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

A. ADOPTION OF THE AGENDA

It was

Moved by Councillor Kooner
Seconded by Councillor Stutt
That:

1. The agenda of the December 4, 2023, Regular Council Land Use meeting be amended to include Item H.6: Development Variance Permit No. 7922-0098-00.
 2. The agenda be adopted as amended.
- RES.R23-2371 Carried

B. LAND USE APPLICATIONS

1. **7922-0307-00**
15316 - 88 Avenue
Owner: 1168766 B.C. Ltd.
Director Information: H. Sahota, A. Sahota
No Officer Information Filed as at June 19, 2023.
Agent: Ankenman Associates Architects Inc. (Emily Kearns)
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
Development Permit
to permit the development of a 6-storey residential apartment building with a childcare centre.

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 "Urban" to "Multiple Residential", and a date for Public Hearing be set.
2. A Bylaw be introduced to amend 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 up to 2.46 FAR, and a date for Public Hearing be set.
3. 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.
4. 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.
5. Council authorize staff to draft Development Permit No. 7922-0307-00 generally in accordance with the attached drawings (Appendix I).
6. 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 satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the

requested increased density, to the satisfaction of the General Manager, Planning and Development Department;

- (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (i) registration of a volumetric statutory right-of-way for public rights-of-passage over the proposed plaza located at the southern edge of the site as well as the north-south pedestrian walkway located along the east edge of the site;
- (j) submission of an acoustical report for the units adjacent to 88 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (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 Services; and
- (l) registration of a Section 219 Restrictive Covenant to require the building to be constructed to zero carbon emissions, to the satisfaction of the Planning and Development Department.

RES.R23-2372

Carried

It was

Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 21108" pass its first reading.

RES.R23-2373

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Kooner
Seconded by Councillor Hepner
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 21108" pass its second reading.

RES.R23-2374

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, Text Amendment Bylaw, 2023, No. 21108" be held at City Hall on December 18, 2023, at 7:00 p.m.

RES.R23-2375

Carried

It was Moved by Councillor Stutt
Seconded by Councillor Kooner
That "Surrey Comprehensive Development
Zone 167 (CD 167), Bylaw, 2023, No. 21109" pass its first reading.
RES.R23-2376 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Hepner
Seconded by Councillor Kooner
That "Surrey Comprehensive Development
Zone 167 (CD 167), Bylaw, 2023, No. 21109" pass its second reading.
RES.R23-2377 Carried

It was then Moved by Councillor Kooner
Seconded by Councillor Stutt
That the Public Hearing on "Surrey
Comprehensive Development Zone 167 (CD 167), Bylaw, 2023, No. 21109" be held at
City Hall on December 18, 2023, at 7:00 p.m.
RES.R23-2378 Carried

2. **7923-0199-00**

15780 Fraser Highway

Owner: Estkin Development Ltd.

Director Information: T. Dawson, S. Hooge

Officer Information as at March 25, 2023: T. Dawson (President)

Agent: Dawson & Sawyer (Matt Reid)

Development Permit

to permit the construction of one 6-storey apartment building consisting of 119 dwelling units (including 80 secured market rental units) and a child care facility in Fleetwood.

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

1. Council authorize staff to draft Development Permit No. 7923-0199-00 generally in accordance with the attached drawings (Appendix I).
2. Council approve the applicant's request to reduce the required on-site outdoor amenity space from 357 square metres to 152 square metres.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (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;
- (e) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the CD Zone (Bylaw No. 20139);
- (f) the applicant adequately address the impact of reduced outdoor amenity space;
- (g) the applicant is required to amend the exiting shared driveway access (CA8710016) and shared amenity space (CA8710115) easement documents, registered on title as a condition of rezoning under Development Application No. 7919-0109-00 in order to reflect the current underground parkade and building layout on Lot 3; and
- (h) discharge the Restrictive Covenant (No Build) registered on Lot 4 (CA8710037 and CA8710052).

RES.R23-2379

Carried

3. 7922-0259-00
2924 and 2944 - 192 Street, 2957 - 194 Street

Owners: 1267882 B.C. Ltd.

Director Information: R. Grewal, K. GrewalNo Officer Information Filed as at September 29, 2023.

1152856 B.C. Ltd.

Director Information: R. Grewal, K. GrewalNo Officer Information Filed as at February 14, 2023.

R. S. Grewal

Agent: KCC Architecture and Design Ltd. (Karla Castellanos)

Temporary Use Permit*to permit temporary outdoor storage of cargo equipment and truck parking for a period not to exceed 3 years.*

It was

Moved by Councillor Annis

Seconded by Councillor Kooner

That Council deny Temporary Use Permit

No. 7922-0259-00, to permit temporary outdoor storage of cargo equipment and truck parking.

Before the question was considered, Councillor Bose put forward a motion to refer Temporary Use Permit No. 7922-0259-00 back to staff to work with the applicant regarding aquifer and environmental protection.

