

Present:

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

Absent:

Councillor Hepner

Staff Present:

City Manager
Deputy City Clerk
General Manager, Social Infrastructure & Community
Investments
General Manager, Engineering
General Manager, Parks, Recreation & Culture
General Manager, Planning & Development
City Solicitor
Director, Development Planning
Manager, Development Planning
Land Development Engineer

A. ADOPTION OF THE AGENDA

It was

Moved by Councillor Kooner
Seconded by Councillor Stutt
That:

1. The agenda of the April 8, 2024, Regular Council Land Use meeting be amended by removing Item C.9: 7924-0032-00 under Land Use Applications; and
2. The agenda be adopted as amended.

RES.R24-514

Carried

B. CLERKS REPORT**2024 Council Meeting Schedule**

It was

Moved by Councillor Kooner
Seconded by Councillor Bose
That Council direct staff to make

arrangements for the May 6, 2024 and May 27, 2024 Regular Council – Land Use meetings, Regular Council – Public Hearing meetings and any scheduled Public Hearings to be held in person for Council and the public.

RES.R24-515

Carried

C. PLANNING REPORTS

1. **Planning Report – Application No. 7923-0295-00****4311 King George Boulevard**

Owner: Mud Bay Nurseries Ltd.

Director Information: J. Vanderzalm, L. VanderzalmNo Officer Information Filed as at September 10, 2023.

Agent: Freedom Mobile C/O Cypress Land Services Inc. (Tawny Verigin)

Development Variance Permit*to increase the maximum height of a free-standing telecommunications antenna system from 12 metres to 41 metres.*

It was

Moved by Councillor Kooner

Seconded by Councillor Bose

That Council approve Development Variance

Permit No.7923-0295-00, to vary Part 4 General Provisions of the Zoning By-law to increase the maximum height of a free standing antenna system tower from 12 metres to 41 metres, to proceed to Public Notification.

RES.R24-516

Carried2. **Planning Report – Application No. 7922-0073-00****13733, 13753 and 13773 - 108 Avenue; 13758 and 13764 Larner Road**

Owners: City of Surrey, Larner Developments Ltd.

Director Information: M. Redekop, P. WarkentinOfficer Information as at July 2, 2023: M. Redekop (President),

P. Warkentin (Secretary)

Agent: Flat Architecture Inc. (Rajinder Warraich)

Rezoning from RF and PA-1 to CD**Development Permit***to permit the development of a 6-storey residential apartment building.*

It was

Moved by Councillor Stutt

Seconded by Councillor Bains

That:

1. Council endorse the Public Notification to proceed for Bylaw No. 21198 to rezone the subject site from "Single Family Residential Zone (RF)" and "Assembly Hall 1 Zone (PA-1)" to "Comprehensive Development Zone (CD)".
2. Council authorize staff to draft Development Permit No. 7922-0073-00 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) acquisition of a portion of 13773 - 108 Avenue;
- (i) submission of an acoustical report for the units adjacent to 108 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (j) registration of a right-of-way for public rights-of-passage for the public plaza area; and
- (k) 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.R24-517

Carried

3. **Planning Report – Application No. 7923-0022-00
12129 - 100 Avenue**
Owners: J. Mann, L. Kaur, A. Mann
Agent: Mainland Engineering Design Corp. (Avnash Banwait)
Development Permit / Development Variance Permit
to allow subdivision into 2 single family lots.

It was

Moved by Councillor Kooner
Seconded by Councillor Stutt
That:

1. Council authorize staff to draft Development Permit No. 7923-0022-00 Sensitive Ecosystems (Green Infrastructure Areas), generally in accordance with the attached drawings (Appendix IV), and the finalized Ecosystem Development Plan.
2. Council approve Development Variance Permit No. 7923-0022-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot depth of the RF Zone from 28 metres to 25 metres for proposed Lot 2; and
 - (b) to reduce the minimum front yard setback of the RF Zone from 7.5 metres to 4.5 metres to the principal building face for Lots 1 and 2.
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 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) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff; and
 - (e) registration of a combined Statutory Right-of-Way / Section 219 Restrictive Covenant over the designated Green Infrastructure Area for both "No Build" and conveyance access.

RES.R24-518

Carried

4. **Planning Report – Application No. 7924-0020-00**
2643 - 128 Street
Owner: Crescent (Pacific No. 240) Branch of the Royal Canadian Legion
Agent: Crescent (Pacific No. 240) Branch of the Royal Canadian Legion (C. Schoch)
New Liquor Primary License
to allow for conversion of an existing licensed establishment from liquor primary club to a liquor primary license.

