

**Present:**

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

**Absent:**

Councillor Annis  
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  
S. Neuman, General Manager, Engineering  
L. Cavan, General Manager, Parks, Recreation & Culture  
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

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**A. ADOPTION OF THE AGENDA**

It was

Moved by Councillor Kooner  
Seconded by Councillor Bains  
That:

1. The agenda of the January 13, 2025, Regular Council Land Use meeting be amended by adding the following items under Other Business:
  - E.1 Planning Report – Application No. 7917-0101-00;
  - E.2 Planning Report – Application No. 7924-0296-00; and
  - E.3 Planning Report – Application No. 7920-0286-00.
2. The agenda be adopted as amended.

RES.R25-3

Carried

**B. PLANNING REPORTS**

1. **Planning Report - Application No. 7921-0174-02  
1788 - 168 Street**  
Owner: DLJ Development Ltd.  
Director Information: B. Johal  
No Officer Information Filed as at March 19, 2024.  
Agent: Architecture Panel (R. Dhall)  
**Development Variance Permit**  
*to vary the definition of bond, to allow development of 123 townhouse units, and a detention pond.*

- \* Further to the Planning Reports dated October 3, 2022 and April 22, 2024, additional information regarding the application is provided.

It was Moved by Councillor Kooner  
 Seconded by Councillor Hepner  
 That Council approve Development Variance Permit No. 7921-0174-02, 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. 7821-0174-00, to proceed to Public Notification.

RES.R25-4

Carried

2. **Planning Report - Application No. 7923-0241-00  
 8464 - Wildwood Place; 8422 - 170 Street**

Owners: N. Ramachandran, V. Ayyaswamy  
 Allwood Development Ltd.  
Director Information: J. Randhawa  
No Officer Information Filed as at May 3, 2024.

Agent: J. Randhawa

**OCP Amendment for a portion of the site from "Suburban" to "Urban"  
 Rezoning for a portion of the site from A-1 to R3**  
*to allow subdivision into four single family lots and one remnant lot with future subdivision potential.*

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 (Appendix VII), for a portion 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 portion of the subject site as shown as Block B on the attached Survey Plan (Appendix I), from "General Agriculture Zone (A-1)" to "Urban Residential Zone (R3)", and a date be set for Public Hearing.

4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (e) the applicant 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; and
  - (f) the applicant adequately address the City’s needs with respect to the City’s Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Department.

RES.R25-5 Carried

It was Moved by Councillor Stutt  
 Seconded by Councillor Bains  
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2025, No. 21510" pass its first reading.

RES.R25-6 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Hepner  
 Seconded by Councillor Kooner  
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2025, No. 21510" pass its second reading.

RES.R25-7 Carried

It was then Moved by Councillor Hepner  
 Seconded by Councillor Bains  
 That the Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2025, No. 21510" be held at City Hall on January 27, 2025, at 7:00 p.m.

RES.R25-8 Carried

RES.R25-9 It was Moved by Councillor Bains  
 Seconded by Councillor Stutt  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment Bylaw, 2025, No. 21511" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R25-10 It was Moved by Councillor Hepner  
 Seconded by Councillor Kooner  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment Bylaw, 2025, No. 21511" pass its second reading.  
Carried

RES.R25-11 It was then Moved by Councillor Kooner  
 Seconded by Councillor Stutt  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21511" be held at City Hall on  
 January 27, 2025, at 7:00 p.m.  
Carried

**3. Planning Report - Application No. 7924-0230-00  
 14137 - 68 Avenue**

Owner: River Edge Development Group Ltd.  
Director Information: C. Dhindsa, K. Dhindsa  
No Officer Information Filed as at November 20, 2024.

Agent: Coastland Engineering & Surveying Ltd. (M. Helle)

**Development Variance Permit**

*to reduce the minimum lot width of the "Urban Residential Zone (R3)" to allow  
 subdivision into two lots.*

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

1. Council approve Development Variance Permit No. 7924-0230-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot width of the Urban Residential (R3) Zone from 15 metres to 12.2 metres for proposed Lots 1 and 2.
2. Council instruct staff to resolve the following issues prior to final approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering.

RES.R25-12 Carried

4. **Planning Report - Application No. 7915-0428-00, 7915-0428-01  
14365 - 115 Avenue (14367 - 115 Avenue)**  
 Owner: 0994549 B.C. Ltd.  
Director Information: K. Sanghera, P. S. Sanghera, C. Sanghera,  
 P. S. Sanghera  
Officer Information as at February 21, 2023: P. S. Sanghera (President),  
 P. S. Sanghera (Secretary)  
 Agent: Apna Group Inc. (J. Sanghera)  
**Rezoning from R1 to R3 and R4**  
*to allow subdivision into 1 urban lot and 3 small lots.*

\* Further to Corporate Report 2024-R163 dated September 9, 2024 and Planning Report dated January 8, 2018, additional information regarding the application is provided.

