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**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  
Director, Strategic Initiatives & Corporate Reporting  
General Manager, Engineering  
General Manager, Parks, Recreation & Culture  
General Manager, Planning & Development  
City Solicitor  
Chief Development Approvals Officer  
Director, Development Planning

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Mayor Locke advised that alternative arrangements are in place for public attendance tonight due to the disruptions that have taken place in Council Chambers.

**A. ADOPTION OF THE AGENDA****1. Amending Agenda**

It was

Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That:

1. The agenda of the March 11, 2024, Regular Council - Land Use meeting be amended by adding Item J.1 Electronic Meetings, immediately following the adoption of the agenda; and
2. The agenda be adopted as amended.

RES.R24-416

Carried

**J. OTHER BUSINESS****1. Electronic Meetings**

It was

Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That Council direct staff to make the necessary arrangements to hold electronic Council meetings with the public also participating electronically.

RES.R24-417

Carried

The April 8, 2024 and April 22, 2024 Regular Council meetings will be held electronically.

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**B. PLANNING REPORTS****1. Planning Report – Application No. 7923-0096-00****From 1651 - 128 Street to 1679 - 128 Street**

Owner: Cressey Ocean Park Holdings Ltd.

Director Information: N. Cressey, S. CresseyOfficer Information as at November 30, 2023: S. Cressey (President),  
Norman Cressey (CEO)

Agent: Cressey (Ocean Park) Development Ltd. (Nathan Gurvich)

**OCP Amendment to allow a FAR of 1.7 within the "Commercial" land use designation.****Rezoning from C-8 to CD (based on C-8 and RM-70)****Development Permit***to permit the development of four-storey mixed-use building, with 2,495 square metres of commercial area on the ground floor, and 60 residential units above.*

It was

Moved by Councillor Kooner

Seconded by Councillor Bose

That:

1. A Bylaw be introduced to amend the Official Community Plan (OCP), Table 7a: Land Use Designation Exceptions within "Commercial" designation by adding site specific permission for the subject site to permit a density up to 1.7 FAR (net calculation), 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 site from "Community Commercial Zone (C-8)" to "Comprehensive Development Zone (CD)" based on "Community Commercial Zone (C-8)" and "Multiple Residential 70 Zone (RM-70)", and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7923-0096-00 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 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 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) submission of an acoustical report for the units adjacent to 128 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; 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 Services.

RES.R24-418

Carried

It was

Moved by Councillor Stutt  
Seconded by Councillor Bains  
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21188" pass its first reading.

RES.R24-419

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Hepner  
Seconded by Councillor Bose  
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21188" pass its second reading.

RES.R24-420

Carried

RES.R24-421 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. 21188" be  
held at City Hall on April 8, 2024, at 7:00 p.m.  
Carried

Earlier in the meeting, Council passed a resolution to hold electronic meetings. Council reconsidered the above resolution to reconfirm that the Public Hearing for Bylaw No. 21188 will be held electronically on April 8, 2024.

RES.R24-422 It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That "Surrey Comprehensive Development  
Zone 190 (CD 190), Bylaw, 2024, No. 21189" pass its first reading.  
Carried

Reconsideration to schedule the Public Hearing for Bylaw No. 21188

RES.R24-423 It was Moved by Councillor Bose  
Seconded by Councillor Annis  
That the Public Hearing location on "Surrey  
Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024,  
No. 21188" be corrected to be held electronically on April 8, 2024, at 7:00 p.m.  
Carried

The above resolution reconfirms that the Public Hearing for Bylaw No. 21188 will be held electronically on April 8, 2024.

Bylaw No. 21189 was then read for the second time.