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

1. a date for a Public Information Meeting in the form of a Public Hearing be set to solicit opinions from area residents regarding the proposed liquor primary license.
2. if supported after the Public Information Meeting, it is recommended that Council pass a resolution to the Liquor and Cannabis Regulation Branch (LCRB) recommending issuance of the license.
3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) The applicant enter into a Good Neighbour Agreement with the City, in order to assist in mitigating any potential nuisance impacts the Liquor Primary License may have on the surrounding neighbourhood.

RES.R24-519

Carried

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That Public Input in the form of an
electronic Public Hearing be held on Monday April 22, 2024, at 7:00 p.m.

RES.R24-520

Carried

5. **Planning Report – Application No. 7922-0291-00
3316 - 168 Street**
Owners: M. Tiwana, R Tiwana
Agent: R. Tiwana
Non-adhering residential use under Section 20.1 of the ALC Act
to temporarily allow the retention of an existing dwelling during the construction of a new single family dwelling.

It was Moved by Councillor Bains
Seconded by Councillor Kooner
That Council authorize the referral of the
application to the Agricultural Land Commission (ALC) for consideration of a
non-adhering residential use to temporarily allow the retention of an existing
dwelling during the construction of the new single family dwelling.

RES.R24-521

Carried

6. Planning Report – Application No. 7920-0040-00**19585 - 32 Avenue**

Owner: 1242852 B.C. Ltd.

Director Information: N. Singh, M. WahlaOfficer Information as at March 2, 2023: M. Wahla (President, Secretary)

Agent: Architecture Panel Inc. (Ruchir Dhall)

LAP Amendment from "Open Space Corridor/Buffer" and "Business Park" to "Commercial"**Rezoning from A-1 to CD (based on C-8)****Development Permit***to permit the development of a two-storey 3,092-square-metre commercial building.*

It was

Moved by Councillor Bains

Seconded by Councillor Kooner

That:

1. a Bylaw be introduced to rezone the subject site from "General Agriculture Zone (A-1)" to "Comprehensive Development Zone (CD)" based on "Community Commercial Zone (C-8)", and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7920-0040-00 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) submission of a finalized Geotechnical Report to the satisfaction of City staff;
 - (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.

- 4. Council pass a resolution to amend the Campbell Heights Local Area Plan (LAP) to redesignate the land from "Open Space Corridor/Buffer" and "Business Park" to "Commercial" when the project is considered for final adoption.

RES.R24-522 Carried

It was Moved by Councillor Stutt
 Seconded by Councillor Bains
 That "Surrey Comprehensive Development Zone 197 (CD 197), Bylaw, 2024, No. 21200" pass its first reading.

RES.R24-523 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Annis
 Seconded by Councillor Stutt
 That "Surrey Comprehensive Development Zone 197 (CD 197), Bylaw, 2024, No. 21200" pass its second reading.

RES.R24-524 Carried

It was then Moved by Councillor Bains
 Seconded by Councillor Kooner
 That the Public Hearing on "Surrey Comprehensive Development Zone 197 (CD 197), Bylaw, 2024, No. 21200" be held electronically on April 22, 2024, at 7:00 p.m.

RES.R24-525 Carried

- 7. **Planning Report – Application No. 7923-0020-00
 14040, 14048, 14058 and 14064 - 100A Avenue**
 Owners: B. Johal, J. Johal,
 Mortise (100a) Titleco Ltd.
Director Information: B. Johal
No Officer Information Filed.
 Agent: Mortise Construction Ltd. (Travjit Johal)
**NCP Amendment from "Low Rise Transition Residential" to "Low to Mid Rise Residential" for a portion of subject site under the Guildford Plan.
 Rezoning from RF to CD (based on RM-70).
 Development Permit**
to permit the development of a 6-storey apartment building, containing approximately 120 dwelling units over 2 levels of 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. 21201 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. 7923-0020-00 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) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Community-Specific Capital Projects Community Amenity Contributions (CACs) in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (g) 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;
 - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (i) registration of a volumetric statutory right-of-way, for public rights of passage, over the proposed semi-public corner plaza at the north-west portion of the subject site; 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.

- 4. Council pass a resolution to amend the Guildford Plan to redesignate a portion of the land 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.R24-526

Carried

**8. Planning Report – Application No. 7924-0042-00
13307 King George Boulevard**

Owner: 1333828 B.C. Ltd.

Director Information: N. Bains, K. Dhamrai, A. Mann
No Officer Information Filed as at November 18, 2023.

Agent: Oviedo Properties Ltd. (Kanwar Dhamrait)

Temporary Use Permit

Development Variance Permit

to permit the development of a temporary real estate sales centre for a duration not to exceed 3 years and to permit temporary on-site real estate development marketing signage for a mixed-use high-rise development.