It was Moved by Councillor Bose
Seconded by Councillor Annis
That Council refer Temporary Use Permit No.
7922-0259-00 back to staff to work with the applicant regarding aquifer and
environmental protection.

RES.R23-2380

Carried**4. 7923-0337-00****9801 King George Boulevard (9835 King George Boulevard)**

Owner: Surrey Village Holdings Ltd.

Director Information: J. Prince, G. SquibbOfficer Information as at October 1, 2023: J. Prince (Secretary, Treasurer),
G. Squibb (President)

Agent: Realstar Management (Hedayat Nasoody)

Development Variance Permit

*to replace the development drawings attached to Land Use Contract (LUC) No. 420
and to reduce the number of required parking spaces to allow for additional rental
residential units and renovations to the existing buildings on the site.*

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

1. Council approve Development Variance Permit No. 7923-0337-00, varying
the following, to proceed to Public Notification:
 - (a) to replace the Drawings Numbered 77-RZ-91 (A), (B), (C), (D), (E), (F),
(G), (H), and (I) attached to and forming part of Land Use Contract (LUC)
No. 420 and replacing them with the drawings attached and numbered
7923-0337-00 (1) through to and including 7923-0337-00 (60); and
 - (b) to reduce the required number of parking spaces as outlined under
LUC No. 420 from 423 to 367.

RES.R23-2381

Carried**5. 7923-0001-00****14275 and 14297 - 103A Avenue, 10365 - 143 Street**

Owner: 1336514 B.C. Ltd.

Director Information: D. Nijjar, H. Nijjar, G. NijjarNo Officer Information Filed as at December 6, 2022.

Agent: G. Nijjar

**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
66 dwelling units and underground parking on a consolidated site in Guildford.*

It was

Moved by Councillor Bose
Seconded by Councillor Kooner
That:

1. A Bylaw be introduced to amend Official Community Plan (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 up to 2.5 FAR, 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 "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. 7923-0001-00 generally in accordance with the attached drawings (Appendix I).
5. Council instruct staff to resolve the following issued prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (h) 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;

- (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 Department.

RES.R23-2382

Carried

It was

Moved by Councillor Hepner

Seconded by Councillor Annis

That "Surrey Official Community Plan Bylaw,

2013, No. 18020, Text Amendment Bylaw, 2023, No. 21110" pass its first reading.

RES.R23-2383

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Kooner

Seconded by Councillor Stutt

That "Surrey Official Community Plan Bylaw,

2013, No. 18020, Text Amendment Bylaw, 2023, No. 21110" pass its second reading.

RES.R23-2384

Carried

It was then

Moved by Councillor Bose

Seconded by Councillor Hepner

That the Public Hearing on "Surrey Official

Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 21110" be held at City Hall on December 18, 2023, at 7:00 p.m.

RES.R23-2385

Carried

It was

Moved by Councillor Kooner

Seconded by Councillor Bains

That "Surrey Comprehensive Development

Zone 170 (CD 170), Bylaw, 2023, No. 21111" pass its first reading.

RES.R23-2386

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Kooner

Seconded by Councillor Bains

That "Surrey Comprehensive Development

Zone 170 (CD 170), Bylaw, 2023, No. 21111" pass its second reading.

RES.R23-2387

Carried

It was then
Comprehensive Development Zone 170 (CD 170), Bylaw, 2023, No. 21111" be held at
City Hall on December 18, 2023, at 7:00 p.m.
RES.R23-2388

Moved by Councillor Hepner
Seconded by Councillor Bains
That the Public Hearing on "Surrey
Carried

6. 7923-0200-00

14723 - 104 Avenue

Owner: RDG Guildford East Development Ltd.
Director Information: R. Elliott, M. Rempel
No Officer Information Filed as at October 2, 2023.

Agent: Focus Architecture Inc. (Colin Hogan)

OCP Amendment from "Commercial" to "Multiple Residential"

**NCP Amendment from "High Rise Residential" and "High Rise Mixed Use" to
"Low to Mid Rise Residential"**

Rezoning from C-35 to CD (based on RM-70)

Development Permit

*to permit the development of two, 6-storey apartment buildings with approximately
192 dwelling units and underground parking in Guildford.*

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
"Commercial" to "Multiple Residential", and a date for Public Hearing be set.
2. A Bylaw be introduced to amend the OCP Figure 42: Major Employment
Areas for the subject site by removing the "Commercial" designation for
the subject site, and a date for Public Hearing be set.
3. 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.
4. A Bylaw be introduced to rezone the subject site from "Downtown
Commercial Zone (C-35)" to "Comprehensive Development Zone (CD)",
and a date be set for Public Hearing.
5. Council authorize staff to draft Development Permit No. 7923-0200-00
generally in accordance with the attached drawings (Appendix I).
6. 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) the applicant is required to dedicate, as road and without competition, Bylaw Road for Parcel W of Lot 2 and Parcel X of Parcel A, both of Bylaw number 2534;
- (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) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the CD Zone, at the rate in effect at the time of Final Adoption;
- (i) submission of an acoustical report for the units adjacent to 104 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; 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 Department.

