

Present:

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

Absent:

Councillor Nagra

Staff Present:

R. Costanzo, City Manager
J. Ficocelli, City Clerk and Director Legislative Services
S. Lee, Legislative Services Manager
P. Huynh, City Solicitor
J. Brar, General Manager, Corporate Services
L. Cavan, General Manager, Parks, Recreation & Culture
S. Neuman, General Manager, Engineering
R. Gill, General Manager, Planning & Development
J. Pang, Director, Land Development
S. Low, Director, Development Planning
C. McBeath, Director, Development Planning
C. Atkins, Development Planning Manager
D. Todd, Development Planning Manager

A. ADOPTION OF THE AGENDA

It was

Moved by Councillor Kooner
Seconded by Councillor Bose
That:

1. The agenda of the February 10, 2025, Regular Council – Land Use meeting be amended as follows:
 - (a) Remove B.5 Planning Report - Application No. 7924-0185-00 under Planning Reports;
 - (b) Add E.1 Planning Report - Application No. 7924-0178-00 and E.2 Planning Report – Application No. 7922-0221-00, 7922-0221-01, & 7922-0222-00, 7922-0222-01 under Other Business; and
2. The agenda be adopted as amended.

RES.R25-270

Carried

B. PLANNING REPORTS**1. Planning Report - Application No. 7923-0197-00
13161 - 64 Avenue**

Owners: U. Prasad, P. Prasad

Agent: Westridge Engineering & Consulting Ltd. (D. Kajal)

Rezoning from R3 to R5*to allow subdivision into two compact residential lots.*

It was

Moved by Councillor Bains

Seconded by Councillor Kooner

That:

1. Council endorse the Public Notification to proceed for Bylaw No. 21551 to rezone the subject site from "Urban Residential Zone (R3)" to "Compact Residential Zone (R5)".
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

RES.R25-271

Carried**2. Planning Report - Application No. 7924-0208-00
10506, 10516, and 10526 - 140 Street**

Owners: Hare Holdings Ltd., A. Hare, H. Hare

Director Information: A. Hare, H. HareOfficer Information as at July, 04, 2024: A. Hare (President),

H. Hare (Secretary)

Agent: ParaMorph Architecture Inc. (M. Singh)

Rezoning from R3 to CD (based on RM-70)**Development Permit***to permit the development of a six-storey apartment building containing 102 dwelling units and two levels of underground parking.*

It was Moved by Councillor Kooner
 Seconded by Councillor Hepner
 That Council direct staff to continue to process the application at the height, density and setbacks currently proposed in Appendix I of the planning report.

RES.R25-272

Carried

**3. Planning Report - Application No. 7923-0255-00
 18036, 18074, and 18088 - 72 Avenue; 18003 Fraser Highway**

Owner: Zenterra 180 Street Ltd.
Director Information: M. Gill, R. Johal
Officer Information as at September 23, 2023: M. Gill (Secretary),
 R. Johal (President)

Agent: Zenterra Developments (K. Anderson)

Amend CD Bylaw No. 21351

Development Variance Permit

to permit an accessory child care centre within a proposed 6-storey apartment building and to vary the definition of "bond" in the Surrey Subdivision and Development Bylaw to include the use of a Surety Bond for the servicing agreements associated with the proposed multi-family development on the two sites.

* Further to the Planning Report dated July 22, 2024, additional information regarding the application is provided.

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

1. Council rescind Third Reading of Rezoning Bylaw No. 21351 that was granted by Resolution R.24-1752, at the September 9, 2024, Regular Council – Public Hearing meeting.
2. Council endorse an additional Public Notification to proceed for Rezoning Bylaw No. 21351, to allow Council to receive public comments regarding amending Section B. Permitted Uses and Section J. Special Regulations to permit the use of an accessory child care centre (Appendix II).
3. Council approve Development Variance Permit No. 7923-0255-00, to vary the definition of "Bond" in the Surrey Subdivision and Development Bylaw, 1986, No. 8830, as amended, to include the use of Surety Bond for Servicing Agreement No. 7923-0255-00, to proceed to Public Notification.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) all issues outlined in the original Planning & Development Report for 7923-0255-00 and dated July 22, 2024 (Appendix IV), remain applicable.