It was

Moved by Councillor Bains
Seconded by Councillor Kooner
That:

- 1. Council approve Temporary Use Permit No. 7924-0042-00, to proceed to Public Notification.
- 2. Council approve Development Variance Permit No. 7924-0042-00, varying the Sign By-law as described in Appendix VI, to proceed to Public Notification.
- 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) resolution of all urban design issues to the 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 Planning and Development Department;

- (d) submission of \$5,000.00 security to ensure the building is removed and the site is brought into compliance with the Zoning By-law following the expiration of the Temporary Use Permit; and
- (e) amendment of the existing Highway License Agreement to permit the proposed signs to be situated on City land south of the subject site.

RES.R24-527

Carried

**9. Planning Report – Application No. 7924-0032-00
16611, 16651 and 16681 - 20 Avenue**

Owner: Marathon Homes Sunnyside Ltd.

Director Information: G. Gill, J. Gill

No Officer Information Filed as at October 1, 2023.

Agent: Marathon Homes Sunnyside Ltd. (Gurjot Gill)

NCP Amendment from "Cluster Residential 6-10 upa" and "Low Density Residential 6-10 upa" to "Multiple Residential 15-25 upa".

NCP Amendment to eliminate flex road and drainage corridor.

Rezoning from RA and RF-12 to RM-30 and RF-10

Development Permit / Development Variance Permit

to permit the development of 194 townhouse units and two single family lots.

This item was removed from the agenda.

**10. Planning Report – Application No. 7923-0045-00
17854 - 96 Avenue**

Owner: 1127022 B.C. Ltd.

Director Information: M. Virk

Officer Information as at July 17, 2023: M. Virk (President, Secretary)

Agent: CitiWest Consulting Ltd. (Roger Jawanda)

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 Bains

Seconded by Councillor Kooner

That:

1. Council approve Temporary Use Permit No. 7923-0045-00, 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) completion of road upgrades as required to ensure adequate pavement width for truck traffic along 96 Avenue out to Golden Ears Way;

- (c) input from the Ministry of Transportation & Infrastructure;
- (d) input from TransLink;
- (e) submission of a finalized landscaping and fencing plan and landscaping and fencing cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (f) 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;
- (g) 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;
- (h) the applicant to undertake the necessary work and obtain permits, as required, for the proposed use of the residential building on the site for office space and washroom facility purposes; and
- (i) a Sensitive Ecosystem Development Permit (SEDP) application to be submitted and subsequently issued for the watercourse (yellow-coded ditch) along the northern property line.

RES.R24-528

Carried**11. Planning Report – Application No. 7923-0134-00****16453 - 18 Avenue**

Owner: 1441172 B.C. Ltd.

Director Information: H. Dhillon, D. Dhillon, I. Nagra, G. Sandhu, A. VillingNo Officer Information Filed.

Agent: Flat Architecture Inc. (Rajinder Warraich)

OCP Amendment for a portion of the site from "Mixed Employment" to "Multiple Residential".**OCP Amendment to allow an FAR of 2.5 for the site within the "Multiple Residential" land use designation.****OCP Amendment to amend Figure 42: Major Employment Areas by removing the Mixed Employment designation for the subject site.****NCP Amendment to introduce a new land use designation: "Mixed Use 4-6 Storeys".****NCP Amendment from "Multiple Residential 30-45 upa", "20m Drainage Corridor" and "Road" to "Mixed Use 4-6 Storeys" and "10m Drainage Corridor", and to remove the land consolidation requirement.****LAP Amendment from "Buffers" to "Mixed Commercial Residential".****Rezoning from RA to CD (based on RM-70)****Housing Agreement****Development Permit***to permit the development of a 6-storey mixed-use building.*

It was

Moved by Councillor Kooner
Seconded by Councillor Bains
That:

1. a Bylaw be introduced to amend the Official Community Plan (OCP) Figure 3: General Land Use Designations for a portion of the subject site from "Mixed Employment" to "Multiple Residential", and a date for Public Hearing be set.
2. a Bylaw be introduced to amend the OCP, Table 7a: Land Use Designation Exceptions within the "Multiple Residential" designation by adding site specific permission for the subject site to permit a density of up to 2.5 FAR (net calculation), and a date for Public Hearing be set.
3. a Bylaw be introduced to amend OCP Figure 42: Major Employment Areas by removing the Mixed Employment designation for the subject site, 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. a Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
6. a Bylaw be introduced to enter into a Housing Agreement and be given First, Second and Third Reading, to allow the property owner and the City of Surrey to enter into a Housing Agreement to secure the rental apartment units for a period of 60 years.
7. Council authorize staff to draft Development Permit No. 7923-0134-00 generally in accordance with the attached drawings (Appendix I), and the finalized Ecosystem Development Plan and geotechnical report.
8. 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) approval from BC Hydro;

