

B. PLANNING REPORTS**1. Planning Report - Application No. 7924-0247-00
9714 - 137 Street**

Owner: City Centre Phase 5 Lands Ltd.

Director Information: J. Barnett, J. Bray, M. Delesalle, K. Fisher

No Officer Information Filed as at April 22, 2024.

Agent: Lark Group Ltd. (K. Bray)

Development Variance Permit

To vary the definition of bond in the Surrey Subdivision and Development Bylaw to include the use of a Surety Bond for the servicing agreement associated with the proposed mixed-use high-rise tower development.

That Council approve Development Variance Permit No. 7924-0247-00, 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. 7824-0247-00, to proceed to Public Notification.

**2. Planning Report - Application No. 7923-0223-00
2226 and 2246 - 180 Street; 2225, 2277 and 2293 - 184 Street**

Owners: Grandview Area4 Developments Ltd.

Director Information: A. Lee, G. Mertens

Officer Information as at February 9, 2024: G. Gonzales (Assistant Secretary), A. Lee (Secretary), J. Wong (Assistant Secretary)

184th St Properties Ltd.

Director Information: A. Lee, G. Mertens

Officer Information as at May 18, 2024: G. Gonzales (Assistant Secretary), A. Lee (Secretary), J. Wong (Assistant Secretary)

Grandview Holdings Ltd.

Director Information: A. Lee, G. Mertens

Officer Information as at February 9, 2024: G. Gonzales (Assistant Secretary), A. Lee (Secretary), J. Wong (Assistant Secretary)

Agent: Aplin & Martin Consultants Ltd (M. Fujii)

OCP Amendment on a portion of the site from "Suburban" to "Urban".

NCP Amendment to redesignate the southern portion of the site from Residential Transitional to Detached Residential and for changes to the road network.

Rezoning from RA, A-2 and CCR to R4

Development Permit (Sensitive Ecosystem and Farming Protection)

Development Variance Permit

to allow subdivision into 169 single family lots.

That:

1. A Bylaw be introduced to amend the Official Community Plan (OCP) Figure 3: General Land Use Designations for addresses 2226 - 180 Street, 2225 - 184 Street and 2246 - 180 Street of the subject site from "Suburban" to "Urban", and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the OCP, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. a Bylaw be introduced to rezone the subject site from "Intensive Agriculture Zone (A-2)", "Acreage Residential Zone (RA)" and "Child Care Zone (CCR)" to "Small Lot Residential Zone (R4)", and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7923-0223-00 for Sensitive Ecosystems (Streamside Areas and/or Green Infrastructure Areas) and Farm Protection generally in accordance with the attached drawings (Appendix I), and the finalized Ecosystem Development Plan.
5. Council approve Development Variance Permit No. 7923-0223-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot depth of the R4 Zone Type II from 24 metres to 20.9 metres for proposed Lots 73, 74, 97 and 98; and
 - (b) to reduce the minimum setback distance for a Class B (yellow-coded) stream from 15 metres to 10 metres as measured from the top of bank.
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 subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Forests, Lands and Natural Resource Operations under the Water Sustainability Act for the proposed relocation of onsite watercourses;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

- (f) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of the General Manager, Planning & Development Department;
 - (g) the applicant satisfy the requirements for a P-15 agreement;
 - (h) voluntary conveyance of open space in the form riparian areas and Biodiversity Conservation Strategy areas to the City for preservation purposes;
 - (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) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services;
 - (k) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (l) registration of a Section 219 Restrictive Covenant for "no build" on proposed Lots 12 and 26 for consolidation with 2276 - 180 Street for future development; and
 - (m) registration of a Section 219 Restrictive Covenant advising future building occupants of the potential farm operations of the adjacent agricultural lands.
7. Council pass a resolution to amend Redwood Heights Neighbourhood Concept Plan (NCP) to redesignate the Residential Transition designation to Detached Residential, with changes to the road network, when the project is considered for Final Adoption.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2025, No. 21580" pass its first reading.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2025, No. 21580" pass its second reading.

Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2025, No. 21580" be held at City Hall on April 14, 2025

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21581" pass its first reading.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21581" pass its second reading.

Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21581" be held at City Hall on April 14, 2025

3. **Planning Report - Application No. 7924-0241-00**
17081 and 17065 - 4 Avenue;
184, 188, 190, 256, 356 (also addressed as 16900 - 4 Avenue), 452, 526, 550, 560,
574, 614 and 770 - No. 99 Highway
Owner: Peace Portal Properties Ltd.
Director Information: R. Bishop, J. Haley
No Officer Information Filed as at March 16, 2024.
Agent: WSP Canada Inc. (S. Pelletier)
ALR Exclusion for a portion of the site under Section 29 of the ALC Act.

That Council:

- (a) Schedule a Public Hearing in accordance with the Agricultural Land Reserve General Regulation;
- (b) Direct staff to mail notice of the public hearing to all parcels within a distance of 120 metres from all boundaries of the subject site; and
- (c) Following the Public Hearing, provide a resolution to refer the application to the Agricultural Land Commission and indicate whether Council supports the application.

That Council schedule a Public Hearing to be held on Monday, April 14, 2025, at 7:00 p.m. in accordance with the Agricultural Land Reserve General Regulation.

4. **Planning Report - Application No. 7925-0010-00**
7380 King George Boulevard
Owner 372363 B.C. Ltd.
Director Information: C. Andison, A. Silber
Officer Information as at September 11, 2024:
A. Silber (President, Secretary)
Agent: Imagine Cannabis Co (H. Hoonjan)
Amend CD Bylaw No. 11578
Liquor and Cannabis Regulation Branch Recommendation
Cannabis Retail Store License
to permit a cannabis retail store in an existing commercial retail unit.

