

Present:

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

Absent:**Staff Present:**

R. Costanzo, City Manager
S. Lee, Legislative Services Manager
L. Blake, Legislative Services Manager
P. Huynh, City Solicitor
J. Brar, General Manager, Corporate Services
S. Neuman, General Manager, Engineering
L. Cavan, General Manager, Parks, Recreation & Culture
R. Gill, Acting General Manager, Planning & Development
T. Waterhouse, General Manager, Social Infrastructure & Community Investment
S. Low, Director, Development Planning
C. Atkins, Development Planning Manager
D. Todd, Development Planning Manager
J. Pang, Director, Land Development

Mayor Locke advised that the Canadian Union of Postal Workers initiated national strike activities, which will continue until further notice. This will affect certain projects that Council will consider at this meeting as they are required by legislation to deliver written notice to affected owners and occupants. The agenda includes wording for these projects that would allow Council to reschedule the public hearing date to the next date whereby public notice can be delivered by Canada Post.

A. ADOPTION OF THE AGENDA

It was

Moved by Councillor Kooner
Seconded by Councillor Stutt
That:

1. The agenda of the November 18, 2024, Regular Council Land Use meeting be amended by adding the following item under Other Business:
 - E.1 Planning Report – Application No. 7922-0234-00.
2. The agenda be adopted as amended.

RES.R24-2461

Carried

B. PLANNING REPORTS**1. Planning Report - Application No. 7924-0220-00****18940 - 94 Avenue (18910 - 94 Avenue)**

Owner: Performance Mall Properties Ltd.

Director Information: T. Meikle, R. WiebeOfficer Information as at March 14, 2024: T. Meikle (President),
R. Wiebe (Secretary)

Agent: Sitepath Consulting Ltd. (B. Gregg)

Development Variance Permit*to increase the maximum height of a free-standing telecommunication tower from 12 metres to 42 metres.*

It was

Moved by Councillor Kooner

Seconded by Councillor Stutt

That Council approve Development Variance

Permit No. 7924-0220-00, to vary Section B.1 of Part 4 General Provisions of the Zoning By-law to increase the maximum height of a free-standing telecommunication tower from 12 metres to 42 metres and to reduce the minimum rear yard setback of the IL Zone from 7.5 metres to 5.3 metres to the accessory building face, to proceed to Public Notification.

RES.R24-2462

Carried**2. 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. FisherNo Officer Information Filed as at April 22, 2024.

Agent: Lark Group Ltd. (K. Bray)

City Centre Plan Amendment from "High Density Employment" to "High Rise Mixed-Use - Type II"**Rezoning from R3 to CD (based on RMC-135)****Development Permit****Housing Agreement***to permit the development of one 24-storey mixed-use high-rise tower with ground floor commercial space, student lounge, office and 397 student dormitory dwelling units (providing a total of 944 beds) above.*

It was

Moved by Councillor Stutt

Seconded by Councillor Kooner

That:

1. Council endorse the Public Notification to proceed for Bylaw No. 21468 to rezone the subject site from "Urban Residential Zone (R3)" to "Comprehensive Development Zone (CD)".

2. should Council grant First, Second and Third Reading to the associated Rezoning Bylaw then Council may wish to introduce Bylaw No. 21469 to

enter into a Housing Agreement and consider granting First, Second and Third Reading.

3. Council authorize staff to draft Development Permit No. 7924-0247-00 generally in accordance with the attached drawings (Appendix I).
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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (c) review of the project by the Advisory Design Panel and resolution of design comments to the satisfaction of the General Manager, Planning & 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 enter into a Housing Agreement with the City to restrict a total of 397 dwelling units on the subject site to provide student dormitory housing for 50 years or the life of the building;
 - (g) registration of a Section 219 Restrictive Covenant to reflect the 397 student dormitory dwelling 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 student dormitory housing tenure of the proposed development changes, at any point in the future;
 - (h) 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 for the commercial/retail portion of the proposal;
 - (i) registration of a volumetric statutory right-of-way for public rights-of-passage for the proposed plaza located between the City Centre 4 (CC4) and City Centre 5 (CC5) developments; and

- (j) registration of a reciprocal access easement through the driveway entrance and underground parking drive aisles, to provide connectivity between the subject development and the initial City Centre 4 development phase to the south which permitted access to City Centre 5 from the east-west Green Lane along the southern property line of 9686 - 137 Street.