RES.R25-273

Carried

It was Moved by Councillor Annis
 Seconded by Councillor Hepner
 That Council rescind Third Reading of
 "Surrey Comprehensive Development Zone 238 (CD 238), Bylaw, 2024, No. 21351",
 granted by Resolution No. R24-1752 at the September 9, 2024, Regular Council –
 Public Hearing meeting.

RES.R25-274

Carried

**4. Planning Report - Application No. 7915-0187-00
 13889 - 62 Avenue**

Owner: 1285384 B.C. Ltd.

Director Information: A. Dhillon, M. Jawandha

No Officer Information Filed as at January 22, 2023.

Agent: 1285384 B.C. Ltd. (M. Jawandha)

Rezoning from RA to RM-30

Development Permit / Development Variance Permit

to permit the development of 11 townhouse units.

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

1. Council endorse the Public Notification to proceed for Bylaw No. 21556 to rezone the subject site from "Acreage Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)".
2. Council authorize staff to draft Development Permit No. 7915-0187-00 generally in accordance with the attached drawings (Appendix I), and the finalized Ecosystem Development Plan.
3. Council approve the applicant's request to reduce the amount of required outdoor amenity space from 33 square metres to 28 square metres.
4. Council approve Development Variance Permit No. 7915-0187-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north rear yard setback of the RM-30 Zone from 6.0 metres to 4.5 metres to the principal building face and to permit up to three additional risers to encroach into the north rear yard building setback area;
 - (b) to reduce the minimum west side yard setback of the RM-30 Zone from 6.0 metres to 2.4 metres to the principal building face;
 - (c) to reduce the minimum east side yard setback of the RM-30 Zone from 6.0 metres to 3.1 metres to the principal building face and to 2.0 metres to the electrical closet;

- (d) and to permit up to four additional risers to encroach into the south front yard building setback area;
 - (e) to allow one visitor parking space to be partially within the setback area; and
 - (f) to reduce the minimum indoor amenity space required before cash-in-lieu may be applied for an 11-unit townhouse development under Section B.6(b) of Part 4, "General Provisions" of the Surrey Zoning Bylaw from 37 square metres to 0 square metres.
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) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (f) voluntary conveyance of riparian area to the City;
 - (g) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-30 Zone, at the rates in effect at the time of Final Adoption;
 - (h) the applicant adequately address the impact of reduced outdoor amenity space;
 - (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (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 Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services; and

- (k) registration of an access easement to provide legal access for the proposed riparian parcel.

RES.R25-275

Carried

**5. Planning Report - Application No. 7924-0185-00
12091 - 88 Avenue (12099 - 88 Avenue)**

Owner: Pacific Press Properties Inc.
Director Information: G. Sandhu
No Officer Information Filed as at August 26, 2024.

Agent: Orion Construction (J. Paquin)
**Rezoning of a portion of the site from IL to CD (based on IL)
 Development Permit**

to permit the development of a multi-tenant industrial building, with accessory offices and commercial uses, for a total floor area of 13,792 square metres.

This item was removed from the agenda.

**6. Planning Report - Application No. 7924-0341-00
18789 Fraser Highway**

Owner: Mate Is Great 11 Holdings Inc.
Director Information: G. Dumas, R. Nohr, R. Payne
No Officer Information Filed as at February 16, 2024.

Agent: Mate is Great 11 Holdings Inc. (R. Nohr)
Amend CD Bylaw No. 15679

to accommodate a proposed office use (dental office) in Block A of the existing CD Zone.

It was Moved by Councillor Stutt
 Seconded by Councillor Bains
 That Council introduce a Bylaw to amend
 Comprehensive Development Zone Bylaw No. 15679 (Appendix II), and a date be set
 for Public Hearing.

RES.R25-276

Carried

It was Moved by Councillor Stutt
 Seconded by Councillor Kooner
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2005, No. 15679, Amendment Bylaw, 2025, No. 21558" pass its
 first reading.

RES.R25-277

Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Kooner
Seconded by Councillor Annis
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2005, No. 15679, Amendment Bylaw, 2025, No. 21558" pass its
second reading.
RES.R25-278 Carried

It was then Moved by Councillor Kooner
Seconded by Councillor Bains
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15679, Amendment Bylaw,
2025, No. 21558" be held at City Hall on February 24, 2025, at 7:00 p.m.
RES.R25-279 Carried

7. **Planning Report - Application No. 7924-0086-00**
1935 - 165A Street
Owner: P. Basraon
Agent: ParaMorph Architecture Inc. (P. Verma)
NCP Amendment from "Multiple Residential 10-15 upa" to "Multiple Residential 15-25 upa" and to remove the subject site from the land consolidation area.
Rezoning from RA to RM-30
Development Permit / Development Variance Permit
to permit the development of a 25-unit townhouse development.