That:

1. A Bylaw be introduced to amend "Comprehensive Development Zone (CD)" Bylaw No. 11578, and a date be set for Public Hearing.
2. a public input opportunity is provided along with the Public Hearing to solicit feedback from area residents and business owners regarding the proposed cannabis retail store license.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) submission of finalized signage drawings to the satisfaction of the Planning and Development Department;

- (b) execution of a Good Neighbour Agreement (GNA) between the applicant and the City to assist in mitigating any nuisance impacts the store may have on the surrounding area; and
 - (c) receipt of a Suitability Letter from the Provincial Liquor and Cannabis Regulation Branch (LCRB).
4. if supported after the Public Hearing, it is recommended that Council pass a resolution expressing support for the subject license to the Liquor and Cannabis Regulation Branch (LCRB).

"Surrey Zoning By-law, 1979 No. 5942, Amendment By-law, 1992, No. 11578, Amendment Bylaw, 2025, No. 21582" pass its first reading.

"Surrey Zoning By-law, 1979 No. 5942, Amendment By-law, 1992, No. 11578, Amendment Bylaw, 2025, No. 21582" pass its second reading.

Public Hearing on "Surrey Zoning By-law, 1979 No. 5942, Amendment By-law, 1992, No. 11578, Amendment Bylaw, 2025, No. 21582" and the Public Consultation for the Cannabis Retail Store License be held at City Hall on April 14, 2025

**5. Planning Report - Application No. 7924-0235-00
19416 - 94 Avenue**

Owner: Tri-Craft Holdings Ltd.
Director Information: S. Davis, J. Martell
Officer Information as at May 15, 2024: R. Mangelsdorf (Secretary),
 J. Martell (President)

Agent: Krahn Engineering (C. Gray)

Rezoning from IL to CD

to permit the inclusion of administrative office uses on the site and within an existing industrial warehouse building.

That

- 1. a Bylaw be introduced to rezone the subject site from "Light Impact Industrial Zone (IL)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.
- 2. Council instruct staff to resolve the following issue prior to final adoption:
 - (a) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect.

"Surrey Comprehensive Development Zone 294 (CD 294), Bylaw, 2025, No. 21583" pass its first reading.

"Surrey Comprehensive Development Zone 294 (CD 294), Bylaw, 2025, No. 21583" pass its second reading.

Public Hearing on "Surrey Comprehensive Development Zone 294 (CD 294), Bylaw, 2025, No. 21583" be held at City Hall on April 14, 2025

**6. Planning Report - Application No. 7922-0211-00
16559 and 16581 - 28 Avenue**

Owner: 1407117 B.C. Ltd.

Director Information: P. Brar, P. Makkar, R. Samra

No Officer Information Filed as at March 23, 2024.

Agent: Hub Engineering Inc. (J. Czoch)

**Development Permit for Sensitive Ecosystems (Green Infrastructure Areas)
Amend Text Amendment Bylaw No. 20775**

to allow subdivision into seven single family lots.

That:

1. Council rescind the resolution granting Third Reading to Text Amendment Bylaw No. 20775.
2. Council amend Text Amendment Bylaw No. 20775, and grant Third Reading to Bylaw No. 20775, as amended.
3. Council authorize staff to draft Development Permit No. 7922-0211-00 for Sensitive Ecosystems (Green Infrastructure Areas) in accordance with the attached subdivision layout (Appendix I), and the finalized Ecosystem Development Plan.

That Council rescind Third Reading of "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2022, No. 20775", granted by Resolution No. R22-2064 at the November 14, 2022 Regular Council - Public Hearing Meeting.

That Council amend "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2022, No. 20775" as shown in Appendix II.

"Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2022, No. 20775" pass its third reading, as amended.

**7. Planning Report - Application No. 7922-0277-00
14570, 14580 and 14590 - 106 Avenue**

Owner: Paddington (Guildford) Holdings Ltd.

Director Information: P. Sikham

No Officer Information Filed as at January 31, 2024.

Agent: Paddington Properties (P. Shergill)

OCP Text Amendment to permit a higher density in the Multiple Residential designation.

**NCP Amendment from "Townhouse" to "Low to Mid Rise Residential"
Rezoning from R3 to CD (based on RM-70).**

Development Permit

Housing Agreement

to permit the development of a six-storey residential building, containing 119 market rental units secured through a 60-year Housing Agreement over two levels of underground parking in Guildford.

That:

1. Council rescind the resolution granting Third Reading to Rezoning Bylaw No. 21255.
2. Council rescind the resolution granting Second Reading to Rezoning Bylaw No. 21255.
3. Council amend Rezoning Bylaw No. 21255, as shown in Appendix III.
4. Council grant Second reading to Rezoning Bylaw No. 21255, as amended, and set a date for Public Hearing.
5. Council rescind the resolution granting Third Reading to Housing Agreement Authorization Bylaw No. 21256.
6. Council rescind the resolution granting Second Reading to Housing Agreement Authorization Bylaw No. 21256.
7. Council amend Housing Agreement Authorization Bylaw No. 21256 to increase the number of market rental units secured through the Housing Agreement from 98 dwelling units to 119 dwelling units, as shown in Appendix IV.
8. Council grant Second Reading to Housing Agreement Authorization Bylaw No. 21256, as amended. Should Council grant Third Reading to the associated Rezoning Bylaw (Bylaw No. 21255), Council may then consider granting Third Reading to Housing Agreement Authorization Bylaw No. 21256, as amended.
9. a Bylaw be introduced to amend the 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 1.98 FAR (Gross), and a date for Public hearing be set.
10. 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.
11. Council authorize staff to draft Development Permit No. 7922-0277-00, for Form and Character, generally in accordance with the attached revised drawings (Appendix I).
12. Council pass a resolution to amend the Guildford Plan to redesignate the land from "Townhouse" to "Low to Mid Rise Residential" and introduce an east-west lane, as illustrated in Appendix I, when the project is considered for Final Adoption.