RES.R24-424 It was Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That "Surrey Comprehensive Development  
Zone 190 (CD 190), Bylaw, 2024, No. 21189" pass its second reading.  
Carried

RES.R24-425 It was then Moved by Councillor Annis  
Seconded by Councillor Hepner  
That the Public Hearing on "Surrey  
Comprehensive Development Zone 190 (CD 190), Bylaw, 2024, No. 21189" be held  
electronically on April 8, 2024, at 7:00 p.m.  
Carried

2. **Planning Report – Application No. 7924-0046-00**  
**19526 - 24 Avenue**  
 Owner: City of Surrey  
 Agent: SkyLink Guideway Constructors General Partnership (Jeff Hogervorst)  
**Temporary Use Permit**  
*to permit the operation of a manufacturing and storage facility (precast yard) of guideway concrete precast segments for the Surrey-Langley Skytrain (SLS) project, for a period not to exceed three years.*

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

1. Council approve Temporary Use Permit No. 7924-0046-00, 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 plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (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; and
  - (e) submission of a finalized environmental assessment.

RES.R24-426

Carried

3. **Planning Report – Application No. 7923-0217-00**  
**2828 and 2868 Croydon Drive**  
 Owner: N. Porter, 1285327 B.C. Ltd.  
Director Information: B. Hanson, C. Westgard  
Officer Information as at March 26, 2023:  
 C. Westgard (Treasurer, Vice President)  
 Agent: KCC Architecture and Design Ltd. (Karla Castellanos)  
**OCP Amendment to allow a FAR of 1.89 within the "Mixed Employment" land use designation.**  
**Rezoning from RA to CD (based on IB-3)**  
**Development Permit**  
*to permit the development of a 5,437 square metre multi-storey business park building.*

It was

Moved by Councillor Annis  
Seconded by Councillor Hepner  
That:

1. A Bylaw be introduced to amend the Official Community Plan (OCP) Table 7a: Land Use Designation Exceptions within the "Mixed Employment" designation by adding site specific permission for a portion of 2868 Croydon Drive and a portion of 2828 Croydon Drive (within Block A, as outlined on the Survey Plan, attached as Appendix I) to permit a density up to 1.89 FAR (net calculation), 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 a portion of the subject site as shown as Block A on the attached Survey Plan (Appendix I), from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" (based on "Business Park 3 Zone (IB-3)"), and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7923-0217-00, generally in accordance with the attached drawings (Appendix II), 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) approval from the Ministry of Transportation & Infrastructure;
  - (d) review from BC Hydro;
  - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (f) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (g) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (h) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

- (i) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff;
- (j) voluntary conveyance of riparian areas and Biodiversity Conservation Strategy areas to the City;
- (k) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (l) completion of Development Application No. 7921-0082-00 to achieve access and additional parking for the subject site;
- (m) registration of access easements between 2828 Croydon Drive and 2868 Croydon Drive to ensure fire access to the proposed development;
- (n) registration of a Section 219 Restrictive Covenant for "no build" on proposed Lot until future development; and
- (o) 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.R24-427

Carried

It was

Moved by Councillor Kooner

Seconded by Councillor Stutt

That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21190" pass its first reading.

RES.R24-428

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Hepner

Seconded by Councillor Annis

That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21190" pass its second reading.

RES.R24-429

Carried

It was then

Moved by Councillor Stutt

Seconded by Councillor Bose

That the Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21190" be held electronically on April 8, 2024, at 7:00 p.m.

RES.R24-430

Carried

RES.R24-431 It was Moved by Councillor Annis  
Seconded by Councillor Bose  
That "Surrey Comprehensive Development  
Zone 189 (CD 189), Bylaw, 2024, No. 21191" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R24-432 It was Moved by Councillor Stutt  
Seconded by Councillor Bains  
That "Surrey Comprehensive Development  
Zone 189 (CD 189), Bylaw, 2024, No. 21191" pass its second reading.  
Carried

RES.R24-433 It was then Moved by Councillor Bains  
Seconded by Councillor Stutt  
That the Public Hearing on "Surrey  
Comprehensive Development Zone 189 (CD 189), Bylaw, 2024, No. 21191" be held  
electronically on April 8, 2024, at 7:00 p.m.  
Carried

**4. Planning Report – Application No. 7916-0654-00  
7091 - 134 Street**

Owner: 1164426 B.C. Ltd.

Director Information: B. Johal

No Officer Information Listed as at May 16, 2023.

