
General Manager, Planning & Development
City Solicitor
Manager, Area Planning & Development, North Division
Manager, Area Planning & Development, South Division
Land Development Engineer

A. ADOPTION OF THE AGENDA

It was

Moved by Councillor Kooner
Seconded by Councillor Stutt
That the agenda of the February 12, 2024,

Regular Council Land Use meeting be adopted.
RES.R24-230

Carried

B. LAND USE APPLICATIONS

Councillor Bose and Councillor Stutt declared a conflict of interest and left the meeting at 5:33 p.m.

1. 7923-0372-00**13738 Central Avenue (10250 Whalley Boulevard)**

Owner: Anthem Surrey Centre 2 Developments Ltd.

Director Information: E. Carlson

Officer Information as at February 12, 2023: E. Carlson (President),
E. Cheung (Secretary), R. McJunkin (CFO), N. Roos (Other Offices)

Agent: Anthem Properties Group Ltd. (Alexander Wright)

CD Bylaw Amendment

to allow for an increase in density to permit a previously approved development of a 31-storey mixed-use tower with ground floor commercial space and one single-storey stand-alone commercial building.

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

1. Council endorse the Public Notification to proceed for Bylaw No. 21163 to amend Comprehensive Development Bylaw No. 20589 and Council endorse the Rezoning (Amendment) Bylaw.
2. Council instruct staff to resolve the following issue prior to final adoption:
 - (a) 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.

RES.R24-231

Carried by members remaining

Councillor Bose and Councillor Stutt rejoined the meeting at 5:35.

2. **7923-0070-00**
10610 Salisbury Drive
Owners: S. Bajwa,

1289727 B.C. Ltd.

Director Information: A. Bajwa, M. Dhare, Z. Dhare, Z. Dhare
No Officer Information Filed as at February 18, 2023.

Bismillah Construction Inc.

Director Information: A. Bhangu, Z. Khan

Officer Information as at December 17, 2023: A. Bhangu (President, Secretary)

Dhannu Homes Ltd.

Director Information: B. Dhannu

Officer Information as at October 25, 2022: B. Dhannu (President, Secretary)

A-1 Ideal Homes Inc.

Director Information: A. Bajwa, S. Bajwa, A. Bajwa

Officer Information as at May 18, 2023: A. Bajwa (Secretary),
A. Bajwa (Other Office(s)), S. Bajwa (President)

Agent: CitiWest Consulting Ltd. (Jasleen Kaur)

Rezoning from RA to RQ

Development Permit

to allow subdivision into 2 single family residential lots.

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

1. Council endorse the Public Notification to proceed for Bylaw No. 21164 to rezone the subject site from "One-Acre Residential Zone (RA)" to "Quarter Acre Residential Zone (RQ)".

2. Council authorize staff to draft Development Permit No. 7923-0070-00 for Hazard Lands (Steep Slopes), and Sensitive Ecosystems (Streamside Areas) generally in accordance with the attached drawings (Appendix I), and the finalized Ecosystem Development Plan and Geotechnical report.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) submission of a finalized Ecosystem Development Plan and cost estimate to the satisfaction of City staff;
 - (f) submission of a finalized Geotechnical Report to the satisfaction of City staff;
 - (g) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services;
 - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (i) registration of a Section 219 Restrictive Covenant over the designated Streamside Protection Area for both "No Build" and conveyance access; and
 - (j) registration of a Section 219 Restrictive Covenant for proposed Lots 1 and 2 for slope stability and to ensure future house construction is in accordance with the recommendations in the submitted Geotechnical Report.

RES.R24-232

Carried

3. **7922-0035-00**
19054 - 80 Avenue
Owner: G. Grewal
Agent: G. Grewal
Rezoning of a portion from A-2 to PA-2

Development Permit

to permit the development of a future place of worship.