That Council rescind Third Reading of "Surrey Comprehensive Development Zone 204 (CD 204), Bylaw, 2024, No. 21255", granted by Resolution No. R24-1055 at the May 27, 2024 Regular Council – Public Hearing Meeting.

That Council rescind Second Reading of "Surrey Comprehensive Development Zone 204 (CD 204), Bylaw, 2024, No. 21255", granted by Resolution No. R24-1054 at the May 27, 2024 Regular Council – Public Hearing Meeting.

That Council amend "Surrey Comprehensive Development Zone 204 (CD 204), Bylaw, 2024, No. 21255" as shown in Appendix III.

"Surrey Comprehensive Development Zone 204 (CD 204), Bylaw, 2024, No. 21255" pass its second reading, as amended.

That the Public Hearing for "Surrey Comprehensive Development Zone 204 (CD 204), Bylaw, 2024, No. 21255" be held on Monday, April 14, 2025, at 7:00 p.m.

That Council rescind Third Reading of "The Paddington (Guildford) Holdings Ltd. Housing Agreement, Authorization Bylaw, 2024, No. 21256", granted by Resolution No. R24-1058 at the May 27, 2024 Regular Council – Public Hearing Meeting.

That Council rescind Second Reading of "The Paddington (Guildford) Holdings Ltd. Housing Agreement, Authorization Bylaw, 2024, No. 21256", granted by Resolution No. R24-1057 at the May 27, 2024 Regular Council – Public Hearing Meeting.

That Council amend "The Paddington (Guildford) Holdings Ltd. Housing Agreement, Authorization Bylaw, 2024, No. 21256" as shown in Appendix IV.

"The Paddington (Guildford) Holdings Ltd. Housing Agreement, Authorization Bylaw, 2024, No. 21256" pass its second reading, as amended.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2025, No. 21584" pass its first reading.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2025, No. 21584" pass its second reading.

Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2025, No. 21584" be held at City Hall on April 14, 2025

**8. Planning Report - Application No. 7925-0011-00
10310 - 152 Street (10320, 10330, and 10340 - 152 Street)**

Owner: Guildford Mall Holdings Ltd.

Director Information: X. Liu, H. Sun

Officer Information as at February 22, 2024: X. Liu (Secretary),
H. Sun (President)

Agent: Imagine Cannabis Co (H. Hoonjan)

Rezoning from C-8 to CD

Liquor and Cannabis Regulation Branch Recommendation

to permit the development of a cannabis retail store in an existing commercial retail unit.

That:

1. A Bylaw be introduced to rezone the subject site from "Community Commercial Zone (C-8)" to "Comprehensive Development Zone (CD)" based on C-8 and a date be set for Public Hearing.
2. a public input opportunity is provided along with the Public Hearing to solicit feedback from area residents and business owners regarding the proposed cannabis retail store license.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) submission of finalized signage drawings to the satisfaction of the Planning and Development Department;
 - (b) execution of a Good Neighbour Agreement (GNA) between the applicant and the City to assist in mitigating any nuisance impacts the store may have on the surrounding area; and
 - (c) receipt of a Suitability Letter from the Provincial Liquor and Cannabis Regulation Branch (LCRB).
4. if supported after the Public Hearing, it is recommended that Council pass a resolution expressing support for the subject license to the Liquor and Cannabis Regulation Branch (LCRB).

"Surrey Comprehensive Development Zone 289 (CD 289), Bylaw, 2025, No. 21585" pass its first reading.

"Surrey Comprehensive Development Zone 289 (CD 289), Bylaw, 2025, No. 21585" pass its second reading.

Public Hearing on "Surrey Comprehensive Development Zone 289 (CD 289), Bylaw, 2025, No. 21585" and the Public Consultation for the Cannabis Retail Store License be held at City Hall on April 14, 2025

9. **Planning Report - Application No. 7925-0006-00**
10383 - 150 Street (10385, 10387, 10389, 10391, and 10393 - 150 Street; 14974, 14976, 14978, and 14980 - 104 Avenue)
Owners: Barop Construction Ltd.
Director Information: C. Linnert-Zockoll, L. Neweling, C. Neweling
Officer Information as at March 9, 2024: I. Bensch (Treasurer),
H. J. Kleibohmer (Secretary), C. Linnert-Zockoll (Vice President),
C. Neweling (Other Office(s)), L. Neweling (President)
Agent: 1486965 B.C. Ltd. (S. Biln)
Rezoning from "Community Commercial Zone (C-8) to a "Comprehensive Development Zone (CD)" based on C-8.
Liquor and Cannabis Regulation Branch Recommendation
to permit a cannabis retail store in an existing commercial retail unit.