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

1. Council file Rezoning Bylaw No. 21359.
2. Council endorse the Public Notification to proceed for Bylaw No. 21512 to rezone the subject site from "Suburban Residential Zone (R1)" to "Urban Residential Zone (R3)" for the portion shown as Block A on the Survey Plan attached as Appendix II, and "Small Lot Residential Zone (R4)" for the portion shown as Block B.
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) all conditions of approval outlined in the Planning Comments Report No. 7915-0428-00, dated January 8, 2018 (Appendix III).

RES.R25-13

Carried

It was Moved by Councillor Stutt  
 Seconded by Councillor Kooner  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment Bylaw, 2024, No. 21359" be filed.

RES.R25-14

Carried

5. **Planning Report - Application No. 7923-0279-00  
13940 - 77 Avenue**  
 Owner: The Board of Education of school District No 36 (Surrey)  
 Agent: Thinkspace Architecture Planning Interior Design (K. Laisianto)  
**Development Variance Permit**  
*to reduce the required number of off-street parking spaces to permit two additional portable classrooms at Frank Hurt Secondary School.*



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

1. Council rescind Third Reading of Rezoning Bylaw No. 21097 for proposed Lot 1, granted by Resolution No. R23-2455 at the December 4, 2023 Regular Council – Public Hearing meeting, and set a date for Public Hearing.
2. Council rescind Third Reading of Rezoning Bylaw No. 21098 for proposed Lot 2, granted by Resolution No. R23-2456 at the December 4, 2023 Regular Council – Public Hearing meeting, and set a date for Public Hearing.
3. Council rescind Third Reading of Rezoning Bylaw No. 21099 for proposed Lot 3, granted by Resolution No. R23-2457 at the December 4, 2023 Regular Council – Public Hearing meeting.
4. Council rescind Second Reading of Rezoning Bylaw No. 21099, granted by Resolution No. 23-2252 at the November 20, 2023 Regular Council - Land Use meeting.
5. Council amend Rezoning Bylaw No. 21099 as shown in Appendix IV.
6. Council consider Second Reading of Rezoning Bylaw No. 21099, as amended, and set a date for Public Hearing.
7. Council rescind Third Reading of Rezoning Bylaw No. 21100 for proposed Lot 4, granted by Resolution No. R23-2458 at the December 4, 2023 Regular Council – Public Hearing meeting, and set a date for Public Hearing.
8. Council rescind Third Reading of Rezoning Bylaw No. 21101 for proposed Lot 5, granted by Resolution No. R23-2459 at the December 4, 2023 Regular Council – Public Hearing meeting, and set a date for Public Hearing.
9. Council rescind Third Reading of Rezoning Bylaw No. 21102 for proposed Lot 6, granted by Resolution No. R23-2460 at the December 4, 2023 Regular Council – Public Hearing meeting.
10. Council rescind Second Reading of Rezoning Bylaw No. 21102, granted by Resolution No. 23-2261 at the November 20, 2023 Regular Council - Land Use meeting.
11. Council amend Rezoning Bylaw No. 21102 as shown in Appendix V.
12. Council consider Second Reading of Rezoning Bylaw No. 21102, as amended, and set a date for Public Hearing.
13. Council rescind Third Reading of Official Community Plan (OCP) Amendment Bylaw No. 21096, granted by Resolution No. R23-2454 at the December 4, 2023 Regular Council – Public Hearing meeting.

14. Council rescind Second Reading of OCP Amendment Bylaw No. 21096, granted by Resolution No. R23-2243 at the November 20, 2023 Regular Council – Land Use meeting.
15. Council amend OCP Amendment Bylaw No. 21096 as shown in Appendix VI.
16. Council consider Second Reading of OCP Amendment Bylaw No. 21096, as amended, and set a date for Public Hearing.
17. 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.
18. Council authorize staff to draft General Development Permit Nos. 7922-0221-00 and 7922-0222-00 generally in accordance with the attached updated drawings (Appendix I), and the finalized Ecosystem Development Plan and geotechnical report.
19. Council approve Development Variance Permit No. 7922-0221-01/7922-0222-01, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum setback distance for a Class A (red-coded) stream from 30 metres to a varied setback between 10.0 metres and 30.1 metres.
20. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) completion of all the conditions and requirements associated with Development Application Nos. 7922-0221-00 and 7922-0222-00 as identified in the Planning Report dated November 20, 2023 (attached as Appendix VIII);
  - (b) resolution of all urban design issues for proposed Lot 3 to the satisfaction of the Planning and Development Department;
  - (c) submission of a finalized landscaping plan and landscaping cost estimate for proposed Lot 3 to the specifications and satisfaction of the Planning and Development Department; and
  - (d) the applicant satisfy the requirements for a P-15 agreement.

RES.R25-17

Carried

It was Moved by Councillor Kooner  
 Seconded by Councillor Bains  
 That Council rescind Third Reading of  
 "Surrey Comprehensive Development Zone 162 (CD 162), Bylaw, 2023, No. 21097",  
 granted by Resolution No. R23-2455 at the December 4, 2023  
 Regular Council - Public Hearing meeting.