It was

Moved by Councillor Annis

Seconded by Councillor Hepner

That:

1. A Bylaw be introduced to rezone the portion of the subject site shown as Block A on the attached Survey Plan (Appendix IV), from "Intensive Agriculture Zone (A-2)" to "Assembly Hall 2 Zone (PA-2)", and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7922-0035-00 generally in accordance with the attached drawings (Appendix I), and the finalized Ecosystem Development Plan and Geotechnical Report.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a road dedication plan to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) demonstrate the feasibility of on-site fire protection compliant with BCBC and NFPA 13, to the satisfaction of the Planning and Development Department;
 - (f) submission of a finalized and peer-reviewed Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
 - (g) submission of a finalized and peer-reviewed Geotechnical Report to the satisfaction of City staff;
 - (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 adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture;

- (j) registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the geotechnical report; and
- (k) registration of a combined Statutory Right-of-Way / Section 219 Restrictive Covenant over the designated Streamside Protection Area for both "No Build" and conveyance access.
- RES.R24-233 Carried

- It was Moved by Councillor Annis
Seconded by Councillor Bose
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21165" pass its first reading.
- RES.R24-234 Carried

The said Bylaw was then read for the second time.

- It was Moved by Councillor Hepner
Seconded by Councillor Stutt
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21165" pass its second reading.
- RES.R24-235 Carried

- It was then Moved by Councillor Kooner
Seconded by Councillor Stutt
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21165" be held at City Hall
on February 26, 2024, at 7:00 p.m.
- RES.R24-236 Carried

4. 7923-0175-00

10354 - 120 Street

Owner: 12033333 Holdings Ltd.

Director Information: W. Chen, X. Wei

Officer Information as at June 30, 2023: W. Chen (Secretary, Treasurer),
X. Wei (President)

Agent: McElhanney Ltd. (Prabhjot Singh Sran)

Temporary Use Permit

to permit the temporary use of the site for truck parking for a period not to exceed 3 years.

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

1. Council approve Temporary Use Permit No. 7923-0175-00, 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) submission of a finalized landscaping, fencing and lighting plan, and landscaping, fencing and lighting cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (c) remove all structures and tent structures;
- (d) installation and subsequent inspection and approval of all required landscape screening and fencing works along the south of the property, to the satisfaction of the General Manager, Planning & Development;
- (e) 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;
- (f) the applicant to undertake the necessary work and obtain permits, as required, for the proposed use of the existing mobile office building on the site for office space and washroom facility purposes; and
- (g) a Sensitive Ecosystem Development Permit application to be submitted and subsequently issued for the watercourse (Manson Canal) along the northern property line.

RES.R24-237

Carried

5. **7923-0030-00**
 9331 Bothwell Drive
 Owners: R. Chen, J. Chen
 Agent: Hub Engineering Inc. (Mike Kompter)
 Rezoning from A-1 to RF-13
 Development Permit / Development Variance Permit
 to allow subdivision into twenty-one single family residential lots.

It was

Moved by Councillor Kooner
Seconded by Councillor Annis
That:

1. Council endorse the Public Notification to proceed for Bylaw No. 21166 to rezone the subject site from "General Agriculture Zone (A-1)" to "Single Family Residential (13) Zone (RF-13)".
2. Council authorize staff to draft Development Permit No. 7923-0030-00 for Hazard Lands (Steep Slopes and Flood Prone) and Sensitive Ecosystems (Streamside Areas and Green Infrastructure Areas) generally in accordance with the attached drawings (Appendix I), and the accepted Ecosystem Development Plan and Geotechnical Report.

3. Council approve Development Variance Permit No. 7923-0030-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum Type II - Interior lot width of the RF-13 Zone from 13.4 metres to 12.5 metres for proposed Lot 10;
 - (b) to reduce the minimum Type II - Interior lot depth of the RF-13 Zone from 24 metres to 22 metres for proposed Lots 6-7, 9-10, and 13-14; and
 - (c) to permit a front access, side-by-side double garage on a lot less than 13.4 metres in width in the RF-13 Zone for proposed Lot 10.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized 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 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 areas (Lot 29) to the City;
 - (h) submission of a finalized and peer-reviewed Geotechnical Report to the satisfaction of City staff;
 - (i) the applicant satisfy the requirements for a P-15 agreement;
 - (j) 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;
 - (k) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (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;
- (m) registration of a Section 219 Restrictive Covenant to restrict habitable floor area below the Flood Construction Level (FCL) 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
- (n) registration of a combined Statutory Right-of-Way / Section 219 Restrictive Covenant over the designated Streamside Protection Area measured from top-of-bank of the A/O and B streamside setback areas adjacent to Bothwell Drive for both "No Build" and conveyance access.