That:

1. A Bylaw be introduced to rezone the subject site from "Community Commercial Zone (C-8)" to a "Comprehensive Development Zone (CD)" based on C-8, and a date be set for Public Hearing.
2. a public input opportunity is provided along with the Public Hearing to solicit feedback from area residents and business owners regarding the proposed cannabis retail store license.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) submission of finalized signage drawings to the satisfaction of the Planning and Development Department;
 - (b) execution of a Good Neighbour Agreement (GNA) between the applicant and the City to assist in mitigating any nuisance impacts the store may have on the surrounding area; and
 - (c) receipt of a Suitability Letter from the Provincial Liquor and Cannabis Regulation Branch (LCRB).
4. if supported after the Public Hearing, it is recommended that Council pass a resolution expressing support for the subject license to the Liquor and Cannabis Regulation Branch (LCRB).

"Surrey Comprehensive Development Zone 287 (CD 287), Bylaw, 2025, No. 21586" pass its first reading.

"Surrey Comprehensive Development Zone 287 (CD 287), Bylaw, 2025, No. 21586" pass its second reading.

Public Hearing on "Surrey Comprehensive Development Zone 287 (CD 287), Bylaw, 2025, No. 21586" and the Public Consultation for the Cannabis Retail Store License be held at City Hall on April 14, 2025

10. Planning Report - Application No. 7925-0007-00

9014 - 152 Street (9056 and 9082 - 152 Street)

Owner: Fleetwood Center Investments Ltd.

Director Information: J. Szabo, V. Yen

Officer Information as at June 8, 2024: J. Szabo (Secretary),
V. Yen (President)

Agent: 1486965 B.C. Ltd. (S. Biln)

Rezoning from C-8 to CD

Liquor and Cannabis Regulation Branch Recommendation

to permit a cannabis retail store in an existing commercial retail unit.

That:

1. A Bylaw be introduced to rezone the subject site from "Community Commercial Zone (C-8)" to "Comprehensive Development Zone (CD)" based on C-8, and a date be set for Public Hearing.

2. a public input opportunity is provided along with the Public Hearing to solicit feedback from area residents and business owners regarding the proposed cannabis retail store license.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) submission of finalized signage drawings to the satisfaction of the Planning and Development Department;
 - (b) execution of a Good Neighbour Agreement (GNA) between the applicant and the City to assist in mitigating any nuisance impacts the store may have on the surrounding area; and
 - (c) receipt of a Suitability Letter from the Provincial Liquor and Cannabis Regulation Branch (LCRB).
4. if supported after the Public Hearing, it is recommended that Council pass a resolution expressing support for the subject license to the Liquor and Cannabis Regulation Branch (LCRB).

"Surrey Comprehensive Development Zone 288 (CD 288), Bylaw, 2025, No. 21587" pass its first reading.

"Surrey Comprehensive Development Zone 288 (CD 288), Bylaw, 2025, No. 21587" pass its second reading.

Public Hearing on "Surrey Comprehensive Development Zone 288 (CD 288), Bylaw, 2025, No. 21587" and the Public Consultation for the Cannabis Retail Store License be held at City Hall on April 14, 2025

**11. Planning Report - Application No. 7925-0015-00
13650 - 102 Avenue**

Owner: A L Sott Financial (102nd) Inc.
Director Information: C. Andison, A. Silber
Officer Information as at October 30, 2024: A. Silber (President, Secretary)

Agent: Lightbox Enterprises dba Dutch Love Cannabis (G. Karbar)

Rezoning from C-8 to CD

Liquor and Cannabis Regulation Branch Recommendation

to permit a cannabis retail store in an existing commercial retail unit.

That:

1. a Bylaw be introduced to rezone the subject site from "Community Commercial Zone (C-8)" to "Comprehensive Development Zone (CD)" based on C-8, and a date be set for Public Hearing.
2. a public input opportunity is provided along with the Public Hearing to solicit feedback from area residents and business owners regarding the proposed cannabis retail store license.

3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) submission of finalized signage drawings to the satisfaction of the Planning and Development Department;
 - (b) execution of a Good Neighbour Agreement (GNA) between the applicant and the City to assist in mitigating any nuisance impacts the store may have on the surrounding area; and
 - (c) receipt of a Suitability Letter from the Provincial Liquor and Cannabis Regulation Branch (LCRB).
4. if supported after the Public Hearing, it is recommended that Council pass a resolution expressing support for the subject license to the Liquor and Cannabis Regulation Branch (LCRB).

"Surrey Comprehensive Development Zone 290 (CD 290), Bylaw, 2025, No. 21588" pass its first reading.

"Surrey Comprehensive Development Zone 290 (CD 290), Bylaw, 2025, No. 21588" pass its second reading.

Public Hearing on "Surrey Comprehensive Development Zone 290 (CD 290), Bylaw, 2025, No. 21588" and the Public Consultation for the Cannabis Retail Store License be held at City Hall on April 14, 2025

**12. Planning Report - Application No. 7925-0021-00
15148 Fraser Highway (15168 Fraser Highway)**

Owner: 1357767 B.C. Ltd.

Director Information: H. Sangha

No Officer Information Filed as at April 11, 2024.

Agent: 1181168 B.C. Ltd. (N. Toor)

Rezoning from C-8 to CD

Liquor and Cannabis Regulation Branch Recommendation

to permit a cannabis retail store in an existing commercial retail unit.