- It was Moved by Councillor Kooner
Seconded by Councillor Bose
That:
1. Council endorse the Public Notification to proceed for Bylaw No. 21559 to rezone the subject site from "Acreage Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)".
 2. Council authorize staff to draft Development Permit No. 7924-0086-00 generally in accordance with the attached drawings (Appendix I), and the finalized geotechnical report.
 3. Council approve Development Variance Permit No. 7924-0086-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north yard setback of the RM-30 Zone from 6.0 metres to 2.4 metres to the principal building face; and
 - (b) to reduce the minimum south side yard setback of the RM-30 Zone from 6.0 metres to 5.0 metres to the principal building face.
 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) approval from the Ministry of Transportation and Transit;
 - (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 geotechnical peer review;
 - (h) submission of a finalized geotechnical report to the satisfaction of City staff;
 - (i) 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;
 - (j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (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 ensure that the future construction is in accordance with the recommendations in the submitted geotechnical report, and to indemnify the City from any future damage resulting from development in the hazard area for steep slopes.
5. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan (NCP) to redesignate the land from "Multiple Residential

10-15 upa" to "Multiple Residential 15-25 upa" and to remove the subject site from the land consolidation area when the project is considered for final adoption (Appendix V).

RES.R25-280

Carried

8. Planning Report - Application No. 7924-0289-00

18527, 18557, 18587 and 18589 - 92 Avenue

Owners: 1163895 B.C. Ltd.

Director Information: A. Singh

Officer Information Filed as at May 11, 2024: A. Singh (President, Secretary)

1148355 B.C. Ltd.

Director Information: V. Bubber

No Officer Information Filed as at January 9, 2024.

Agent: T. Gill

Development Permit for Sensitive Ecosystems (Streamside and Green Infrastructure)

Temporary Use Permit

to permit the storage of steel (including pipes, rebar and beams) as well as the parking of approximately 12 oversized trucks and trailers for a period not to exceed three years.

It was

Moved by Councillor Kooner

Seconded by Councillor Hepner

That:

1. Council approve Temporary Use Permit No. 7924-0289-00, to proceed to Public Notification.
2. Council authorize staff to draft Development Permit No. 7924-0289-00 for Sensitive Ecosystems (Streamside and Green Infrastructure) generally in-accordance with 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) completion of required road pavement widening and upgrades along 92 Avenue, from the subject site to 180 Street to provide truck access (7.0 metres pavement width);
 - (c) registration of a Section 219 Restrictive Covenant to restrict access from 92 Avenue to left-in and right-out;
 - (d) 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;

- (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (f) installation and subsequent inspection and approval of all required landscape screening and fencing works along all sides 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) Input from the Ministry of Transportation & Infrastructure;
- (i) 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;
- (j) Submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
- (k) registration of a combined Statutory Right-of-Way / Section 219 Restrictive Covenant over the designated Streamside Protection Area for both "No Build" and conveyance access; and
- (l) a fire safety plan will need to adequately address access, storage, any buildings on site (with fire protection details) and any hazards and ensure the site meets the BC Building Code for access and signage.

RES.R25-281

Carried**C. BYLAWS AND PERMITS****BYLAWS**

1. Planning Report - Application No. 7924-0204-00
13668 - 102A Avenue

Owner: Anthem Surrey Holdings Ltd. (Director Information: E. Carlson)
Agent: Anthem Properties Group Ltd. (A. Wright)

To increase the maximum allowable size of an eating establishment and to reduce the amount of required parking.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19570, Amendment Bylaw, 2024, No. 21470"

It was Moved by Councillor Annis
 Seconded by Councillor Hepner
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2018, No. 19570, Amendment Bylaw, 2024, No. 21470" be finally
 adopted.
 RES.R25-282 Carried

BYLAWS WITH PERMITS

- 2. Planning Report – Application No. 7921-0301-00
 17399, 17411, and 17421 - 59 Avenue

Owner: Warwickshire Homes (Cloverdale) Ltd. (Director Information: P. Purewall)
 Agent: Warwickshire Homes Ltd. (K. Togerson)

To develop 34 townhouse units in Cloverdale Town Centre. In addition, the proposal includes a Development Variance Permit to reduce the minimum east street side yard setback of Buildings 1, 2 and 3; to reduce the minimum west side yard on a flanking lane setback of Buildings 4, 5, 6 and 7; to reduce the minimum north rear yard setback of Building 3; and to allow one visitor parking space to be within the required west side yard on a flanking lane on Building 6. The proposal also includes a Development Permit for Form and Character.