5. Council pass a resolution to amend the Surrey City Centre Plan to redesignate the land from "High Density Employment" to "High Rise Mixed-Use - Type II" as shown in Appendix III, when the project is considered for final adoption.

Before the question was put:

It was Moved by Councillor Kooner
Seconded by Councillor Nagra
That Planning Report - Application
No. 7924-0247-00 be referred back to staff to provide additional information on the standard sizes of student housing units.

Before the question was put, a friendly amendment was accepted for staff to provide additional information on the implications of ensuring Development Cost Charges are incorporated if the applicant decides to change the use in the future. The amended motion read as follows:

That Planning Report - Application
No. 7924-0247-00 be referred back to staff to provide additional information on the standard sizes of student housing units and the implications of ensuring the Development Cost Charges is incorporated if the applicant decides to change the use in the future.

RES.R24-2463

amended motion Carried
With Councillors Annis, Bose and Hepner opposed.

3. **Planning Report - Application No. 7922-0283-00**
10284, 10288 and 10296 - 148 Street; 10277, 10285 and 10293 - 148A Street
Owners: J. Parmar, 1326427 B.C. Ltd.
Director Information: J. Parmar
Officer Information as at September 29, 2023: J. Parmar (President)
Agent: Flat Architecture Inc. (R. Warraich)
Development Permit Amendment
Housing Agreement
to permit the development of a 6-storey market rental apartment building in Guildford.

- * Further to the Planning Report dated June 10, 2024, additional information regarding the application is provided.

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

1. Council file Housing Agreement Authorization Bylaw, 2024, No. 21291.
2. a Bylaw be introduced authorizing Council to enter into a new Housing Agreement and the Bylaw be given First, Second and Third Reading.
3. Council authorize staff to draft Development Permit No. 7922-0283-00 generally in accordance with the attached revised drawings (Appendix I).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) complete all outstanding issues identified in the original Planning & Development Report for Development Application No. 7922-0283-00, dated June 10, 2024; and
 - (b) the applicant is required to enter into a new Housing Agreement with the City to secure all 162 dwelling units proposed on-site as market rental dwelling units for a period of 30 years.

RES.R24-2464 Carried

It was Moved by Councillor Bains
Seconded by Councillor Stutt
That "The 1326427 B.C. Ltd. Housing Agreement, Authorization Bylaw, 2024, No. 21291" be filed.

RES.R24-2465 Carried

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "1326427 B.C. LTD. and Jaswinder S. Parmar Housing Agreement, Authorization Bylaw, 2024, No. 21460" pass its first reading.

RES.R24-2466 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Bains
Seconded by Councillor Stutt
That "1326427 B.C. LTD. and Jaswinder S. Parmar Housing Agreement, Authorization Bylaw, 2024, No. 21460" pass its second reading.

RES.R24-2467 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Hepner
 Seconded by Councillor Stutt
 That "1326427 B.C. LTD. and Jaswinder S.
 Parmar Housing Agreement, Authorization Bylaw, 2024, No. 21460" pass its third
 reading.

RES.R24-2468

Carried

Councillor Bose and Stutt declared a conflict of interest and left the meeting at 5:52 p.m.

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

Owner: Anthem Surrey Holdings Ltd.
Director Information: E. Carlson
Officer Information as at October 9, 2023: E. Carlson (President),
 E. Cheung (Secretary), R. McJunkin (CFO), N. Roos (Other Office(s))
 Agent: Anthem Properties Group Ltd. (A. Wright)

Amend CD Bylaw No. 19570

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

It was Moved by Councillor Kooner
 Seconded by Councillor Bains
 That a Bylaw be introduced to amend CD
 Bylaw No. 19570 to allow for Eating Establishment use with no floor area
 restriction, and to vary the required off-street parking as outlined in Table D.1 of
 Part 5 Off Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993,
 No. 12000, to 3.5 parking spaces per 100 square metres of gross floor area for eating
 establishments, and a date be set for Public Hearing.