7. Council pass a resolution to amend the Guildford Plan to redesignate the subject site from "High Rise Residential" and "High Rise Mixed-Use" to "Low to Mid Rise Residential" when the project is considered for final adoption (Appendix VII).

RES.R23-2389

Carried

It was

Moved by Councillor Hepner
Seconded by Councillor Stutt
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2023, No. 21112" pass its first reading.

RES.R23-2390

Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Bains
Seconded by Councillor Bose
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2023, No. 21112" pass its second reading.
RES.R23-2391 Carried

It was then Moved by Councillor Hepner
Seconded by Councillor Annis
That the Public Hearing on "Surrey Official
Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 21112" be
held at City Hall on December 18, 2023, at 7:00 p.m.
RES.R23-2392 Carried

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Comprehensive Development
Zone 168 (CD 168), Bylaw, 2023, No. 21113" pass its first reading.
RES.R23-2393 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Annis
Seconded by Councillor Hepner
That "Surrey Comprehensive Development
Zone 168 (CD 168), Bylaw, 2023, No. 21113" pass its second reading.
RES.R23-2394 Carried

It was then Moved by Councillor Bains
Seconded by Councillor Hepner
That the Public Hearing on "Surrey
Comprehensive Development Zone 168 (CD 168), Bylaw, 2023, No. 21113" be held at
City Hall on December 18, 2023, at 7:00 p.m.
RES.R23-2395 Carried

7. **7922-0320-00**
13357 - 62 Avenue
Owner: 1342430 B.C. Ltd.
Director Information: S. Gill, J. Hineman, A. Pawar
No Officer Information Filed as at January 12, 2023.
Agent: CitiWest Consulting Ltd. (Roger Jawanda)
Rezoning from RA to RF
Development Variance Permit
to allow subdivision into 2 single family lots.

It was

Moved by Councillor Kooner
Seconded by Councillor Hepner
That:

1. Council endorse the Public Notification to proceed for Bylaw No. 21114 to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)".
2. Council approve Development Variance Permit No. 7922-0320-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RF Zone from 15.0 metres to 14.07 metres for proposed Lots 1 and 2; and
 - (b) to reduce the minimum side yard setbacks of the RF Zone from 1.8 metres to 1.2 metres for the principal building for proposed Lots 1 and 2.
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 and road dedication plan to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) 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;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (g) registration of a Section 219 Restrictive Covenant for "no build" on the north portion of proposed Lot 1 until future development and to establish density and setbacks on the developable (south) portion of Lot 1, in accordance with the future lot configuration.

RES.R23-2396

Carried

8. 7923-0176-00**8620 - 128 Street**

Owner: 0729697 B.C. Ltd.

Director Information: G. BrarOfficer Information as at January 1, 2023: P. Brar (President),

G. Brar (Secretary)

Agent: Telus Communications Inc. c/o Cypress Land Services Inc. (Tawny Verigin)

Development Variance Permit*to increase the maximum height of a free-standing telecommunications tower from 12 metres to 19.1 metres to permit replacement of an existing antenna pole.*

It was

Moved by Councillor Hepner

Seconded by Councillor Bose

That Council approve Development Variance

Permit No. 7923-0176-00, to vary Part 4 General Provisions of the Zoning Bylaw to increase the maximum height of a free-standing telecommunications tower from 12 metres to 19.1 metres, to proceed to Public Notification.

RES.R23-2397

Carried**9. 7922-0375-00****19355 - 2 Avenue**

Owners: J. Pooni, R. Pooni

Agent: WSP Canada (Scott Pelletier)

Development Permit for Hazard Lands (Steep Slopes) and Sensitive Ecosystems (Streamside and Green Infrastructure)**Development Variance Permit***to permit the development of a single family residence and accessory structures.*

It was

Moved by Councillor Kooner

Seconded by Councillor Stutt

That:

1. Council authorize staff to draft Development Permit No. 7922-0375-00 for Hazard Lands (Steep Slopes) and Sensitive Ecosystems (Streamside Areas and Green Infrastructure Areas) generally in accordance with the attached appendices and the finalized Ecosystem Development Plan and Geotechnical Report.
2. Council approve Development Variance Permit No. 7922-0375-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum single family dwelling side yard setback (south) of the "General Agriculture Zone (A-1)" from 9.5 metres to 7.5 metres to the principal building face;
 - (b) to reduce the minimum single family dwelling accessory structure and building side yard setback (south) of the "General Agriculture Zone (A-1)" from 9.5 metres to 8.8 metres to the accessory structure;

- (c) to increase the maximum farm residential footprint (homeplate) depth of "General Agriculture Zone (A-1)" from 60 metres to 66 metres as measured from the front lot line; and
 - (d) to vary Part 7A of the Zoning By-law to allow utilization of Part 7A B.1.1 for a large ravine streamside setback on an agricultural lot created before 2016.
3. Council instruct staff to resolve the following issues prior to final approval of the Development Permit:
- (a) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
 - (d) submission of a finalized Geotechnical Report to the satisfaction of City staff;
 - (e) registration of a Section 219 Restrictive Covenant for installation and maintenance of the landscape buffer; and
 - (f) registration of a combined Statutory Right-of-Way / Section 219 Restrictive Covenant over the designated Streamside Protection Area for both "No Build" and conveyance access.