It was Moved by Councillor Kooner
 Seconded by Councillor Bains
 That Council amend the Cloverdale Town
 Centre Plan for changes to the road network.
 RES.R25-283 Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2023, No. 20911"

It was Moved by Councillor Stutt
 Seconded by Councillor Kooner
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2023, No. 20911" be finally adopted.
 RES.R25-284 Carried

Development Variance Permit No. 7921-0301-00

It was Moved by Councillor Kooner
 Seconded by Councillor Annis
 That Council authorize the issuance of
 Development Variance Permit No. 7921-0301-00.
 RES.R25-285 Carried

Development Permit No. 7921-0301-00

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

Development Permit No. 7921-0301-00.

RES.R25-286 Carried

3. Planning Report – Application No. 7921-0162-00
7112 - 128 Street (7118 - 128 Street)

Owner: Top Most Holdings Ltd. (Director Information: M. Saini)
Agent: DF Architecture Inc. (J. Arora)

To develop a five-storey mixed-use building with commercial units on the ground floor and 47 market rental residential units above. The proposal also includes a Development Permit for Form and Character.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 20894"

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 20894" be finally adopted.

RES.R25-287 Carried

"Surrey Comprehensive Development Zone 107 (CD 107), Bylaw, 2023, No. 20895"

It was Moved by Councillor Hepner
Seconded by Councillor Kooner
That "Surrey Comprehensive Development Zone 107 (CD 107), Bylaw, 2023, No. 20895" be finally adopted.

RES.R25-288 Carried

"The Top Most Holdings Ltd. Housing Agreement, Authorization Bylaw, 2023, No. 20896"

It was Moved by Councillor Bose
Seconded by Councillor Annis
That "The Top Most Holdings Ltd. Housing Agreement, Authorization Bylaw, 2023, No. 20896" be finally adopted.

RES.R25-289 Carried

Development Permit No. 7921-0162-00

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

Development Permit No. 7921-0162-00.

RES.R25-290

Carried

PERMITS - APPROVALS

Councillor Hepner declared a conflict of interest and left the meeting at 5:43 p.m.

- 4. Planning Report – Application No. 7922-0271-00
15810 - 36 Avenue

Owner: 1298384 B.C. Ltd. (Director Information: P. Bining)
Agent: CitiWest Consulting Ltd. (J. Kaur)

To subdivide into 3 single family lots. In addition, the proposal includes a Development Variance Permit to reduce the minimum lot width and to reduce the minimum lot depth for proposed Lot 3. The proposal includes a Development Permit for Sensitive Ecosystems.

Development Variance Permit No. 7922-0271-00

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

Development Variance Permit No. 7922-0271-00.

RES.R25-291

Carried by members remaining

Development Permit No. 7922-0271-00

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

Development Permit No. 7922-0271-00.

RES.R25-292

Carried by members remaining

Councillor Hepner rejoined the meeting at 5:45 p.m.

APPLICATIONS/BYLAWS/PERMITS TO BE CLOSED

- 5. Planning Report - Application No. 7921-0067-00
8464 Wildwood Place

Owner: Allwood Development Ltd. (Director Information: J. Randhawa)
Agent: Ankenman Associates Architects Inc. (E. Kearns)

To develop a 58-unit townhouse complex, 1 quarter acre residential lot, and 1 remnant urban residential lot with future subdivision potential. The proposal also includes a Development Permit for Form and Character.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21454"

"Surrey Comprehensive Development Zone 226 (CD 226), Bylaw, 2024, No. 21455"

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21456"

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21454", "Surrey Comprehensive Development Zone 226 (CD 226), Bylaw, 2024, No. 21455", and "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21456" be filed and Application No. 7921-0067-00 be closed.