Agent: Mortise Construction Ltd. (Travjit Johal)

**Rezoning from RF to RM-30**

**Development Permit / Development Variance Permit**

*to permit the development of a 10-unit townhouse site and a park lot.*

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

1. Council endorse the Public Notification to proceed for Bylaw No. 21192 to rezone the subject site from "Single Family Residential Zone (RF)" to "Multiple Residential 30 Zone (RM-30)".
2. Council approve the applicant's request to eliminate the required outdoor amenity space.
3. Council authorize staff to draft Development Permit No. 7916-0654-00 generally in accordance with the attached drawings (Appendix I), and the finalized Ecosystem Development Plan.
4. Council approve Development Variance Permit No. 7916-0654-00, varying the following, to proceed to Public Notification:



- (a) to reduce the minimum front yard setback of the RM-30 Zone from 4.5 metres to 3.3 metres to the entry columns at Unit 1;
  - (b) to reduce the minimum rear (west) yard setback from 6.0 metres to 5.5 metres to the electrical kiosk;
  - (c) to reduce the minimum lot width of the RM-30 Zone from 30 metres to 13 metres;
  - (d) to reduce the minimum lot area of the RM-30 Zone from 2,000 square metres to 1,800 square metres;
  - (e) to allow visitor parking stalls to be located within the rear yard setback;
  - (f) to reduce the minimum setback distance for a Class B (yellow-coded) stream from 15 metres to 10 metres as measured from top of bank.; and
  - (g) to vary the requirement for visitor bicycle spaces from 6 visitor bicycle spaces per multiple unit residential building to 0.
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) approval from the Ministry of Forests, Lands and Natural Resource Operations under the Water Sustainability Act for the replacement of the retaining structure on the north side of the Hyland Creek bank;
  - (d) approval from the Department of Fisheries and Oceans (DFO) for the replacement of the retaining structure on the north side of the Hyland Creek bank;
  - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (f) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (g) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (h) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

- (i) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
- (j) submission of a finalized peer review of the Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
- (k) the applicant satisfy the requirements for a P-15 agreement;
- (l) voluntary conveyance of riparian areas to the City;
- (m) submission of a finalized Geotechnical Report to the satisfaction of City staff, as well as a Geotechnical Peer Review;
- (n) provision of cash-in-lieu contribution to satisfy the indoor and outdoor amenity space requirements of the RM-30 Zone, at the rate in effect at the time of Final Adoption;
- (o) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (p) 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; and
- (q) Registration of a Statutory Right-of-Way for drainage access.

RES.R24-434

Carried

5. **Planning Report – Application No. 7924-0040-00  
10418 University Drive**

Owner: BlueSky Properties (Ud Lands) Inc.

Director Information: D. Bosa, C. Bosa

Officer Information as at June 29, 2023: C. Bosa (President), D. Bosa (Secretary)

Agent: Bosa Properties Inc. (Nathaniel Funk)

**Development Variance Permit**

*to reduce the required number of off-street parking spaces for an eating establishment within the City Centre area.*

It was Moved by Councillor Annis  
 Seconded by Councillor Hepner  
 That Council approve Development Variance Permit No. 7924-0040-00, varying Section H.1 of CD Bylaw No. 19628 to reduce the required off-street parking for an eating establishment greater than or equal to 150 square metres in floor area, but less than 950 square metres in floor area, on the subject site in City Centre, from 8 spaces/100 square metres to 3.6 spaces/100 square metres, to proceed to Public Notification.

RES.R24-435

Carried

**6. Planning Report – Application No. 7923-0012-00  
 6280 and 6292 – 192 Street**

Owner: BMG Projects Cloverdale Inc.