That:

1. a Bylaw be introduced to rezone the subject site from "Community Commercial Zone (C-8)" to "Comprehensive Development Zone (CD)" based on C-8, and a date be set for Public Hearing.
2. a public input opportunity is provided along with the Public Hearing to solicit feedback from area residents and business owners regarding the proposed cannabis retail store license.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) submission of finalized signage drawings to the satisfaction of the Planning and Development Department;

- (b) execution of a Good Neighbour Agreement (GNA) between the applicant and the City to assist in mitigating any nuisance impacts the store may have on the surrounding area; and
 - (c) receipt of a Suitability Letter from the Provincial Liquor and Cannabis Regulation Branch (LCRB).
4. if supported after the Public Hearing, it is recommended that Council pass a resolution expressing support for the subject license to the Liquor and Cannabis Regulation Branch (LCRB).

"Surrey Comprehensive Development Zone 291 (CD 291), Bylaw, 2025, No. 21589" pass its first reading.

"Surrey Comprehensive Development Zone 291 (CD 291), Bylaw, 2025, No. 21589" pass its second reading.

Public Hearing on "Surrey Comprehensive Development Zone 291 (CD 291), Bylaw, 2025, No. 21589" and the Public Consultation for the Cannabis Retail Store License be held at City Hall on April 14, 2025

13. **Planning Report - Application No. 7925-0050-00**
15715 Croydon Drive (15865, 15869, 15877 , 15775, 15745, 15785, 15795, 15735 and 15765 Croydon Drive)
 Owner: Morgan Crossing Properties Ltd.
Director Information: B. Choksi, S. Kinsey, J. O'Neill, I. Woychuk
No Officer Information Filed as at December 12, 2023.
 Agent: Burb Cannabis Corp (S. Dowsley)
Amend CD Bylaw No. 16074
Liquor and Cannabis Regulation Branch Recommendation
to permit a cannabis retail store in an existing commercial retail unit.

That:

1. A Bylaw be introduced to amend "Comprehensive Development Zone (CD)" Bylaw No. 16074, and a date be set for Public Hearing.
2. a public input opportunity is provided along with the Public Hearing to solicit feedback from area residents and business owners regarding the proposed cannabis retail store license.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) submission of finalized signage drawings to the satisfaction of the Planning and Development Department;
 - (b) execution of a Good Neighbour Agreement (GNA) between the applicant and the City to assist in mitigating any nuisance impacts the store may have on the surrounding area; and
 - (c) receipt of a Suitability Letter from the Provincial Liquor and Cannabis Regulation Branch (LCRB).

4. if supported after the Public Hearing, it is recommended that Council pass a resolution expressing support for the subject license to the Liquor and Cannabis Regulation Branch (LCRB).

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16074, Amendment Bylaw, 2025, No. 21590" pass its first reading.

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16074, Amendment Bylaw, 2025, No. 21590" pass its second reading.

Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16074, Amendment Bylaw, 2025, No. 21590" and the Public Consultation for the Cannabis Retail Store License be held at City Hall on April 14, 2025

**14. Planning Report - Application No. 7925-0071-00
12827 - 76 Avenue (12837 - 76 Avenue)**

Owner: o879617 B.C. Ltd.

Director Information: S. Jain, P. Mann

No Officer Information Filed as at April 27, 2023.

Agent: Mainland Engineering Consultants Corporation (A. Banwait)

Amendment to CD Bylaw No. 10140

in order to permit the expansion of a medical office within the existing building.

That:

1. A Bylaw be introduced to amend Comprehensive Development Zone (Bylaw No. 10140), to add medical office as a permitted use on Strata Lot 1, and a date for Public Hearing be set.
2. Council instruct staff to resolve the following issue prior to final adoption:
 - (a) submission of strata resolution on parking to demonstrate the allocation of parking for the medical office use.

"Surrey Zoning By-law, 1979, No. 5942, Amendment By-law, 1989, No. 10140, Amendment Bylaw, 2025, No. 21591" pass its first reading.

"Surrey Zoning By-law, 1979, No. 5942, Amendment By-law, 1989, No. 10140, Amendment Bylaw, 2025, No. 21591" pass its second reading.

Public Hearing on "Surrey Zoning By-law, 1979, No. 5942, Amendment By-law, 1989, No. 10140, Amendment Bylaw, 2025, No. 21591" be held at City Hall on April 14, 2025

15. **Planning Report - Application No. 7925-0040-00**

19555 Fraser Highway

Owner: Westbrook Shopping Centre Holdings Ltd.

Director Information: J. Sandhu, A. Sandhu, P. Sandhu

Officer Information as at July 11, 2024: P. Sandhu (President),
A. Sandhu (Secretary), J. Sandhu (Vice President)

Agent: R. Basran

Rezoning from "Community Commercial Zone (C-8)" to a "Comprehensive Development Zone (CD)" based on C-8

Liquor and Cannabis Regulation Branch Recommendation

to permit a cannabis retail store in an existing commercial retail unit.

That:

1. A Bylaw be introduced to rezone the subject site from "Community Commercial Zone (C-8)" to a "Comprehensive Development Zone (CD)" based on C-8, and a date be set for Public Hearing.
2. a public input opportunity is provided along with the Public Hearing to solicit feedback from area residents and business owners regarding the proposed cannabis retail store license.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) submission of finalized signage drawings to the satisfaction of the Planning and Development Department;
 - (b) execution of a Good Neighbour Agreement (GNA) between the applicant and the City to assist in mitigating any nuisance impacts the store may have on the surrounding area; and
 - (c) receipt of a Suitability Letter from the Provincial Liquor and Cannabis Regulation Branch (LCRB).
4. if supported after the Public Hearing, it is recommended that Council pass a resolution expressing support for the subject license to the Liquor and Cannabis Regulation Branch (LCRB).

"Surrey Comprehensive Development Zone 292 (CD 292), Bylaw, 2025, No. 21592" pass its first reading.