- (e) approval from Fisheries and Oceans Canada;
- (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (g) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (h) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (i) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff;
- (j) submission of a finalized Geotechnical Report to the satisfaction of City staff;
- (k) 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;
- (l) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (m) registration of a Section 219 Restrictive Covenant to ensure that the site is developed according to the recommendations contained in the finalized geotechnical report;
- (n) registration of an access easement to provide fire access to the property at 16485 - 18 Avenue;
- (o) registration of an access easement to provide access to the property at 1852 - 164 Street;
- (p) the applicant provide proportionate compensation for civil works and parks related costs, including for road, drainage corridor and Grandview Ridge Trail related land and construction costs, to the satisfaction of the Planning & Development, Engineering and Parks, Recreation and Culture Departments;
- (q) registration of a Section 219 Restrictive Covenant to ensure that, if the rental use is discontinued in the future, the City's needs with respect to Community Amenity Contributions (CAC), including Affordable Housing, Capital Projects and Tier 2 Capital Plan Project CACs, will be adequately met, to the satisfaction of the General Manager, Planning & Development Department;
- (r) 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

- (s) Submission and acceptance of a Drainage Technical Memo to address how the drainage objectives of the NCP will be achieved.

9. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan (NCP) to introduce a new land use designation: "Mixed Use 4-6 Storeys", and to redesignate the land from "Multiple Residential 30-45 upa", "Road" and "20m Drainage Corridor" to "Mixed Use 4-6 Storeys" and "10m Drainage Corridor", and to eliminate the land consolidation requirement, when the project is considered for final adoption.

10. Council pass a resolution to amend the Highway 99 Corridor Local Area Plan (LAP) to redesignate the land from "Buffers" to "Mixed Commercial Residential" when the project is considered for final adoption.

RES.R24-529 Carried

It was Moved by Councillor Bains
Seconded by Councillor Kooner
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21203" pass its first reading.

RES.R24-530 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Bose
Seconded by Councillor Stutt
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21203" pass its second reading.

RES.R24-531 Carried

It was then Moved by Councillor Bains
Seconded by Councillor Stutt
That the Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21203" be held electronically on April 22, 2024, at 7:00 p.m.

RES.R24-532 Carried

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "Surrey Comprehensive Development Zone 198 (CD 198), Bylaw, 2024, No. 21204" pass its first reading.

RES.R24-533 Carried

The said Bylaw was then read for the second time.

RES.R24-534	It was	Moved by Councillor Stutt Seconded by Councillor Bains That "Surrey Comprehensive Development Zone 198 (CD 198), Bylaw, 2024, No. 21204" pass its second reading. <u>Carried</u>
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RES.R24-535	It was then	Moved by Councillor Bains Seconded by Councillor Kooner That the Public Hearing on "Surrey Comprehensive Development Zone 198 (CD 198), Bylaw, 2024, No. 21204" be held electronically on April 22, 2024, at 7:00 p.m. <u>Carried</u>
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RES.R24-536	It was	Moved by Councillor Annis Seconded by Councillor Stutt That "The 1441172 B.C. Ltd. Housing Agreement, Authorization Bylaw, 2024, No. 21205" pass its first reading. <u>Carried</u>
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The said Bylaw was then read for the second time.

RES.R24-537	It was	Moved by Councillor Kooner Seconded by Councillor Bains That "The 1441172 B.C. Ltd. Housing Agreement, Authorization Bylaw, 2024, No. 21205" pass its second reading. <u>Carried</u>
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The said Bylaw was then read for the third time.

RES.R24-538	It was	Moved by Councillor Bose Seconded by Councillor Bains That "The 1441172 B.C. Ltd. Housing Agreement, Authorization Bylaw, 2024, No. 21205" pass its third reading. <u>Carried</u>
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12. **Planning Report – Application No. 7924-0057-00**
7855 King George Boulevard
 Owner: S. Panesar
 Agent: H. Sandhu
Temporary Use Permit
to permit the operation of an auto services business on a historic auto services garage site.

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

1. Council approve Temporary Use Permit No. 7924-0057-00, to proceed to Public Notification.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements are addressed to the satisfaction of the General Manager, Engineering.

RES.R24-539

Carried

With Councillors Elford and Nagra opposed.

**13. Planning Report – Application No. 7921-0170-00
 10162 and 10188 - 172 Street**

Owner: 1334718 B.C. Ltd.

Director Information: M. NattNo Officer Information Filed as at November 24, 2023.