RES.R23-2398

Carried

10. 7923-0212-00
3470 - 192 Street

Owner: Shing Kee Godown Developments Ltd.

Director Information: H. Wu

No Officer Information Filed as at April 4, 2023.

Agent: CTA Architecture + Design Ltd. (Craig Mitchell)

Development Permit

in order to permit the development of an 8,408 square metre industrial building.

It was

Moved by Councillor Hepner

Seconded by Councillor Kooner

That:

- 1. Council authorize staff to draft Development Permit No. 7923-0212-00 generally in accordance with the attached drawings (Appendix I).
- 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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (d) registration of a Section 219 Restrictive Covenant to prohibit any use that require a Metro Vancouver air quality permit from locating on the site; and
- (e) registration of a Section 219 Restrictive Covenant for installation and maintenance of the landscape buffer.

RES.R23-2399

Carried**11. 7922-0218-00****12835 - 111 Avenue, 11138 - 128 Street**

Owner: 128 Surrey Holdings Ltd.

Director Information: A. Askarian, D. DebartoloOfficer Information as at December 8, 2022: A. Askarian (President),
D. Debartolo (Secretary)

Agent: GBL Architects (Joey Stevens)

OCP Amendment from "Mixed Employment" to "Multiple Residential"**OCP Text Amendment to permit a higher density in the Multiple****Residential designation****NCP Amendment from "Highway Commercial" to "Multiple Residential"****Rezoning from RF to CD (based on RM-70)****Development Permit***to permit the development of a 6-storey market rental apartment building with a child care centre located on a consolidated site in South Westminster.*

It was

Moved by Councillor Bose

Seconded by Councillor Hepner

That:

1. An Official Community Plan (OCP) Bylaw be introduced to:

- (a) amend OCP Figure 3: General Land Use Designations for the subject site from "Mixed Employment" to "Multiple Residential";
- (b) amend OCP Figure 42: Major Employment Areas for the subject site by removing the "Mixed Employment" designation for the subject site;

- (c) amend 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 up to 2.5 FAR; 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 Official Community Plan, 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. 7922-0218-00 generally in accordance with the attached drawings (Appendix I), and the finalized geotechnical report.
- 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 and approval from TransLink;
 - (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) the applicant enter into a Housing Agreement with the City to restrict a total of 112 dwelling units on the subject site as market rental housing for a period of 60 years or life of building;

- (j) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the CD Zone, at the rate in effect at the time of Final Adoption;
- (k) provision of transportation demand management measures to address the shortfall in residential and visitor parking spaces to the satisfaction of the General Manager, Engineering;
- (l) discharge the reciprocal access easement along 128 Street (BB653557);
- (m) submission of an acoustical report for the units adjacent to the SkyTrain guideway and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (n) registration of a Section 219 Restrictive Covenant to reflect the 112 rental units and ensure the proposal will adequately address the City's needs with respect to Public Art, Affordable Housing and Capital Project CACs (Tier 1 and Tier 2) if the market rental tenure of the proposed development changes, at any point in the future; and
- (o) registration of a Section 219 Restrictive Covenant to restrict habitable floor area below the Flood Construction Level (FCL) and to inform current and future owners that the subject property is located within a floodplain area and that any buildings or structures constructed upon the lot may be damaged by flooding or erosion.

7. Council pass a resolution to amend the South Westminster Neighbourhood Concept Plan (NCP) to redesignate the subject site from "Highway Commercial" to "Multiple Residential" as illustrated in Appendix V, when the proposal is considered for Final Adoption.

RES.R23-2400

Carried

It was

Moved by Councillor Kooner
 Seconded by Councillor Stutt
 That "Surrey Official Community Plan Bylaw,
 2013, No. 18020, Text Amendment Bylaw, 2023, No. 21115" pass its first reading.

RES.R23-2401

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, Text Amendment Bylaw, 2023, No. 21115" pass its second reading.

RES.R23-2402

Carried

It was then
 Moved by Councillor Kooner
 Seconded by Councillor Hepner
 That the Public Hearing on "Surrey Official
 Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 21115"
 be held at City Hall on December 18, 2023, at 7:00 p.m.
 RES.R23-2403 Carried

It was
 Moved by Councillor Bose
 Seconded by Councillor Hepner
 That "Surrey Comprehensive Development
 Zone 169 (CD 169), Bylaw, 2023, No. 21116" pass its first reading.
 RES.R23-2404 Carried

The said Bylaw was then read for the second time.