"Surrey Comprehensive Development Zone 292 (CD 292), Bylaw, 2025, No. 21592" pass its second reading.

Public Hearing on "Surrey Comprehensive Development Zone 292 (CD 292), Bylaw, 2025, No. 21592" and the Public Consultation for the Cannabis Retail Store License be held at City Hall on April 14, 2025

**16. Planning Report - Application No. 7925-0020-00
2332 - 160 Street (2220 - 160 Street; 16010, 16030, 16050, 16070, 16090, 16120, and
16140 - 24 Avenue)**

Owner: CP Reit B.C. Properties Limited
Director Information: M. Barrafato, S. Cole, R. Diamond
No Officer Information Filed as at May 22, 2024.

Agent: Lightbox Enterprises dba Dutch Love Cannabis (G. Karbar)

Amend CD Bylaw No. 15611

Liquor and Cannabis Regulation Branch Recommendation

to permit a cannabis retail store in an existing commercial retail unit.

That:

1. A Bylaw be introduced to amend "Comprehensive Development Zone (CD)" Bylaw No. 15611, and a date be set for Public Hearing.
2. a public input opportunity is provided along with the Public Hearing to solicit feedback from area residents and business owners regarding the proposed cannabis retail store license.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) submission of finalized signage drawings to the satisfaction of the Planning and Development Department;
 - (b) execution of a Good Neighbour Agreement (GNA) between the applicant and the City to assist in mitigating any nuisance impacts the store may have on the surrounding area; and
 - (c) receipt of a Suitability Letter from the Provincial Liquor and Cannabis Regulation Branch (LCRB).
4. if supported after the Public Hearing, it is recommended that Council pass a resolution expressing support for the subject license to the Liquor and Cannabis Regulation Branch (LCRB).

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15611, Amendment Bylaw, 2025, No. 21593" pass its first reading.

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15611, Amendment Bylaw, 2025, No. 21593" pass its second reading.

Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15611, Amendment Bylaw, 2025, No. 21593" and the Public Consultation for the Cannabis Retail Store License be held at City Hall on April 14, 2025

C. BYLAWS AND PERMITS

BYLAWS

1. Planning Report - Application No. 7917-0328-00, Corporate Report R172
14650 - 60 Avenue

Owners: M. Cheema, B. Cheema
Agent: Gursimer Design & Management Inc. (N. Singh)

To subdivide into two single family lots.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21400" be finally adopted

2. 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)
Agent: Mate is Great 11 Holdings Inc. (R. Nohr)

To accommodate a proposed office use (dental office) in the existing CD Zone.

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15679, Amendment Bylaw, 2025, No. 21558" be finally adopted

3. Planning Report - Application No. 7922-0169-00, Corporate Report R192
1483 King George Boulevard

Owners: A. Syed, R. Jamal
Agent: H.Y Engineering (F. Abrahani)

To subdivide the subject site into four lots.

That Council amend the King George Highway Corridor Local Area Plan (LAP) to redesignate the land located at 1483 King George Boulevard from "Single Family Residential (6 u.p.a)" to "Single Family Small Lots".

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2024, No. 21420" be finally adopted

BYLAWS WITH PERMITS

4. Planning Report – Application No. 7923-0179-00, 7923-0179-01, Corporate Report R017
17469 100 Avenue

Owner: K. Sahota, I. Sahota
Agent: Common Ground Consulting. (M. Taggar)

To subdivide into 4 single family lots. In addition, the proposal includes a Development Variance Permit to reduce the minimum rear yard setback from a Trans Mountain Oil pipeline right-of-way to the basement access well for proposed Lot 4.

That Council amend the Abbey Ridge Local Area Plan (LAP) to redesignate the property located at 17469 100 Avenue from "Suburban Residential 2-4 UPA Gross" to "Single Family Residential 4-6 UPA".

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21549" be finally adopted

That Council authorize the issuance of Development Variance Permit No. 7923-0179-01.

5. Planning Report - Application No. 7922-0078-00, 7922-0078-01, Corporate Report R001 16527 – 84 Avenue

Owner: Saaj Homes Ltd. (Director Information: I. Taggar)
Agent: Mainland Engineering Design Corporation (R. Mangla)

To subdivide the subject site into three small residential lots. In addition, the proposal includes a Development Variance Permit to allow a double side-by-side garage for proposed Lots 1, 2 and 3.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21503" be finally adopted

That Council authorize the issuance of Development Variance Permit No. 7922-0078-01.

6. Planning Report - Application No. 7923-0314-00, 7923-0314-01, Corporate Report R172 9936 - 179 Street

Owner: Fraser Heights 99A Developments Ltd. (Director Information: S. Bains, B. Nahal)
Agent: Common Ground Consulting (M. Taggar)

To subdivide into six urban residential lots. In addition, the proposal includes a Development Variance Permit to reduce the minimum required lot width for proposed Lots 1-6.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21283" be finally adopted

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21399" be finally adopted

That Council authorize the issuance of Development Variance Permit No. 7923-0314-01.

7. Planning Report – Application No. 7921-0341-00
10984 Ravine Road (10986 Ravine Road); 10970 - 132 Street

Owner: 1323028 B.C. Ltd. (Director Information: H. Dhillon, D. Dhillon, I. Nagra, G. Sandhu, A. Villing)

Agent: Flat Architecture Inc. (R. Warraich)

To develop a 6-storey residential apartment building. The proposal also includes a Development Permit for Form and Character.