RES.R25-293 Carried

D. NOTICE OF MOTION

This section had no items to consider.

E. OTHER BUSINESS

PLANNING REPORTS

- 1. **Planning Report - Application No. 7924-0178-00**
2326, 2334, 2336, 2344 and 2352 - 154 Street; Portion of unopened lane

Owner: Wesoca Holdings Ltd.
Director Information: C. Westgard
No Officer Information Filed as at February 15, 2024.
Agent: Mallen Gowing Berzins Architecture (M. Rayment)

OCP Amendment from "Urban" to "Multiple Residential", and increase in permitted density from 1.5 FAR to 2.3 FAR
LAP Amendment from Single Family Residential (6 upa) to Apartments
Rezoning from R₁ and R₃ to CD (based on RM-70)
Development Permit
Housing Agreement
to permit the development of two residential buildings with a total of 175 rental dwelling units.

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 and the unopened lane from "Urban" 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 sites to permit up to 2.3 FAR (net calculation), 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 and the unopened lane from "Suburban Residential Zone (R₁)" and "Urban Residential Zone (R₃)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.
5. a Bylaw be introduced to enter into a Housing Agreement and be given First, Second and Third Reading.
6. Council authorize staff to draft Development Permit No. 7924-0178-00 generally in accordance with the attached drawings (Appendix I).
7. 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) the applicant enter into a Housing Agreement with the City to provide all 175 dwelling units as rental units for 60 years;
- (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (j) completion of the road closure and acquisition of an unopened lane; and
- (k) registration of a Section 219 Restrictive Covenant requiring the applicant to pay all applicable contributions for Public Art, Affordable Housing and/or Capital Projects Community Amenity Contributions should the project be converted from rental housing to market units at any point in the future, after expiry of the Housing Agreement.

8. Council pass a resolution to amend the King George Corridor South Local Area Plan to redesignate the land from Single Family Residential (6 upa) to Apartments, when the project is considered for final adoption.

RES.R25-294

Carried

It was

Moved by Councillor Hepner
 Seconded by Councillor Kooner
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2025, No. 21552" pass its first reading.

RES.R25-295

Carried

The said Bylaw was then read for the second time.

RES.R25-296 It was Moved by Councillor Annis
Seconded by Councillor Kooner
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2025, No. 21552" pass its second reading.
Carried

RES.R25-297 It was then Moved by Councillor Stutt
Seconded by Councillor Kooner
That the Public Hearing on "Surrey Official
Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2025, No. 21552" be
held at City Hall on February 24, 2025, at 7:00 p.m.
Carried

RES.R25-298 It was Moved by Councillor Hepner
Seconded by Councillor Bose
That "Surrey Comprehensive Development
Zone 281 (CD 281), Bylaw, 2025, No. 21553" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R25-299 It was Moved by Councillor Hepner
Seconded by Councillor Kooner
That "Surrey Comprehensive Development
Zone 281 (CD 281), Bylaw, 2025, No. 21553" pass its second reading.
Carried

RES.R25-300 It was then Moved by Councillor Hepner
Seconded by Councillor Bose
That the Public Hearing on "Surrey
Comprehensive Development Zone 281 (CD 281), Bylaw, 2025, No. 21553" be held at
City Hall on February 24, 2025, at 7:00 p.m.
Carried

RES.R25-301 It was Moved by Councillor Stutt
Seconded by Councillor Kooner
That "The Wesoca Holdings Ltd. and
Wesoca Development LP. Housing Agreement, Authorization Bylaw, 2025, No.
21554" pass its first reading.
Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Kooner
 Seconded by Councillor Bains
 That "The Wesoca Holdings Ltd. and
 Wesoca Development LP. Housing Agreement, Authorization Bylaw, 2025, No.
 21554" pass its second reading.

RES.R25-302

Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Bose
 Seconded by Councillor Kooner
 That "The Wesoca Holdings Ltd. and
 Wesoca Development LP. Housing Agreement, Authorization Bylaw, 2025, No.
 21554" pass its third reading.