It was
 Moved by Councillor Kooner
 Seconded by Councillor Hepner
 That "Surrey Comprehensive Development
 Zone 169 (CD 169), Bylaw, 2023, No. 21116" pass its second reading.
 RES.R23-2405 Carried

It was then
 Moved by Councillor Hepner
 Seconded by Councillor Annis
 That the Public Hearing on "Surrey
 Comprehensive Development Zone 169 (CD 169), Bylaw, 2023, No. 21116" be held at
 City Hall on December 18, 2023, at 7:00 p.m.
 RES.R23-2406 Carried

- 12. 7918-0111-00**
6081, 6095, 6111, 6121, and 6131 King George Boulevard
 Owner: 1075292 B.C. Ltd.
Director Information: B. Johal
Officer Information as at May 11, 2022: N. Singh (Other Offices)
 Agent: Mortise Construction Ltd. (Travjit Johal)
Rezoning from RF to CD (based on RM-70)
Development Permit
to permit the development of 3 apartment buildings with a total of 198 units.

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

1. 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.

2. Council authorize staff to draft Development Permit No. 7918-0111-00 generally in accordance with the attached drawings (Appendix I), and the finalized Ecosystem Development Plan.
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) Approval from the Ministry of Transportation & Infrastructure;
 - (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 an acoustical report for the units adjacent to King George Boulevard and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (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;
 - (j) Final Approval of the Fire Access Plan to the satisfaction of Surrey Fire Services;
 - (k) the applicant provide an independent peer review of the Sensitive Ecosystem Development Plan; and
 - (l) the applicant provide cash-in-lieu as compensation for the future relocation of the Class B channelized stream along the southern portion of King George Boulevard fronting the site, to the satisfaction of the Planning and Development Department and the Engineering Department.

RES.R23-2407

Carried

It was Moved by Councillor Bose
 Seconded by Councillor Hepner
 That "Surrey Comprehensive Development
 Zone 166 (CD 166), Bylaw, 2023, No. 21117" pass its first reading.
 RES.R23-2408 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Annis
 Seconded by Councillor Hepner
 That "Surrey Comprehensive Development
 Zone 166 (CD 166), Bylaw, 2023, No. 21117" pass its second reading.
 RES.R23-2409 Carried

It was then Moved by Councillor Bose
 Seconded by Councillor Hepner
 That the Public Hearing on "Surrey
 Comprehensive Development Zone 166 (CD 166), Bylaw, 2023, No. 21117" be held at
 City Hall on December 18, 2023, at 7:00 p.m.
 RES.R23-2410 Carried

13. 7921-0153-00

15200 Guildford Drive

Owner: Solterra Development (Guildford) Corp.

Director Information: G. Nichele

Officer Information as at December 20, 2022: G. Nichele (President, Secretary)

Agent: Solterra Development (Guildford) Corp. (Alex Putrenko)

Development Permit / Development Variance Permit

to permit the construction of a 20-storey mid-rise apartment building consisting of 175 dwelling units in Guildford. A variance is proposed to reduce the minimum on-site parking requirement and to increase the permitted lot coverage under the CD Zone.

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

1. Council authorize staff to draft Development Permit No. 7921-0153-00 generally in accordance with the attached drawings (Appendix I).
2. Council approve Development Variance Permit No. 7921-0153-00, varying the following, to proceed to Public Notification:
 - (a) 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 0.1 parking space per dwelling unit for visitors; and

- (b) to vary the maximum permitted lot coverage under CD Bylaw No. 17032 from 40% to 42%.
- 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) approval and input 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 satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) discharge the Restrictive Covenant (No Build) registered on title (CA2287218); and
 - (h) submission of an acoustical report for the units adjacent to 152 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures.

Before the vote was taken:

A friendly amendment to recommendation 2. (a) of Development Variance Permit No. 7921-0153-00 was accepted unanimously. The amendment 2. (a) is as follows:

Delete

"0.1 parking space per dwelling unit for visitors"

Insert

"0.2 parking space per dwelling unit for visitors"

The vote was then taken on the main motion, as amended.

RES.R23-2411

main motion, as amended, Carried

14. 7921-0357-00**9952 - 149 Street**

Applicant: Rokm Developments Ltd.

Director Information: G. GrewalOfficer Information as at December 13, 2022: G. Grewal (President, Secretary)

Agent: Flat Architecture Inc. (Rajinder Warraich)

Rezoning a portion of the site from RM-45 to CD (based on RM-70)**Development Permit / Development Variance Permit***to permit the development of an infill 5-storey residential apartment building, containing 45 dwelling units over 2 levels of underground parking, as well as 7, three-storey townhouse units, on a portion of the site.*

It was

Moved by Councillor Hepner

Seconded by Councillor Annis

That:

1. A Bylaw be introduced to rezone the portion of the subject site shown as Block 2 on the attached Survey Plan (Appendix I), from "Multiple Residential 45 Zone (RM-45)" to "Comprehensive Development Zone (CD)", and a date for Public Hearing be set.
2. Council authorize staff to draft Development Permit No. 7921-0357-00 generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7921-0357-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum off-street parking requirements of Part 5 of the Zoning Bylaw from 70 parking spaces to 50 parking spaces, equivalent to rates of 1.0 residential parking spaces per dwelling unit and 0.1 visitor parking spaces per dwelling unit, for the existing three-storey, 45-unit residential building on the west portion of the site (proposed Lot 1).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;

- (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (f) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-70 Zone, at the rate in effect at the time of Final Adoption;
- (g) registration of a modified shared access easement, as required, to ensure continued shared access for the subject site and adjacent townhouse strata to the east;
- (h) submission of an acoustical report for the units adjacent to 100 Avenue 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.R23-2412

Carried

It was

Moved by Councillor Bose
Seconded by Councillor Hepner
That "Surrey Comprehensive Development
Zone 165 (CD 165), Bylaw, 2023, No. 21103" pass its first reading.

RES.R23-2413

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Kooner
Seconded by Councillor Hepner
That "Surrey Comprehensive Development
Zone 165 (CD 165), Bylaw, 2023, No. 21103" pass its second reading.

RES.R23-2414

Carried

It was then

Moved by Councillor Kooner
Seconded by Councillor Annis
That the Public Hearing on "Surrey
Comprehensive Development Zone 165 (CD 165), Bylaw, 2023, No. 21103" be held at
City Hall on December 18., 2023, at 7:00 p.m.

RES.R23-2415

Carried

C. ADDITIONAL PLANNING COMMENTS**1. 7918-0186-01****16344 and 16370 - 20 Avenue**

Owner: 1140398 B.C. Ltd.

Director Information: H. BerarNo Officer Information Filed as at November 6, 2021.

Agent: 1140398 B.C. Ltd. (Manpreet Berar)

Development Variance Permit*to increase the percentage of back-to-back townhouse units and reduce the associated outdoor amenity space requirements.*

It was

Moved by Councillor Hepner

Seconded by Councillor Bose

That:

1. Council approve Development Variance Permit No. 7918-0186-01, varying the following, to proceed to Public Notification:

- (a) to increase the maximum percentage of back-to-back units from 20% to 45% in the "Multiple Residential (30) Zone (RM-30)"; and
- (b) to reduce the outdoor amenity space requirement for back-to-back ground -oriented dwelling units from 6.0 square metres to 3.0 square metres per dwelling unit in the "Multiple Residential (30) Zone (RM-30)".

RES.R23-2416

Carried**2. 7919-0011-01****6113 and 6133 - 144 Street**

Owners P. Kaur

Bt144 Holdings Ltd.

Director Information: K. GarchaNo Officer Information as at June 26, 2023.

Agent: Kasian Architecture Interior Design and Planning Ltd. (Trevor Dickson)

Development Variance Permit*to increase the percentage of back-to-back units permitted in a 56-unit townhouse development, of which 26 units are back-to-back units.*

It was

Moved by Councillor Hepner

Seconded by Councillor Kooner

That Council approve Development Variance

Permit No. 7919-0011-01, to increase the maximum percentage of back-to-back units from 20% to 46% in the "Multiple Residential (30) Zone (RM-30)", to proceed to Public Notification.

RES.R23-2417

Carried

3. **7921-0177-01**
1985 - 182 Street
Owner: Pawar Consulting Ltd.
Director Information: A. Pawar
Officer Information as at January 19, 2023:
A. Pawar (President, Secretary)
Agent: Aplin & Martin Consultants Ltd. (Samira Khayambashi)
Development Variance Permit
to allow subdivision into 5 single family RA lots with varied lot widths.

It was Moved by Councillor Hepner
Seconded by Councillor Bose
That Council approve Development Variance
Permit No. 7921-0177-01, to reduce the minimum lot width of the RA Zone from
50 metres to 45 metres for proposed Lot 1, 2, 4 and 5, to proceed to Public
Notification.

RES.R23-2418

Carried

4. **7919-0177-00**
11037, 11049, 11057 and 11069 Ravine Road, 11054, 11066 and 11080 - 132 Street
Owner: Quadra Holdings (King George) Ltd.
Director Information: M. Redekop, P. Warkentin
Officer Information as at September 23 2022: M. Redekop (President),
P. Warkentin (Secretary)
Agent: Barnett Dembek Architects Inc. (Maciej Dembek)
Development Variance Permit
*to permit the development of three, 6-storey apartment buildings, containing
319 dwelling units, over a shared two-level underground parkade, in City Centre.*

It was Moved by Councillor Annis
Seconded by Councillor Bains
That Council approve Development Variance
Permit No. 7919-0177-00, to vary the requirement in Sections 2.3 of the District
Energy System Bylaw, 2012, No. 17667, as amended, so that the owner of a new
building within Service Area B, with a net floor area ratio of up to 2.7, will not be
required to utilize hydronic systems for space heating within individual units, to
proceed to Public Notification.