"Surrey Comprehensive Development Zone 104 (CD 104), Bylaw, 2023, No. 20846" be finally adopted

That Council authorize the issuance of Development Permit No. 7921-0341-00.

8. Planning Report – Application No. 7922-0053-00
17424 and 17434 – 58 Avenue

Owner: A. Patel, G. Rai, S. Gakhal

Agent: Cre8 Architecture Ltd. (J. Gabri)

Note: Change in Agent Information

To develop 11 townhouse units in Cloverdale Town Centre. In addition, the proposal includes a Development Variance Permit to reduce the minimum north front yard setback for Building 1 (north building) to the 2nd floor & 3rd floor principal building face, to the balconies and columns, to the principal building roof overhang; to reduce the minimum west side yard setback for Buildings 1 and 2 (north and south buildings): to the ground floor principal building face, to the 2nd floor & 3rd floor principal building face, to the balconies and columns, and to the principal building roof overhang; to reduce the minimum south rear yard setback for Building 2 (south building): the 2nd floor & 3rd floor principal building face, to the principal building roof overhang, and to the balconies and columns; to reduce the minimum indoor amenity space required before cash-in-lieu may be applied for an 11-unit ground-oriented townhouse development from 37 square metres to 0 square metres; to permit parking within the required east side yard setback for two visitor parking spaces; to locate the outdoor amenity space within the required east side yard setback; and to reduce the minimum lot area, for lots created through subdivision, from 2,000 square metres to 1,740 square metres. The proposal also includes a Development Permit for Form and Character and Sensitive Ecosystems.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21078" be finally adopted

That Council authorize the issuance of Development Variance Permit No. 7922-0053-00.

That Council authorize the issuance of Development Permit No. 7922-0053-00.

9. Planning Report – Application No. 7922-0178-00
10627, 10651 and 10665 - 128 Street

Owner: 1292900 B.C. Ltd. (Director Information: P. Sanghera),
1305038 B.C. Ltd. (Director Information: P. Sanghera)
Agent: DF Architecture Inc. (J. Arora)

To develop 49 townhouse units. In addition, the proposal includes a Development Variance Permit to reduce the minimum south side yard setback for Building No. 5 and for Building No. 7, and to reduce the minimum north side yard setback for Building No. 3, as measured to the principal building face. The proposal also includes a Development Permit for Form and Character.

That Council amend the South Westminster Heights Infill Area Plan to redesignate the subject site located at 10627, 10651 and 10665 - 128 Street from "Low-Medium Density (10-15 UPA)" and "Medium Density Residential Lane Served (15-23 UPA)" to "Low Density Townhouse (15 – 20 UPA Gross)", and eliminate the lane through the site.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20724" be finally adopted

That Council authorize the issuance of Development Variance Permit No. 7922-0178-00.

That Council authorize the issuance of Development Permit No. 7922-0178-00.

10. Planning Report – Application No. 7917-0506-00
16607 - 16 Avenue

Owner: 1011336 B.C. Ltd. (Director Information: M. Bains, I. Grewal)
Agent: Aplin & Martin Consultants Ltd. (M. Koka)

To develop 74 townhouse units. In addition, the proposal includes a Development Variance Permit to reduce the minimum front yard (south) setback to the principal building face for Building 9 (balcony on Unit 55); to reduce the minimum rear yard (north) setback to the principal building face for Buildings 4 and 5; to reduce the minimum side yard (west) setback to the principal building face for Buildings 1, 2, and 3; and to increase the maximum number of risers permitted within the front and side yard setback area from 3 to 4 for Units 24, 25, 32, 41, 45 and 53 and from 3 to 5 for Unit 44. The proposal also includes a Development Permit for Form and Character, Sensitive Ecosystems, and Hazard Lands.

That Council amend the Sunnyside Heights Neighbourhood Concept Plan (NCP) to redesignate the land located at 16607 – 16 Avenue from Cluster Residential 6-10 upa to Cluster Residential 10-15 upa, and to modify the local road network and Grandview Ridge Trail.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21061" be finally adopted

That Council authorize the issuance of Development Variance Permit No. 7917-0506-00.

That Council authorize the issuance of Development Permit No. 7917-0506-00.

11. Planning Report – Application No. 7923-0096-00
1651 to 1679 – 128 Street

Owner: Cressey Ocean Park Holdings Ltd. (Director Information: S. Cressey)
Agent: Cressey (Ocean Park) Development Ltd. (N. Gurvich)

To develop a four-storey mixed-use building, with 2,495 square metres of commercial area on the ground floor, and 60 residential units above. The proposal also includes a Development Permit for Form and Character.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21188" be finally adopted

"Surrey Comprehensive Development Zone 190 (CD 190), Bylaw, 2024, No. 21189" be finally adopted

That Council authorize the issuance of Development Permit No. 7923-0096-00.

12. Planning Report – Application No. 7922-0211-00, Corporate Report Room
16559 and 16581 – 28 Avenue

Owner: 1407117 B.C. Ltd. (Director Information: P Brar, P. Makkar, R. Samra)
Agent: Hub Engineering Inc. (J. Czoch)

To subdivide into seven (7) single family lots. The proposal also includes a Development Permit for Sensitive Ecosystems.

That Council redesignate the subject sites located at 16559 and 16581 – 28 Avenue from "Existing One Acre & Half Acre Lots" to "Single Detached (3-4 u.p.a.)" in the North Grandview Heights Neighbourhood Concept Plan (NCP).

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21505" be finally adopted

"Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2022, No. 20775" be finally adopted

That Council authorize the issuance of Development Permit No. 7922-0211-00.