RES.R25-303

Carried

BYLAWS AND PERMITS

2. Planning Report – Application No. 7922-0221-00, 7922-0221-01, & 7922-0222-00,
 7922-0222-01
 7790 and 7850 King George Boulevard (7890 King George Boulevard)

Owners: Crispen Development Ltd. (Director Information: T. Dawson, S. Hooge),
 BCG Village Ltd. (Director Information: T. Dawson, S. Hooge)
 Agent: Dawson and Sawyer Properties Ltd. (P. Magistrale)

To permit the development of 21 apartment buildings, some with ground floor commercial space. In addition, the proposal includes a Development Variance Permit No. 7922-0222-01, 7922-0221-01 to reduce the minimum setback distance for a Class A stream. In addition, the proposal includes a Development Variance Permit No. 7922-0222-00, 7922-0221-00 to vary the definition of "Bond" in the Surrey Subdivision and Development Bylaw in order to include the use of a Surety Bond for the servicing agreement associated with the proposed multi-family development on the two sites. The proposal also includes Development Permit No. 7922-0221-00, 7922-0222-00 for Form and Character, Sensitive Ecosystems, and Hazard Lands. The proposal also includes Development Permit No. 7922-0221-01 for Form and Character.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 21096"

RES.R25-304 It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 21096" be finally adopted.
Carried

"Surrey Comprehensive Development Zone 162 (CD 162), Bylaw, 2023, No.21097"

RES.R25-305 It was Moved by Councillor Bose
Seconded by Councillor Stutt
That "Surrey Comprehensive Development Zone 162 (CD 162), Bylaw, 2023, No.21097" be finally adopted.
Carried

"Surrey Comprehensive Development Zone 163 (CD 163), Bylaw, 2023, No. 21098"

RES.R25-306 It was Moved by Councillor Hepner
Seconded by Councillor Kooner
That "Surrey Comprehensive Development Zone 163 (CD 163), Bylaw, 2023, No. 21098" be finally adopted.
Carried

"Surrey Comprehensive Development Zone 164 (CD 164), Bylaw, 2023, No. 21099"

RES.R25-307 It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "Surrey Comprehensive Development Zone 164 (CD 164), Bylaw, 2023, No. 21099" be finally adopted.
Carried

"Surrey Comprehensive Development Zone 159 (CD 159), Bylaw, 2023, No. 21100"

RES.R25-308 It was Moved by Councillor Stutt
Seconded by Councillor Kooner
That "Surrey Comprehensive Development Zone 159 (CD 159), Bylaw, 2023, No. 21100" be finally adopted.
Carried

"Surrey Comprehensive Development Zone 160 (CD 160), Bylaw, 2023, No. 21101"

RES.R25-309 It was Moved by Councillor Stutt
Seconded by Councillor Kooner
That "Surrey Comprehensive Development
Zone 160 (CD 160), Bylaw, 2023, No. 21101" be finally adopted.
Carried

"Surrey Comprehensive Development Zone 161 (CD 161), Bylaw, 2023, No. 21102"

RES.R25-310 It was Moved by Councillor Hepner
Seconded by Councillor Bose
That "Surrey Comprehensive Development
Zone 161 (CD 161), Bylaw, 2023, No. 21102" be finally adopted.
Carried

Development Variance Permit No. 7922-0221-01 & 7922-0222-01

RES.R25-311 It was Moved by Councillor Bains
Seconded by Councillor Kooner
That Council authorize the issuance of
Development Variance Permit No. 7922-0221-01 & 7922-0222-01.
Carried

Development Variance Permit No. 7922-0221-00 & 7922-0222-00

RES.R25-312 It was Moved by Councillor Hepner
Seconded by Councillor Kooner
That Council authorize the issuance of
Development Variance Permit No. 7922-0221-00 & 7922-0222-00.
Carried

Development Permit No. 7922-0221-00 & 7922-0222-00

RES.R25-313 It was Moved by Councillor Bains
Seconded by Councillor Kooner
That Council authorize the issuance of
Development Permit No. 7922-0221-00 & 7922-0222-00.
Carried

Development Permit No. 7922-0222-01

It was

Moved by Councillor Hepner
Seconded by Councillor Bose
That Council authorize the issuance of

Development Permit No. 7922-0222-01.

RES.R25-314

Carried

F. ADJOURNMENT

It was

Moved by Councillor Kooner
Seconded by Councillor Bains
That the February 10, 2025 Regular Council –

Land Use meeting be adjourned.

RES.R25-315

Carried

The Regular Council - Land Use meeting adjourned at 5:53 p.m.

Certified correct:

Stanley Lee
Legislative Services Manager

Mayor Brenda Locke