RES.R23-2419

Carried

D. ITEMS REFERRED BACK**1. 7919-0017-00****12333, 12345 and 12350 Pattullo Place**

Owner: 1048201 B.C. Ltd.

Director Information: R. Sanghera, S. VirkNo Officer Information Filed as at September 4, 2021.

0975696 B.C. Ltd.

Director Information: P. Sanghera, H. VirkOfficer Information as at July 18, 2022: P. Sanghera (President)

Agent: Gerry Blonski Architect (Gerry Blonski)

Development Permit / Development Variance Permit*to address parking requirements, including proposed off-site surface parking lots, and to increase allowable building height to permit already constructed and proposed additions and modifications to an existing banquet hall.*

It was

Moved by Councillor Kooner

Seconded by Councillor Bains

That:

1. Council approve an amended Development Variance Permit No. 7919-0017-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum number of off-street parking spaces required for an eating establishment (banquet hall) from 650 to 430;
 - (b) to allow for parking spaces for the banquet hall use located at 12350 Pattullo Place to be provide on non-abutting or contiguous lots located at 12333 and 12345 Pattullo Place; and
 - (c) to increase the allowable building height, under the CHI Zone, from 9 metres to 14.1 metres to accommodate the banquet hall building.
2. Council authorize staff to draft amended Development Permit No. 7919-0017-00 generally in accordance with the updated site plan and elevations attached as Appendix I.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) either completion of the paving and line painting work for the overflow parking lot or the applicant to provide cash security to ensure that the paving and line painting works are completed in the spring 2024, to the satisfaction of the General Manager, Planning and Development; and
 - (b) completion of all conditions of approval identified in the original Planning Report for Development Application No. 7919-0017-00 dated July 11, 2022.

Before the vote was taken:

A friendly amendment to recommendation 3.(a) of Application No. 7919-0017-00 was accepted unanimously. The amendment is as follows:

Delete

"3. (a) either completion of the paving and line painting work for the overflow parking lot or the applicant to provide cash security to ensure that the paving and line painting works are completed in the spring 2024, to the satisfaction of the General Manager, Planning and Development; and"

Insert

"3. (a) the applicant to provide cash security sufficient to ensure that the paving, line painting, and drainage works are completed at the appropriate time of year and to the satisfaction of the General Manager of Planning and Development; and"

The vote was then taken on the main motion, as amended.

RES.R23-2420

main motion, as amended, Carried

E. CORPORATE REPORTS

This section had no items to consider.

F. CORRESPONDENCE

This section had no items to consider.

G. NOTICE OF MOTION

This section had no items to consider.

H. BYLAWS AND PERMITS

BYLAWS WITH PERMITS

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20314"
7919-0295-00
Owner: J. Singh
Agent: Gursimer Design and Management Inc. (Nirvair Singh)
19124 - 61A Avenue
RA to RF - in order to subdivide the site into two single family residential lots.

Council direction received April 12, 2021

It was Moved by Councillor Bains
Seconded by Councillor Kooner
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20314" be finally adopted.
RES.R23-2421 Carried

Development Variance Permit No. 7919-0295-00
19124 - 61A Avenue
To reduce the minimum lot width from 15.0 metres to 14.4 metres for proposed
Lots 1 and 2.

Supported by Council April 26, 2021

It was Moved by Councillor Annis
Seconded by Councillor Hepner
That Council authorize the issuance of
Development Variance Permit No. 7919-0295-00.
RES.R23-2422 Carried

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20714"
7921-0292-00
Owner: 1243153 B.C. Ltd. (Director Information: G. Rana)
Agent: DF Architecture Inc. (Jessie Arora)
12674 - 88 Avenue
RA to IL – to develop a 3,500 square metre industrial building.

Council direction received July 25, 2022

It was Moved by Councillor Bose
Seconded by Councillor Hepner
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2022, No. 20714" be finally adopted.
RES.R23-2423 Carried

Development Variance Permit No. 7921-0292-00
12674 - 88 Avenue
To reduce the minimum rear yard setback from 7.5 metres to 3.9 metres for a
garbage enclosure and to reduce the minimum side (east) yard setback from
7.5 metres to 1.5 metres for a garbage enclosure.

Supported by Council August 8, 2021

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That Council authorize the issuance of
Development Variance Permit No. 7921-0292-00.
RES.R23-2424 Carried

Development Permit No. 7921-0292-00
12674 - 88 Avenue
To issue Development Permit for Form and Character.

Council authorized to draft July 25, 2022

It was Moved by Councillor Stutt
Seconded by Councillor Bains
That Council authorize the issuance of
Development Permit No. 7921-0292-00.
RES.R23-2425 Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21014"
7922-0306-00
Owner: Crescent Park Developments Inc. (Director Information: B. Dorward,
E. McCutcheon)
Agent: WSP Group (Scott Pelletier)
2507 - 128 Street
C-4 to C-5 – to permit a Child Care Centre within an existing commercial building.