Agent: CitiWest Consulting Ltd. (Roger Jawanda)

OCP Amendment from "Suburban" to "Urban"**Rezoning from RA to RF****Development Variance Permit***to allow subdivision into 13 residential lots.*

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

1. a Bylaw be introduced to amend the Official Community Plan (OCP) Figure 3: General Land Use Designations for the subject site from "Suburban" to "Urban", 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 the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)", and a date be set for Public Hearing.
4. Council approve Development Variance Permit No. 7921-0170-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RF Zone from 15 metres to 14.5 metres for proposed Lots 2 – 4 and 10 – 12.

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) input from the Ministry of Transportation & Infrastructure;
 - (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) 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; and
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R24-540

Carried

It was

Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21206" pass its first reading.

RES.R24-541

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Stutt
Seconded by Councillor Kooner
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21206" pass its second reading.

RES.R24-542

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. 21206" be held electronically on April 22, 2024, at 7:00 p.m.

RES.R24-543

Carried

RES.R24-544 It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21207" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R24-545 It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21207" pass its second reading.
Carried

RES.R24-546 It was then Moved by Councillor Stutt
Seconded by Councillor Kooner
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21207" be held electronically
on April 22, 2024, at 7:00 p.m.
Carried

- 14. Planning Report – Application No. 7921-0272-00
18756 No. 10 (56 Avenue) Highway (18778 No. 10 (56 Avenue) Highway)**
Owner: 653699 B.C. Ltd.
Director Information: H. Johal, M. Johal
Officer Information as at August 29, 2023: H. Johal (President)
Agent: Ankenman Associates Architects Inc. (Emily Kearns)
OCP Amendment from "Suburban" to "Multiple Residential"
Rezoning from C-5 to CD
Development Permit
*to permit the development of a 5-storey mixed-use building, with a total 74 dwelling
units and 1,458 sq.m. of commercial/retail space.*

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

1. a Bylaw be introduced to amend the Official Community Plan (OCP) Figure 3: General Land Use Designations for the subject site from "Suburban" to "Multiple Residential", 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 the subject site from "Neighbourhood Commercial Zone (C-5)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7921-0272-00 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) approval from the Ministry of Transportation & Infrastructure;
 - (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) registration of a right-of-way for public rights-of-passage for the area between the breezeway, building face and the street edges;
 - (h) submission of an acoustical report for the units adjacent to Highway No. 10 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.

RES.R24-547

Carried

RES.R24-548 It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2024, No. 21208" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R24-549 It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2024, No. 21208" pass its second reading.
Carried

RES.R24-550 It was then Moved by Councillor Bains
Seconded by Councillor Kooner
That the Public Hearing on "Surrey Official
Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21208" be
held electronically on April 22, 2024, at 7:00 p.m.
Carried

RES.R24-551 It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Comprehensive Development
Zone 202 (CD 202), Bylaw, 2024, No. 21209" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R24-552 It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "Surrey Comprehensive Development
Zone 202 (CD 202), Bylaw, 2024, No. 21209" pass its second reading.
Carried

RES.R24-553 It was then Moved by Councillor Stutt
Seconded by Councillor Kooner
That the Public Hearing on "Surrey
Comprehensive Development Zone 202 (CD 202), Bylaw, 2024, No. 21209" be held
electronically on April 22, 2024, at 7:00 p.m.
Carried

- 15. **Planning Report – Application No. 7923-0343-00**
16810 - 16 Avenue (1582 – 168 Street)
 Owners: H. Sahota, H. Sahota
 Agent: Sanderson + Welsh Planning Ltd. (Michael D. Sanderson)
Non-farm use for Placement of Fill under Section 20(2) of the ALC Act.
to permit the establishment of a garden/nursery centre and relocation of on-site arable soils.

It was Moved by Councillor Kooner
 Seconded by Councillor Bains
 That Council authorize referral of the
 application to the Agricultural Land Commission for consideration of a non-farm
 use for the Placement of Fill under Section 20(2) of the ALC Act.

RES.R24-554 Carried

D. ADDITIONAL PLANNING COMMENTS

This section had no items to consider.

E. ITEMS REFERRED BACK

- 1. **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.

* See memorandum dated March 14, 2024.

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

- 1. File Official Community Plan (OCP) Amendment Bylaw No. 21193 to
 redesignate the subject site from "Urban" to "Multiple Residential"
 (Resolution Nos. R24-437, R24-438 and R24-439).

- 2. File Rezoning Bylaw No. 21194 rezoning the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" (based on RM-70) (Resolution Nos. R24-440, R24-441 and R24-442).
- 3. Endorse the Public Notification to proceed for Official Community Plan (OCP) Bylaw No. 21210 to:
 - (a) amend the OCP Figure 3: General Land Use Designations for the subject site from "Urban" to "Multiple Residential"; and
 - (b) amend Table 7a: Land Use Designation Exceptions within the "Multiple Residential" designation by adding site specific permission for the subject site to permit a density of up to 2.40 FAR (net density calculation).
- 4. Endorse the Public Notification to proceed for Bylaw No. 21211 to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" (based on RM-70).