Director Information: M. Chatha, B. Mann

Officer Information as at April 7, 2023: M. Chatha (Secretary),  
 B. Mann (President)

Agent: BMG Projects Cloverdale Inc. (Milan Mann)

**OCP Amendment from "Urban" to "Multiple Residential"**

**OCP Text Amendment to allow a higher density in the "Multiple Residential" designation.**

**Rezoning from RF to CD (based on RM-70)**

**Development Permit**

*to permit the development of a 6-storey apartment building with approximately 157 dwelling units and underground parking on a consolidated site.*

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

1. An Official Community Plan (OCP) Bylaw be introduced to:
  - (a) amend the OCP Figure 3: General Land Use Designations for the subject site from "Urban" to "Multiple Residential";
  - (b) amend the 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 of up to 2.40 FAR (net density calculation); 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 "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.

4. Council authorize staff to draft Development Permit No. 7923-0012-00 for Form and Character, generally in accordance with the attached drawings (Appendix II).
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) the applicant is required to dedicate, as road and without compensation, the gazetted road which consists of the westerly 10.058 metres of 192 Street and extends from the north end of 6140 – 192 Street to Fraser Highway;
  - (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) submission of a finalized Geotechnical Report to the satisfaction of City staff;
  - (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 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.

RES.R24-436

Carried

RES.R24-437 It was Moved by Councillor Annis  
Seconded by Councillor Bose  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2024, No. 21193" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R24-438 It was Moved by Councillor Stutt  
Seconded by Councillor Bains  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2024, No. 21193" pass its second reading.  
Carried

RES.R24-439 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. 21193" be  
held electronically on April 8, 2024, at 7:00 p.m.  
Carried

RES.R24-440 It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That "Surrey Comprehensive Development  
Zone 191 (CD 191), Bylaw, 2024, No. 21194" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R24-441 It was Moved by Councillor Hepner  
Seconded by Councillor Annis  
That "Surrey Comprehensive Development  
Zone 191 (CD 191), Bylaw, 2024, No. 21194" pass its second reading.  
Carried

RES.R24-442 It was then Moved by Councillor Bains  
Seconded by Councillor Stutt  
That the Public Hearing on "Surrey  
Comprehensive Development Zone 191 (CD 191), Bylaw, 2024, No. 21194" be held  
electronically on April 8, 2024, at 7:00 p.m.  
Carried

**7. Planning Report – Application No. 7923-0104-00  
15410, 15430, and 15432 - 17A Avenue**

Owner: 154 South Surrey Development Ltd.  
Director Information: P. Arora, S. Singh, L. Sran  
No Officer Information Filed as at April 28, 2024.  
Agent: ParaMorph Architecture Inc. (Manpreet Singh)

**Rezoning from RF to CD (Based on RM-70)****Development Permit**

*to permit the development of a 6 storey, 76 unit apartment building.*

It was

Moved by Councillor Hepner  
Seconded by Councillor Annis  
That:

1. Council endorse the Public Notification to proceed for Bylaw No. 21195 to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" (based on "Multiple Residential 70 Zone (RM-70)").
2. Council authorize staff to draft Development Permit No. 7923-0104-00 generally in accordance with the attached drawings (Appendix I).
3. 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 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;
  - (h) registration of a Section 219 Restrictive Covenant requiring fire sprinklers to NFPA standards and to release and indemnify the City from liability;
  - (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 and Tier 2 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Department; and

- (j) 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.R24-443

Carried

**8. Planning Report – Application No. 7922-0285-00  
14036, 14046, 14056, 14066, and 14076 - 103A Avenue**

Owner: 1375365 B.C. Ltd.

Director Information: I. Dhillon, C. Toor

No Officer Information Filed.

Agent: Flat Architecture Inc. (Rajinder Warraich)

**Rezoning from RF to CD**

**Development Permit**

*to permit the development of a 6-storey residential apartment building.*

It was

Moved by Councillor Kooner

Seconded by Councillor Stutt

That:

1. Council endorse the Public Notification to proceed for Bylaw No. 21196 to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)".
2. Council authorize staff to draft Development Permit No. 7922-0285-00 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) 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (h) registration of a Section 219 Restrictive Covenant for "No Build" along the east property line for future consolidation with 10486 - 103A Avenue and 10333 - 141 Street;
- (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 Services; and
- (j) registration of a right-of-way for public rights-of-passage over the proposed plazas located at the northwest and northeast corners of the site.