RES.R24-238

Carried**6. 7922-0361-00****15336, 15346, 15356, and 15360 – 101A Avenue; Portion of unopened lane**

Owner: Youngearth Developments (Guildford Citti) Ltd.

Director Information: M. Iyer, P. Janghu, S. Jhanghu, R. SainiNo Officer Information Filed as at November 1, 2023.

Agent: ParaMorph Architecture Inc. (Manpreet Singh)

TCP Amendment from "Low Rise Transition Residential" to "Low to Mid Rise Residential"**Rezoning from RA to CD (based on RM-70)****Development Permit***to permit the development of a 5-storey apartment building with approximately 101 dwelling units and underground parking on a consolidated site in Guildford.*

It was

Moved by Councillor Kooner

Seconded by Councillor Stutt

That:

1. Council endorse the Public Notification to proceed for Bylaw No. 21167 to rezone the subject site, and a portion of unopened lane shown as Block A on the survey plan attached in Appendix I, from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)".
2. Council authorize staff to draft Development Permit No. 7922-0361-00 generally in accordance with the attached drawings (Appendix I).
3. Council instruct staff to resolve the following issued 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (i) 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 pass a resolution to amend the Guildford Town Centre Plan to re- designate the subject site from "Low Rise Transition Residential" to "Low to Mid Rise Residential", as illustrated in Appendix V, when the project is considered for Final Adoption.

RES.R24-239

Carried

7. **7924-0006-00**
19330 Fairway Drive (6298, 6302, 6306 and 6310 – 192 Street and 19310 Fraser Highway)
Owner: 192nd Street Development Ltd.
Director Information: S. Rai
No Officer Information Filed as at April 21, 2023.
Agent: RBI Group of Companies (Trevor Massey)
Rezoning from CD (Bylaw No. 20151) to CD
to allow for subdivision from 1 lot into 3 lots within a previously approved low-rise apartment and ground-oriented townhouse development.

It was

Moved by Councillor Hepner
Seconded by Councillor Bose
That:

1. Council endorse the Public Notification to proceed for Bylaw No. 21168 to rezone the subject site from "Comprehensive Development Zone (CD)" (Bylaw No. 20151) to "Comprehensive Development Zone (CD)".
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) approval from the Ministry of Transportation & Infrastructure; and
 - (d) registration of access easements to ensure access to the internal drive aisle(s), parking and shared indoor amenity space, per the original development proposal approved by Council under General Development Permit No. 7915-0393-00.

RES.R24-240

Carried

C. ADDITIONAL PLANNING COMMENTS

1. **7921-0282-00**
10187 - 173 Street
Owners: L. Zhang, C. Li
Agent: Hub Engineering Inc. (Mike Kompter)
Development Variance Permit Amendment
to allow subdivision into 1 suburban and 4 urban single-family residential lots.

It was

Moved by Councillor Kooner
Seconded by Councillor Stutt
That:

1. Council approve an amended Development Variance Permit No. 7921-0282-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RF Zone from 15 metres to 13.5 metres for proposed Lot 2;
 - (b) to reduce the minimum north side yard setback of the RQ Zone for proposed Lot 3 from 2.4 metres to 1.8 metres to the principal building;

- (c) to reduce the minimum east front yard setback of the RQ Zone for proposed Lot 3 from 7.5 metres to 7.4 metres to the principal building; and
- (d) to reduce the minimum lot width of the RQ Zone from 24 metres to 23.4 metres for proposed Lot 3.

2. Council instruct staff to resolve the following issues prior to final adoption:

- (a) completion of all conditions of approval identified in the original Planning Report for Development Application No. 7921-0282-00 dated November 20, 2023.