RES.R24-555

Carried

It was

Moved by Councillor Bains
 Seconded by Councillor Kooner
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21193" and "Surrey Comprehensive Development Zone 191 (CD 191), Bylaw, 2024, No. 21194" be filed.

RES.R24-556

Carried

F. CORPORATE REPORTS

This section had no items to consider.

G. CORRESPONDENCE

This section had no items to consider.

H. NOTICE OF MOTION

This section had no items to consider.

I. BYLAWS AND PERMITS

BYLAWS WITH PERMITS

- 1. Planning Report – Application No. 7918-0425-00
10472, 10482, 10492 – 140 Street

Owner: 1125522 B.C. Ltd. (Director Information: A. Rahimtula)
Agent: Mortise Construction Ltd. (Arvin Brar)

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20061"
RF to CD - to develop a 6-storey apartment building consisting of 106 dwelling
units and convey an open space lot to the City.

Council direction received July 11, 2023

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2020, No. 20061" be finally adopted.

RES.R24-557

Carried

Development Permit No. 7918-0425-00
To issue Development Permit for Form and Character and Sensitive Ecosystems.

Council authorized to draft April 6, 2020

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That Council authorize the issuance of
Development Permit No. 7918-0425-00.

RES.R24-558

Carried

- 2. Planning Report – Application No. 7922-0116-00
9671 – 161A Street

Owner: 1332166 B.C. Ltd. (Director Information: T. Garcha, V. Mehta)
Agent: Unibuild Construction Management Ltd. (Vikas Mehta)

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 20928"
RA to RF-13 – to subdivide into four single family lots and one lot to be conveyed
to the City for conservation purposes.

Council direction received April 17, 2023

RES.R24-559

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 20928" be finally adopted.
Carried

Development Variance Permit No. 7922-0116-00
To reduce the minimum setback distance for a Class A (red-coded) watercourse
from 30 metres to 20 metres.

RES.R24-560

It was Moved by Councillor Stutt
Seconded by Councillor Kooner
That Council authorize the issuance of
Development Variance Permit No. 7922-0116-00.
Carried

Development Permit No. 7922-0116-00
To issue Development Permit for Hazard Lands and Sensitive Ecosystems.

RES.R24-561

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That Council authorize the issuance of
Development Permit No. 7922-0116-00.
Carried

3. Planning Report – Application No. 7920-0321-00, 7920-0321-01
2980 – 192 Street; 19280 – 30 Avenue (Previously known as 2974 – 192 Street)

Owner: 1205789 B.C. Ltd. (Director Information: S. Purewal, H. Purewal)
Agent: Orion Construction (Paul Bangma)

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20790"
A-2 to IB-2 – to permit the development of a 10,501 square-metre multi-tenant
industrial building.

Council direction received November 14, 2022

RES.R24-562

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2022, No. 20790" be finally adopted.
Carried

Development Variance Permit No. 7920-0321-01

To reduce the minimum number of on-site parking spaces by 7% (124 spaces to 116 spaces) and to allow parking spaces in front of loading bays for units that have a surplus of usable loading bays in order to permit the development of a multi-tenant industrial building.

Supported by Council September 11, 2023

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That Council authorize the issuance of

Development Variance Permit No. 7920-0321-01.

RES.R24-563

Carried

Development Permit No. 7920-0321-00

To issue Development Permit for Form and Character

Council authorized to draft July 24, 2023

It was Moved by Councillor Stutt
Seconded by Councillor Kooner
That Council authorize the issuance of

Development Permit No. 7920-0321-00.

RES.R24-564

Carried

- 4. Planning Report – Application No. 7919-0371-00
8293 King George Boulevard; 8345 - 135A Street

Owner: George Eighty3 Properties Ltd. (Director Information: B. Sandhu)
Agent: Matthew Cheng Architect Inc. (Matthew Cheng)

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20547"

To amend the OCP Figure 3: General Land Use Designations from Urban to Multiple Residential and Table 7a: Land Use Designation Exceptions by adding a site specific permission for properties located at 8293 King George Boulevard and 8345 - 135A Street to permit a density up to 2.21 FAR.

Council direction received December 20, 2021

It was Moved by Councillor Bains
Seconded by Councillor Kooner
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20547" be finally adopted.

RES.R24-565

Carried

"Surrey Comprehensive Development Zone 39 (CD 39), Bylaw, 2021, No. 20548"
CTA to CD – to permit the development of 3 residential buildings with a total of 290 units for the proposed western lot of the subject site.