RES.R24-444

Carried

## C. ADDITIONAL PLANNING COMMENTS

### 1. **Planning Report – Application No. 7921-0285-00**

**13868 - 104 Avenue (13870 - 104 Avenue)**

Owner: Streetside Developments (BC) Ltd.

Director Information: J. Meads, G. Mertens

Officer Information as at August 9, 2023: G. Gonzales (Assistant Secretary), K. Kameda (Assistant Secretary), K. Klayh (Assistant Secretary), A. Lee (Assistant Secretary), J. Meads (Vice President), G. Mertens (President), J. Wong (Assistant Secretary)

Agent: Streetside Developments (BC) Ltd. (Jeff Fong)

#### **Development Variance Permit**

*to allow reduced balcony sizes for 48 residential dwelling units in an approved mixed-use tower in City Centre.*

It was

Moved by Councillor Bains  
Seconded by Councillor Kooner  
That:

1. Council approve Development Variance Permit No. 7921-0285-00, varying the following, to proceed to Public Notification:

- (a) Section J.3 of Surrey Comprehensive Development Zone 63 (CD 63), Bylaw, 2022, No. 20652, is varied to reduce the minimum required balcony size from 5% of the dwelling unit size or 4.6 square metres,



whichever is greater, to a minimum of 3.0 square metres for up to 48 residential dwelling units.

RES.R24-445

Carried

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

Owner: Anthem Surrey Centre 2 Developments Ltd. (Director Information: E. Carlson)  
Agent: Anthem Properties Group Ltd. (Alexander Wright)

"Surrey Comprehensive Development Zone 47 (CD 47), Bylaw, 2022, No. 20589, Amendment Bylaw, 2024, No. 21163"

To amend Comprehensive Development Bylaw No. 20589 to allow for an increase in density from 5.7 to 5.8 FAR to accommodate additional floor area for a previously approved development of a 31-storey mixed-use tower with ground floor commercial space and one single-storey stand-alone commercial building.

Council direction received February 12, 2024

- RES.R24-446
- It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That "Surrey Comprehensive Development Zone 47 (CD 47), Bylaw, 2022, No. 20589, Amendment Bylaw, 2024, No. 21163" be finally adopted.
- Carried
2. Planning Report – Application No. 7917-0308-00  
6064 – 146 Street
- Owner: HMDD Investments Corp. (Director Information: H. Duhra), K. Ma  
Agent: HMDD Investments Corp. (Dave Duhra)
- "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19785"  
RA to RF-13 – to subdivide into 5 single family small lots.
- Council direction received February 11, 2019
- RES.R24-447
- It was Moved by Councillor Bose  
Seconded by Councillor Hepner  
That Council amend the South Newton Neighbourhood Concept Plan (NCP) to redesignate the land from "Single Family Residential" to "Single Family Residential Flex (6 – 14.5 u.p.a.)".
- Carried
- RES.R24-448
- It was Moved by Councillor Bose  
Seconded by Councillor Annis  
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19785" be finally adopted.
- Carried

### BYLAWS WITH PERMITS

3. Planning Report – Application No. 7920-0233-00  
10261 and 10275 City Parkway
- Owner: City of Surrey  
Agent: Surrey City Development Corporation (SCDC) (Michael Heeney)
- "Surrey Comprehensive Development Zone 183 (CD 183), Bylaw, 2024, No. 21169"  
CD (CD By-law No. 13882 and 20195) to CD – 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.
- Council direction received February 12, 2024

It was Moved by Councillor Bains  
 Seconded by Councillor Stutt  
 That "Surrey Comprehensive Development  
 Zone 183 (CD 183), Bylaw, 2024, No. 21169" be finally adopted.  
 RES.R24-449 Carried

Amended Development Permit No. 7920-0233-00  
 10261 and 10275 City Parkway  
 To issue Development Permit for Form and Character.