RES.R24-241

Carried

2. **7920-0233-00**

10261 and 10275 City Parkway

Owner: City of Surrey

Agent: Surrey City Development Corporation (SCDC) (Michael Heeney)

Rezoning from CD to CD

General Development Permit Amendment

to allow for additional density, incorporate an additional lot in the proposal, and accommodate design changes to a previously supported phased development of two high-rise office towers, ground-oriented commercial retail units and a public plaza.

It was

Moved by Councillor Hepner

Seconded by Councillor Bose

That:

1. Council File Rezoning Bylaw No. 20425.
2. A Bylaw be introduced to rezone the subject site from "Comprehensive Development Zone (CD) Bylaw No. 13882" and "Comprehensive Development Zone (CD) Bylaw No. 20195" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.
3. Approval to amend the General Development Permit 7920-0233-00 for Form and Character in accordance with the attached updated development drawings (Appendix I).
4. Council instruct staff to resolve the following issue prior to final adoption:
 - (a) all issues outlined in the original Planning & Development Report for 7920-0233-00.

RES.R24-242

Carried

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20425" be filed.
RES.R24-243 Carried

It was Moved by Councillor Hepner
Seconded by Councillor Bose
That "Surrey Comprehensive Development
Zone 183 (CD 183), Bylaw, 2024, No. 21169" pass its first reading.
RES.R24-244 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 183 (CD 183), Bylaw, 2024, No. 21169" pass its second reading.
RES.R24-245 Carried

It was then Moved by Councillor Kooner
Seconded by Councillor Stutt
That the Public Hearing on "Surrey
Comprehensive Development Zone 183 (CD 183), Bylaw, 2024, No. 21169" be held at
City Hall on February 26, 2024, at 7:00 p.m.
RES.R24-246 Carried

3. **7921-0090-01**
10055 and 10077 - 133 Street; 13277 - 100A Avenue
Owner: Zenterra City Centre Ltd.
Director Information: M. Gill, R. Johal
No Officer Information Filed as at January 7 2023.
Agent: Integra Architecture Inc. (Steve Watt)
Development Variance Permit
to vary the off-street parking requirements for a proposed 6-storey apartment building.

It was Moved by Councillor Annis
Seconded by Councillor Hepner
That Council approve Development Variance
Permit No. 7921-0090-01, to reduce the minimum number of off-street parking
spaces for multiple unit residential dwellings in City Centre from 0.9 parking
spaces per dwelling unit to 0.37 parking spaces per dwelling unit, and from
0.1 visitor parking spaces per dwelling unit to 0.05 visitor parking spaces per
dwelling unit on the subject site, to proceed to Public Notification.
RES.R24-247 Carried

D. ITEMS REFERRED BACK

- It was Moved by Councillor Kooner
Seconded by Councillor Annis
That:

1. A Bylaw be introduced to amend the Official Community Plan (OCP) Figure 3: General Land Use Designations for the subject site from "Industrial" to "Mixed Employment", and a date for Public Hearing be set.
2. A Bylaw be introduced to amend the OCP Figure 42: Major Employment Areas for the subject site by changing the designation from "Industrial" to "Mixed Employment", and a date for Public Hearing be set.
3. A Bylaw be introduced to amend OCP, Table 7a: Land Use Designation Exceptions within the "Mixed Employment" designation by adding site specific permission for the subject site to permit a density up to 2.00 FAR (net calculation), and a date for Public Hearing be set.
4. 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.
5. Council authorize staff to refer the application to Metro Vancouver for consideration of the following upon the application receiving Third Reading: to amend the Metro Vancouver Regional Growth Strategy (RGS) designation for the site from "Industrial" to "Employment".
6. A Bylaw be introduced to rezone the subject site from "Light Impact Industrial Zone (IL)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.