Council direction received December 20, 2021

RES.R24-566	It was	Moved by Councillor Bains Seconded by Councillor Kooner That "Surrey Comprehensive Development Zone 39 (CD 39), Bylaw, 2021, No. 20548" be finally adopted. <u>Carried</u>
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"Surrey Comprehensive Development Zone 40 (CD 40), Bylaw, 2021, No. 20549"
CTA to CD – to permit the development of 123 residential units with commercial units on the ground floor for the proposed eastern lot of the subject site.

Council direction received December 20, 2021

RES.R24-567	It was	Moved by Councillor Kooner Seconded by Councillor Bains That "Surrey Comprehensive Development Zone 40 (CD 40), Bylaw, 2021, No. 20549" be finally adopted. <u>Carried</u>
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Development Permit No. 7919-0371-00
To issue Development Permit for Form and Character.

Council authorized to draft December 20, 2021

RES.R24-568	It was	Moved by Councillor Kooner Seconded by Councillor Bains That Council authorize the issuance of Development Permit No. 7919-0371-00. <u>Carried</u>
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5. Planning Report – Application No. 7919-0035-00
19518 - 32 Avenue

Owners: J. Gill, A. Gill
Agent: Belshore Properties Ltd. (Simren Gill)

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20787"
A-1 to IB-1 – to permit the development of a 9,650 square-metre multi-tenant industrial building.

Council direction received November 28, 2022

RES.R24-569 It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2022, No. 20787" be finally adopted.
Carried

Development Variance Permit No. 7919-0035-00
To reduce the minimum front yard (north) setback from 7.5 metres to 4 metres to the principal building face on the ground floor and 2.95 metres on the second storey along the east portion of the building; and to reduce the minimum number of on-site parking spaces from 114 to 101.

Supported by Council December 12, 2022

RES.R24-570 It was Moved by Councillor Bains
Seconded by Councillor Kooner
That Council authorize the issuance of
Development Variance Permit No. 7919-0035-00.
Carried

Development Permit No. 7919-0035-00
To issue Development Permit for Form and Character.

Council authorized to draft November 28, 2022

RES.R24-571 It was Moved by Councillor Stutt
Seconded by Councillor Kooner
That Council authorize the issuance of
Development Permit No. 7919-0035-00.
Carried

6. Planning Report – Application No. 7918-0051-00
3040 - 192 Street; 19285 - 30 Avenue (Previously known as 2974 and 3048 - 192 Street)

Owner: Advantex Industries Ltd. (Director Information: R. Castle)
Agent: Orion Construction (Braden Smith)

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20802"
A-2 to IB-2 – to develop a 9,820-square-metre multi-tenant industrial building.

Council direction received November 28, 2022

RES.R24-572

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2022, No. 20802" be finally adopted.
Carried

Development Variance Permit No. 7918-0051-00
To reduce the minimum rear yard setback (east) from 7.5 metres to 0.0 metres to the principal building face and reduce the minimum number of on-site parking spaces from 116 to 102.

Supported by Council December 12, 2022

RES.R24-573

It was Moved by Councillor Bains
Seconded by Councillor Kooner
That Council authorize the issuance of
Development Variance Permit No. 7918-0051-00.
Carried

Development Permit No. 7918-0051-00
To issue Development Permit for Form and Character.

Council authorized to draft November 28, 2022

RES.R24-574

It was Moved by Councillor Bains
Seconded by Councillor Kooner
That Council authorize the issuance of
Development Permit No. 7918-0051-00.
Carried

7. Planning Report – Application No. 7913-0156-00
19545 - 72 Avenue; 19546 - 72A Avenue (Previously known as 19545 - 72 Avenue)

Owners: 647159 BC Ltd. (Directors Information: J. Boparai, P. R. Boparai, P. Boparai)
and U. Chhokar
Agent: McElhanney Consulting Services Ltd. (James Pernu)

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18162"
RA to RF-9, RF-12 and RF-SD - to permit subdivision into 11 small single family lots
and 4 small lots for semi-detached units.

Council direction received February 3, 2014

* See memorandum dated April 3, 2024

RES.R24-575

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That Council amend the East Clayton
Neighbourhood Concept Plan (NCP) Extension North of 72 Avenue to redesignate
portions of the site from "6 10 u.p.a. (Low Density)" and "10-15 u.p.a. Special
Residential" to "10-15 u.p.a. (Medium Density)."
Carried

RES.R24-576

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18162" be finally adopted.
Carried

Development Variance Permit No. 7913-0156-00
To reduce setbacks in order to incorporate detached double car garages on
proposed lots 1, 5, 6, 7 and 8.