Authorized to draft February 12, 2024

It was Moved by Councillor Hepner  
 Seconded by Councillor Bose  
 That Council authorize the issuance of  
 Development Permit No. 7920-0233-00.  
 RES.R24-450 Carried

4. Planning Report – Application No. 7921-0090-00, 7921-0090-01  
 10055 and 10077 - 133 Street; 13277 - 100A Avenue, Portions of road

Owner: Zenterra City Centre Ltd. (Director Information: M. Gill, R. Johal)  
 Agent: Integra Architecture Inc. (Steve Watt)

"Surrey Comprehensive Development Zone 94 (CD 94), Bylaw, 2022, No. 20791"  
 RF to CD - to permit the development of a 6-storey residential apartment building.

Council direction received November 14, 2022

It was Moved by Councillor Bose  
 Seconded by Councillor Hepner  
 That "Surrey Comprehensive Development  
 Zone 94 (CD 94), Bylaw, 2022, No. 20791" be finally adopted.  
 RES.R24-451 Carried

Development Variance Permit No. 7921-0090-01  
 10055 and 10077 - 133 Street; 13277 - 100A Avenue  
 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 in order to vary the  
 off-street parking requirements for a proposed 6-storey apartment building.

Supported by Council February 26, 2024

RES.R24-452

It was	Moved by Councillor Bains Seconded by Councillor Stutt That Council authorize the issuance of Development Variance Permit No. 7921-0090-01.
	<u>Carried</u>

Development Variance Permit No. 7921-0090-00  
10055 and 10077 - 133 Street; 13277 - 100A Avenue  
To vary the definition of "Bond" in the Surrey Subdivision and Development Bylaw, 1986, No. 8830, as amended in order to include the use of a Surety Bond for Servicing Agreement No. 7821-0090-00.

Supported by Council January 29, 2024

RES.R24-453

It was	Moved by Councillor Bains Seconded by Councillor Kooner That Council authorize the issuance of Development Variance Permit No. 7921-0090-00.
	<u>Carried</u>

Development Permit No. 7921-0090-00  
10055 and 10077 - 133 Street; 13277 - 100A Avenue  
To issue Development Permit for Form and Character.

Council authorized to draft November 14, 2022

RES.R24-454

It was	Moved by Councillor Bose Seconded by Councillor Hepner That Council authorize the issuance of Development Permit No. 7921-0090-00.
	<u>Carried</u>

## PERMITS - APPROVALS

5. Planning Report – Application No. 7921-0153-00  
15200 Guildford Drive

Owner: Solterra Development (Guildford) Corp. (Director Information: G. Nichele)  
Agent: Solterra Development (Guildford) Corp. (Kevin Yang)

Development Variance Permit No. 7921-0153-00  
To reduce the minimum on-site parking requirement for non-ground oriented multiple unit residential dwellings to 1.1 parking space per dwelling unit for residents and 0.2 parking space per dwelling unit for visitors; and to vary the maximum permitted lot coverage from 40% to 42% in order to permit the construction of a 20-storey mid-rise apartment building consisting of 175 dwelling units in Guildford.

Supported by Council December 18, 2023

RES.R24-455	It was  Development Variance Permit No. 7921-0153-00.	Moved by Councillor Annis Seconded by Councillor Bose That Council authorize the issuance of  <u>Carried</u>
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Development Permit No. 7921-0153-00  
15200 Guildford Drive  
To issue Development Permit for Form and Character.

Council authorized to draft December 4, 2023

RES.R24-456	It was  Development Permit No. 7921-0153-00.	Moved by Councillor Kooner Seconded by Councillor Bains That Council authorize the issuance of  <u>Carried</u>
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**I. CLERKS REPORT**

This section had no items to consider.

**K. ADJOURNMENT**

RES.R24-457	It was  Land Use meeting be adjourned.	Moved by Councillor Kooner Seconded by Councillor Bains That the March 11, 2024 Regular Council –  <u>Carried</u>
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The Regular Council - Land Use meeting adjourned at 5:54 p.m.

Certified correct:

\_\_\_\_\_  
Stephanie Nichols, Deputy City Clerk

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Mayor Brenda Locke