RES.R24-2469

Carried by members remaining

It was Moved by Councillor Kooner
 Seconded by Councillor Bains
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2018, No. 19570, Amendment Bylaw, 2024, No. 21470" pass its
 first reading.

RES.R24-2470

Carried by members remaining

The said Bylaw was then read for the second time.

It was Moved by Councillor Kooner
 Seconded by Councillor Hepner
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2018, No. 19570, Amendment Bylaw, 2024, No. 21470" pass its
 second reading.

RES.R24-2471

Carried by members remaining

It was then Moved by Councillor Bains
 Seconded by Councillor Kooner
 That the Public Hearing be held on Monday,
 December 2, 2024, at 7:00 p.m.; and in the event that Canada Post is on strike and
 not able to deliver the public notice in accordance with "Surrey Mailing Notice for
 Amendments to OCP Bylaw and Zoning Bylaw, 2024, No. 21107", the Public
 Hearing will be rescheduled to the next date whereby public notice can be
 delivered by Canada Post.

RES.R24-2472

Carried by members remaining

Councillor Bose and Stutt rejoined the meeting at 5:55 p.m.

5. **Planning Report - Application No. 7923-0067-00
 12464 and 12476 Old Yale Road; 10657 and 10665 - 125 Street**
 Owner: 1301571 B.C. Ltd.
Director Information: S. Dewat, B. Gill, J. Gill
No Officer Information Filed as at April 22, 2023.
 Agent: KCC Architecture and Design Ltd. (K. Castellanos)
**OCP Amendment to allow for higher density of 1.22 FAR within the
 Mixed Employment designation.
 Rezoning from IB to CD (based on IB)
 Development Permit**
to permit the development of a multi-storey industrial building.

It was Moved by Councillor Stutt
 Seconded by Councillor Kooner
 That

1. a Bylaw be introduced to amend the Official Community Plan (OCP),
 Table 7a: Land Use Designation Exceptions within the Mixed Employment
 designation by adding site specific permission for the subject sites to
 permit a density up to 1.22 FAR (net calculation), and a date for Public
 Hearing be set.
2. Council determine the opportunities for consultation with persons,
 organizations and authorities that are considered to be affected by the
 proposed amendment to the OCP, as described in the Report, to be
 appropriate to meet the requirement of Section 475 of the
Local Government Act.
3. a Bylaw be introduced to rezone the subject site from "Business Park
 Zone (IB)" to "Comprehensive Development Zone (CD)", and a date be
 set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7923-0067-00
 for Form and Character and for Hazard Lands (Flood Prone Areas)
 generally in accordance with the attached drawings (Appendix II).

5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) 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) submission of a finalized Geotechnical Report to the satisfaction of City staff;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (h) registration of a Section 219 Restrictive Covenant to restrict habitable floor area below the Flood Construction Level 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.

RES.R24-2473

Carried

It was

Moved by Councillor Bains
Seconded by Councillor Stutt
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21471" pass its first reading.

RES.R24-2474

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Hepner
Seconded by Councillor Stutt
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21471" pass its second reading.

RES.R24-2475

Carried

- It was then Moved by Councillor Hepner
Seconded by Councillor Kooner
That the Public Hearing be held on Monday,
December 2, 2024, at 7:00 p.m.; and in the event that Canada Post is on strike and
not able to deliver the public notice in accordance with "Surrey Mailing Notice for
Amendments to OCP Bylaw and Zoning Bylaw, 2024, No. 21107", the Public
Hearing will be rescheduled to the next date whereby public notice can be
delivered by Canada Post.
- RES.R24-2476 Carried
- It was Moved by Councillor Stutt
Seconded by Councillor Kooner
That "Surrey Comprehensive Development
Zone 266 (CD 266), Bylaw, 2024, No. 21472" pass its first reading.
- RES.R24-2477 Carried
- The said Bylaw was then read for the second time.
- It was Moved by Councillor Hepner
Seconded by Councillor Stutt
That "Surrey Comprehensive Development
Zone 266 (CD 266), Bylaw, 2024, No. 21472" pass its second reading.
- RES.R24-2478 Carried
- It was then Moved by Councillor Kooner
Seconded by Councillor Bains
That the Public Hearing be held on Monday,
December 2, 2024, at 7:00 p.m.; and in the event that Canada Post is on strike and
not able to deliver the public notice in accordance with "Surrey Mailing Notice for
Amendments to OCP Bylaw and Zoning Bylaw, 2024, No. 21107", the Public
Hearing will be rescheduled to the next date whereby public notice can be
delivered by Canada Post.
- RES.R24-2479 Carried