Supported by Council February 24, 2014

RES.R24-577

It was Moved by Councillor Bains
Seconded by Councillor Kooner
That Council authorize the issuance of
Development Variance Permit No. 7913-0156-00.
Carried

PERMITS - APPROVALS

8. Planning Report – Application No. 7919-0336-00
10863, 10885 - 125 Street

Owner: Johal Holdings Ltd. (Director Information: S. Johal)
Agent: Boughton Law Corporation (Wally Oppal)

Temporary Use Permit No. 7919-0336-00
To allow the continuation of outdoor storage of lumber materials on the site, for a
period not to exceed three years.

Supported by Council July 13, 2020

RES.R24-578

It was Moved by Councillor Bains
Seconded by Councillor Kooner
That Council authorize the issuance of
Temporary Use Permit No. 7919-0336-00.
Carried

9. Planning Report – Application No. 7921-0338-00
17801 – 64 Avenue

Owner: North Cloverdale Strata Developments Ltd.
(Director Information: A. Green, A. Tecklenborg, G. Tecklenborg)
Agent: Teck Construction (Teri Hudson)

Development Variance Permit No. 7921-0338-00
To reduce the east and west side yard setback requirements from 7.5 metres to 0.0 metres to permit the development of two multi-tenant buildings for warehouse and office uses.

Supported by Council April 17, 2023

It was Moved by Councillor Bains
Seconded by Councillor Kooner
That Council authorize the issuance of

Development Variance Permit No. 7921-0338-00.
RES.R24-579 Carried

Development Permit No. 7921-0338-00
To issue Development Permit for Form and Character.

Council authorized to draft April 3, 2023

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That Council authorize the issuance of

Development Permit No. 7921-0338-00.
RES.R24-580 Carried

10. Planning Report – Application No. 7921-0297-00
14685 – 88 Avenue

Owner: C. En, Y. En
Agent: Day Cong Tran

Development Variance Permit No. 7921-0297-00
To reduce the minimum streamside setback for a Class A Stream from 15 metres to 5 metres as measured from top-of-bank, in order to construct a single family dwelling on the existing lot.

Supported by Council June 13, 2022

12. Planning Report – Application No. 7921-0092-00
19060 – 54 Avenue; 5353 – 192 Street

Owner: CC 192/54 Industrial Ltd. (Director Information: W. Fisher, E. Ilkay)
Agent: Orion Construction (P. Bangma)

Development Variance Permit No. 7921-0092-00
To increase the maximum permitted lot coverage from 60% to 63% for a proposed industrial building in order to permit the development of two, one-storey (with mezzanine) multi-tenant industrial buildings.

Supported by Council May 1, 2023

It was Moved by Councillor Stutt
Seconded by Councillor Bains
That Council authorize the issuance of

RES.R24-585 Development Variance Permit No. 7921-0092-00.
Carried

Development Permit No. 7921-0092-00
To issue Development Permit for Form and Character.

Council authorized to draft April 17, 2023

It was Moved by Councillor Bains
Seconded by Councillor Kooner
That Council authorize the issuance of

RES.R24-586 Development Permit No. 7921-0092-00.
Carried

13. Planning Report – Application No. 7921-0227-00
17670 James Hill Drive

Owner: 0794275 B.C. Ltd. (Director Information: R. Berezan)
Agent: Berezan Management (BC) Ltd. (Ray Spence)

Development Variance Permit No. 7921-0227-00
To reduce the minimum off-street parking requirements from 422 to 294 parking stalls for the proposed industrial building in order to permit the development of a 40,250-square metre, one-storey (with mezzanine) multi-tenant industrial building in Cloverdale Town Centre.

Supported by Council May 15, 2023

It was Moved by Councillor Bains
 Seconded by Councillor Kooner
 That Council authorize the issuance of
 Development Variance Permit No. 7921-0227-00.
 RES.R24-587 Carried

Development Permit No. 7921-0227-00
 To issue Development Permit for Form and Character, Hazard Lands (Flood Prone
 Area) and Sensitive Ecosystems (Streamside Areas).

Council authorized to draft May 1, 2023

It was Moved by Councillor Kooner
 Seconded by Councillor Stutt
 That Council authorize the issuance of
 Development Permit No. 7921-0227-00.
 RES.R24-588 Carried

J. OTHER BUSINESS

This section had no items to consider.

K. ADJOURNMENT

It was Moved by Councillor Bains
 Seconded by Councillor Stutt
 That the April 8, 2024 Regular Council –
 Land Use meeting be adjourned.
 RES.R24-589 Carried

The Regular Council - Land Use meeting adjourned at 6:03 p.m.

Certified correct:

 Jennifer Ficocelli, City Clerk

 Mayor Brenda Locke