Council direction received July 24, 2023

It was Moved by Councillor Annis
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 21014" be finally adopted.
RES.R23-2426 Carried

Development Variance Permit No. 7922-0306-00
2507 - 128 Street
To reduce the minimum number of off-street parking spaces from 17 to 10; to increase
the percentage of parking spaces permitted to have the length reduced to a minimum of
4.9 metres, from 35% to 50%; to reduce the minimum setback from the east (front) lot
line to the principal building face from 7.5 metres to 0.0 metres; to reduce the minimum
setback from the north (side) lot line to the principal building face from 7.5 metres to
3.9 metres; to reduce the minimum setback from the south (side, flanking) lot line to the
principal building face from 7.5 metres to 2.2 metres; and to reduce the minimum
screening strip along the west (rear) lot line from 1.5 metres to 0.6 metres.

Supported by Council September 11, 2023

It was Moved by Councillor Hepner
Seconded by Councillor Annis
That Council authorize the issuance of
Development Variance Permit No. 7922-0306-00.
RES.R23-2427 Carried

Development Permit No. 7922-0306-00
2507 - 128 Street
To issue Development Permit for Form and Character.

Council authorized to draft July 24, 2023

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That Council authorize the issuance of
Development Permit No. 7922-0306-00.
RES.R23-2428 Carried

4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20464"
7920-0223-00
Owners: Ekam Holdings Ltd. (Director Information: B. Chana, R. Dhanoa, C. Puri,
D. Dhaliwal, W. Zhou), 1177009 B.C. Ltd. (Director Information: P. Ram)
Agent: Barnett Dembek Architects Inc. (Lance F Barnett)
17697, 17707, 17719, 17725 and 17739 - 56A Avenue
C-15 to CD – to permit the development of a 5-storey, 72-unit, mid-rise residential building
over one level of underground parking on a consolidated site in Cloverdale Town Centre.

Council direction received October 18, 2021

It was Moved by Councillor Hepner
Seconded by Councillor Annis
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20464" be finally adopted.
RES.R23-2429 Carried

"Heritage Revitalization Agreement, Authorization Bylaw, 2021, No. 20465"
17707 and 17719 - 56A Avenue
To allow for the relocation, restoration, adaptive re-use and maintenance of the
Mooring House and Mooring Cottage on the subject site.

Council direction received October 18, 2021

It was Moved by Councillor Stutt
Seconded by Councillor Kooner
That "Heritage Revitalization Agreement,
Authorization Bylaw, 2021, No. 20465" be finally adopted.
RES.R23-2430 Carried

Development Permit No. 7920-0223-00
17697, 17707, 17719, 17725 and 17739 - 56A Avenue
To issue Development Permit for Form and Character.

Council authorized to draft October 18, 2021

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That Council authorize the issuance of
Development Permit No. 7920-0223-00.
RES.R23-2431 Carried

PERMITS - APPROVALS

5. Development Permit No. 7917-0544-01
13744 Bentley Road
Owner: 0943151 B.C. Ltd. (Director Information: H. Gill, A. Sivia)
Agent: Kasian Architecture Interior Design & Planning Ltd. (Doug Johnson)
To permit the development of three, 5 to 6-storey apartment buildings.

Council authorized to draft July 24, 2023

It was Moved by Councillor Bose
Seconded by Councillor Hepner
That Council authorize the issuance of
Development Permit No. 7917-0544-01.
RES.R23-2432 Carried

BYLAWS AND PERMITS (Continued)

PERMITS APPROVAL (Continued)

6. Development Variance Permit No. 7922-0098-00
12900 - 87 Avenue
Owner: M.A. Stewart & Sons Ltd. (Director Information: D. Hardy, R. Hardy,
J. Makarchuk, R. Stewart)
Agent: KCC Architecture and Design Ltd. (Karla Castellanos)
To reduce the minimum rear yard (south) setback from 7.5 metres to 4.5 metres to
the principal building face in order to permit the development of a 7,000 square metre
single tenant industrial building.

Supported by Council November 14, 2022.

It was	Moved by Councillor Kooner
	Seconded by Councillor Stutt
	That Council authorize the issuance of
Development Variance Permit No. 7922-0098-00.	
RES.R23-2433	<u>Carried</u>

Development Permit No. 7922-0098-00
12900 - 87 Avenue
To issue Development Permit for Form and Character.

Council authorized to Draft October 3, 2022

It was	Moved by Councillor Bose
	Seconded by Councillor Annis
	That Council authorize the issuance of
Development Permit No. 7922-0098-00.	
RES.R23-2434	<u>Carried</u>

I. CLERKS REPORT

This section had no items to consider.

J. OTHER BUSINESS

This section had no items to consider.

K. ADJOURNMENT

It was	Moved by Councillor Kooner
	Seconded by Councillor Stutt
	That the December 4, 2023 Regular Council –
Land Use meeting be adjourned.	
RES.R23-2435	<u>Carried</u>

The Regular Council - Land Use meeting adjourned at 6:06 p.m.

Certified correct:

Stephanie Nichols, Deputy City Clerk

Mayor Brenda Locke