6. Planning Report - Application No. 7924-0260-00

12939 Anvil (78 Avenue) Way

Owner: Beedie (Anvil Way) Holdings Ltd.

Director Information: R. Beedie

Officer Information as at March 7, 2024: R. Beedie (President, Secretary),
D. Pearson (Other Office(s)), A. Yuen (Other Office(s))

Agent: Beedie (J. Edenloff)

Rezoning from IH to IL

to allow additional industrial uses.

- It was Moved by Councillor Kooner
Seconded by Councillor Bains
That a Bylaw be introduced to rezone the
subject site from "High Impact Industrial Zone (IH)" to "Light Impact Industrial
Zone (IL)", and a date be set for Public Hearing.
- RES.R24-2480 Carried

RES.R24-2481 It was Moved by Councillor Hepner
Seconded by Councillor Stutt
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21473" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R24-2482 It was Moved by Councillor Bains
Seconded by Councillor Kooner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21473" pass its second reading.
Carried

RES.R24-2483 It was then Moved by Councillor Kooner
Seconded by Councillor Stutt
That the Public Hearing be held on Monday,
December 2, 2024, at 7:00 p.m.; and in the event that Canada Post is on strike and
not able to deliver the public notice in accordance with "Surrey Mailing Notice for
Amendments to OCP Bylaw and Zoning Bylaw, 2024, No. 21107", the Public
Hearing will be rescheduled to the next date whereby public notice can be
delivered by Canada Post.
Carried

C. BYLAWS AND PERMITS

BYLAWS WITH PERMITS

1. Planning Report - Application No. 7923-0180-00
13990 - 92 Avenue

Owner: 1368613 B.C. Ltd. (Director Information: A. Singh)
Agent: A. Singh

To permit the conversion of an existing commercial building to accommodate a medical clinic, pharmacy and caretaker suite. In addition, the proposal includes a Development Variance Permit to reduce the east street side and north front yard setback to the principal building and to the main floor overhang of the existing building, and to reduce the west side yard setback of the existing building.

RES.R24-2484 It was Moved by Councillor Hepner
Seconded by Councillor Stutt
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 21048" be finally adopted.
Carried

D. NOTICE OF MOTION

This section had no items to consider.

E. OTHER BUSINESS

PERMITS - APPROVAL

- 1. Planning Report - Application No. 7922-0234-00
17649 and 17709 - 96 Avenue; 17710 - 97 Avenue

Owner: 1214081 B.C. Ltd. (Director Information: K. Rai)
Agent: Aplin & Martin Consultants Ltd. (M. Koka)

To permit the temporary use of the site for truck parking for a period not to exceed three years. The proposal also includes a Development Permit for Sensitive Ecosystems.

RES.R24-2489	It was Temporary Use Permit No. 7922-0234-00.	Moved by Councillor Kooner Seconded by Councillor Bains That Council authorize the issuance of <u>Carried</u>
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RES.R24-2490	It was Development Permit No. 7922-0234-00.	Moved by Councillor Kooner Seconded by Councillor Stutt That Council authorize the issuance of <u>Carried</u>
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F. ADJOURNMENT

RES.R24-2491	It was - Land Use meeting be adjourned.	Moved by Councillor Kooner Seconded by Councillor Bains That the November 18, 2024 Regular Council <u>Carried</u>
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The Regular Council - Land Use meeting adjourned at 6:03 p.m.

Certified correct:

Stanley Lee
Legislative Services Manager

Mayor Brenda Locke