13. Planning Report – Application No. 7923-0200-00
14723 – 104 Avenue

Owner: RDG Guildford East Development Ltd. (Director Information: R. Elliott, M. Rempel)
Agent: Focus Architecture Inc. (C. Hogan)

To develop two 6-storey apartment buildings with approximately 192 dwelling units and underground parking in Guildford. The proposal also includes a Development Permit for Form and Character.

That Council amend the Guildford Plan to redesignate the subject site located at 14723 – 104 Avenue from "High Rise Residential" and "High Rise Mixed-Use" to "Low to Mid Rise Residential".

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 21112" be finally adopted

"Surrey Comprehensive Development Zone 168 (CD 168), Bylaw, 2023, No. 21113" be finally adopted

That Council authorize the issuance of Development Permit No. 7923-0200-00.

14. Planning Report - Application No. 7918-0221-00
15961 and 15975 - 16 Avenue; 1609 and 1627 - 160 Street

Owners: Mortise Titleco (Alder Place) Ltd., (Director Information: B. Johal)
Agent: Mortise Construction Ltd. (B. Johal)

To permit the four-storey mixed-use building consisting of 59 residential dwelling units and 1,143 square metres of ground floor commercial space. The proposal also includes a Development Permit for Form and Character.

That Council amend the King George Corridor South Local Area Plan (LAP) to redesignate the land located at 15961 and 15975 - 16 Avenue and 1609 and 1627 - 160 Street from Low Density Multiple Residential (10 upa) to Mixed-Use Commercial-Residential.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20374" be finally adopted

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20375" be finally adopted

That Council authorize the issuance of Development Permit No. 7918-0221-00.

15. Planning Report – Application No. 7915-0428-00, 7915-0428-01, Corporate Report R163
14365 – 115 Avenue (14367 – 115 Avenue)

Owner: 0994549 B.C. Ltd. (Director Information: K. Sanghera, P. Sanghera,
C. Sanghera, P. S. Sanghera)
Agent: Apna Group Inc. (J. Sanghera)

To subdivide into 1 urban lot and 3 small lots. In addition, the proposal includes a Development Variance Permit to reduce the minimum width of a lot on which a double garage or carport are permitted for Lot 2; and reduce the minimum width of a Type II Interior Lot for Lot 2. The proposal also includes a Development Permit for Hazard Lands and Sensitive Ecosystems.

This item was removed from the agenda.

PERMITS - APPROVALS

16. Planning Report - Application No. 7920-0061-01, Corporate Report R172
14853 - 84 Avenue

Owners: A. Dhanoa, R. Dhanoa
Agent: Westridge Engineering & Consultants Ltd. (D. Kajal)

To reduce the minimum lot depth for proposed Lot 1 to permit subdivision into 2 lots.

That Council authorize the issuance of Development Variance Permit No. 7920-0061-01.

17. Planning Report - Application No. 7921-0177-00, 7921-0177-02, Corporate Report R197
1985 - 182 Street

Owner: Pawar Consulting Ltd. (Director Information: A. Pawar)
Agent: Aplin & Martin Consultants Ltd. (S. Khayambashi)

To reduce the minimum lot width for proposed lots 1, 2, 4 and 5 in order to permit subdivision into five lots; to vary the Subdivision and Development Bylaw 8830 to reduce the minimum lot size requirements for septic tank servicing in order to subdivide into 5 single family RA lots. The proposal also includes a Development Permit for Hazard Lands, Sensitive Ecosystems and Farm Protection.

That Council authorize the issuance of Development Variance Permit No. 7921-0177-02.

That Council authorize the issuance of Development Variance Permit No. 7921-0177-00.

That Council authorize the issuance of Development Permit No. 7921-0177-00.

APPLICATIONS/BYLAWS/PERMITS TO BE CLOSED

18. Planning Report - Application No. 7919-0353-00
15835 - 96 Avenue

Owner: B S. Dulay, B K. Dulay and S. Hare
Agent: No Agent information

To subdivide into 5 single family residential small lots.

This item was removed from the agenda.

19. Planning Report – Application No. 7917-0122-00
18455 – 72 Avenue
- Owner: 1200328 B.C. Ltd.
Agent: No Agent information
- To develop 71 townhouse units.
- "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19691" be filed.
- That Council close Development Variance Permit No. 7917-0122-01.
- That Council close Application No. 7917-0122-01.
- That Council close Development Variance Permit No. 7917-0122-00.
- That Council close Application No. 7919-0122-00.
20. Planning Report – Application No. 7917-0154-00
12140 – 96 Avenue
- Owner: T. Huynh
Agent: No Agent information
- To permit the development of 4 row house units.
- "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20668" be filed.
- That Council close Development Variance Permit No. 7917-0154-00.
- That Council close Application No. 7917-0154-00.
21. Planning Report – Application No. 7917-0155-00
12156 – 96 Avenue
- Owner: S. Nijjar and S. Bal
Agent: No Agent information
- To permit the development of 4 row house units.
- "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20669" be filed.
- That Council close Development Variance Permit No. 7917-0155-00.
- That Council close Application No. 7917-0155-00.

E. OTHER BUSINESS

BYLAWS

1. Planning Report - Application No. 7922-0110-00
3310 - 144 Street

Owner: R. Sanghera
Agent: Hub Engineering Inc. (M. Kompter)

To subdivide into 2 residential lots.

"Surrey Comprehensive Development Zone 243 (CD 243), Bylaw, 2024, No. 21376"
be finally adopted