7. Council approve the applicant's request to vary the Sign By-law as described in Appendix I.
8. Council authorize staff to draft Development Permit No. 7923-0090-00, including a comprehensive sign design package, generally in accordance with the attached drawings (Appendix II).
9. 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) review of the project by the Advisory Design Panel and resolution of design comments to the satisfaction of the General Manager, Planning & Development Services;
 - (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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) approval from Metro Vancouver for a Regional Growth Strategy site designation amendment from "Industrial" to "Employment";
 - (i) 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, Planning & Development Services; and
 - (j) registration of an access easement on the neighbouring property to the north at 7928 – 128 Street for the purposes of Fire access on the subject site.
10. Council pass a resolution to amend the Central Newton Cultural Commercial District (CNCCD) to include the subject property within the boundary of the CNCCD, when the project is considered for final adoption.

RES.R24-248

Carried

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Text Amendment Bylaw, 2024, No. 21170" pass its first reading.
Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Annis
Seconded by Councillor Bose
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Text Amendment Bylaw, 2024, No. 21170" pass its second reading.
Carried

It was then Moved by Councillor Hepner
Seconded by Councillor Annis
That the Public Hearing on "Surrey Official
Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2024, No. 21170"
be held at City Hall on February 26, 2024, at 7:00 p.m.
Carried

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Comprehensive Development
Zone 177 (CD 177), Bylaw, 2024, No. 21171" pass its first reading.
Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Hepner
Seconded by Councillor Bose
That "Surrey Comprehensive Development
Zone 177 (CD 177), Bylaw, 2024, No. 21171" pass its second reading.
Carried

It was then Moved by Councillor Stutt
Seconded by Councillor Kooner
That the Public Hearing on "Surrey
Comprehensive Development Zone 177 (CD 177), Bylaw, 2024, No. 21171" be held at
City Hall on February 26, 2024, at 7:00 p.m.
Carried

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. "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21093"
7923-0065-00
Owners: P. Sunnerd, S. Sunnerd
Agent: G&S Construction Ltd. (Karamjit Sidhu)
6568 - 129A Street
RF-G to RF – to develop a new single-family dwelling on an existing lot.

Council direction received November 20, 2023

It was

Moved by Councillor Hepner

Seconded by Councillor Annis

That "Surrey Zoning By-law, 1993, No. 12000,

Amendment Bylaw, 2023, No. 21093" be finally adopted.

RES.R24-255

Carried

PERMITS - APPROVALS

2. Development Variance Permit No. 7923-0270-00
Owner: 1161629 B.C. Ltd. (Director Information: J. Dhesi, A. Dhillon, C. Makkar)
Agent: Tangerine Developments (Aman Dhillon)
17783 - 56A Avenue
To reduce the minimum rear (north) yard setback from 5.5 metres to 2.0 metres
and to reduce the minimum side (east) yard setback from 3.0 metres to 2.0 metres
to the principal building face of the first storey of the proposed 5-storey building;
and to increase the maximum permitted lot coverage from 51% to 65% in order to
permit the development of a 5-storey residential building containing 48 dwelling
units over one level of underground parking and one level of wrapped, at-grade
parking in Cloverdale Town Centre.

Supported by Council October 30, 2023

It was Moved by Councillor Kooner
Seconded by Councillor Annis
That Council authorize the issuance of
Development Variance Permit No. 7923-0270-00.
RES.R24-256 Carried

Development Permit No. 7923-0270-00
17783 - 56A Avenue
To issue Development Permit for Form and Character.

Authorized to draft October 16, 2023

It was Moved by Councillor Annis
Seconded by Councillor Kooner
That Council authorize the issuance of
Development Permit No. 7923-0270-00.
RES.R24-257 Carried

I. CLERKS REPORT

This section had no items to consider.

J. OTHER BUSINESS

This section had no items to consider.

K. ADJOURNMENT

It was Moved by Councillor Annis
Seconded by Councillor Kooner
That the February 12, 2024 Regular Council –
Land Use meeting be adjourned.
RES.R24-258 Carried

The Regular Council - Land Use meeting adjourned at 5:49 p.m.

Certified correct:

Jennifer Ficocelli, City Clerk

Mayor Brenda Locke