RES.R25-18

Carried







- RES.R25-31  
It was Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That Council rescind Third Reading of  
"Surrey Comprehensive Development Zone 161 (CD 161), Bylaw, 2023, No. 21102",  
granted by Resolution No. R23-2460 at the December 4, 2023 Regular Council –  
Public Hearing meeting.  
Carried
- RES.R25-32  
It was Moved by Councillor Hepner  
Seconded by Councillor Kooner  
That Council rescind Second Reading of  
"Surrey Comprehensive Development Zone 161 (CD 161), Bylaw, 2023, No. 21102",  
granted by Resolution No. 23-2261 at the November 20, 2023 Regular Council –  
Land Use meeting.  
Carried
- RES.R25-33  
It was Moved by Councillor Kooner  
Seconded by Councillor Hepner  
That Council amend "Surrey Comprehensive  
Development Zone 161 (CD 161), Bylaw, 2023, No. 21102" as shown in Appendix V.  
Carried
- RES.R25-34  
It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That "Surrey Comprehensive Development  
Zone 161 (CD 161), Bylaw, 2023, No. 21102" pass its second reading, as amended.  
Carried
- RES.R25-35  
It was Moved by Councillor Hepner  
Seconded by Councillor Kooner  
That the Public Hearing for  
"Surrey Comprehensive Development Zone 161 (CD 161), Bylaw, 2023, No. 21102" be  
held at City Hall on January 27, 2025, at 7:00 p.m.  
Carried
- RES.R25-36  
It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That Council rescind Third Reading of  
"Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw,  
2023, No. 21096", granted by Resolution No. R23-2454 at the December 4, 2023  
Regular Council – Public Hearing meeting.  
Carried

RES.R25-37 It was Moved by Councillor Hepner  
 Seconded by Councillor Kooner  
 That Council rescind Second Reading of  
 "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw,  
 2023, No. 21096", granted by Resolution No. R23-2243 at the November 20, 2023  
 Regular Council – Land Use meeting.  
Carried

RES.R25-38 It was Moved by Councillor Kooner  
 Seconded by Councillor Stutt  
 That Council amend "Surrey Official  
 Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 21096"  
 as shown in Appendix VI.  
Carried

RES.R25-39 It was Moved by Councillor Hepner  
 Seconded by Councillor Kooner  
 That "Surrey Official Community Plan Bylaw,  
 2013, No. 18020, Text Amendment Bylaw, 2023, No. 21096" pass its second reading,  
 as amended.  
Carried

RES.R25-40 It was Moved by Councillor Hepner  
 Seconded by Councillor Bose  
 That the Public Hearing for "Surrey Official  
 Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 21096"  
 be held at City Hall on January 27, 2025, at 7:00 p.m.  
Carried

**C. BYLAWS AND PERMITS**

**BYLAWS**

1. Planning Report – Application No. 7923-0252-00  
 6358 - 138 Street

Owners: S. Brar, P. Brar  
 Agent: Ceres Properties Inc. (P. Brar)

To subdivide into two single family lots.

RES.R25-41 It was Moved by Councillor Hepner  
 Seconded by Councillor Kooner  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment Bylaw, 2024, No. 21403" be finally adopted.  
Carried

**D. NOTICE OF MOTION**

This section had no items to consider.

**E. OTHER BUSINESS****PLANNING REPORTS**

**1. Planning Report - Application No. 7917-0101-00  
16882 Fraser Highway**

Owner: Royce Homes (Fleetwood) Ltd.

Director Information: S. Gill, G. Lally

No Officer Information Filed as at November 17, 2024.

Agent: Kasian Architecture (T. Dickson)

**OCP Amendment from "Urban" to "Multiple Residential"**

**NCP Amendment from "Townhouse" to "Low Rise Residential" under the  
Fleetwood Plan (Stage 1)**

**Rezoning from RA to CD (based on RM-70)**

**Development Permit**

*to permit the development of a 5-storey residential building containing 108 dwelling  
units over one level of underground parking in Fleetwood.*

It was

Moved by Councillor Kooner

Seconded by Councillor Bains

That:

1. Council endorse the Public Notification to proceed for Bylaw No. 21513 to amend Official Community Plan (OCP) Figure 3: General Land Use Designations for the subject site from "Urban" to "Multiple Residential".
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. Council endorse the Public Notification to proceed for Bylaw No. 21514 to rezone the subject site from "Acreage Residential Zone (RA)" to "Comprehensive Development Zone (CD)" (based on RM-70).
4. Council authorize staff to draft Development Permit No. 7917-0101-00 generally in accordance with the attached drawings (Appendix I).

5. Council instruct staff to resolve the following issues prior to Final Adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-70 Zone, at the rate in effect at the time of Final Adoption;
  - (g) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Department; and
  - (h) registration of a Section 219 Restrictive Covenant to ensure the implementation of noise mitigation measures associated with the accepted acoustical report prepared by Brown Strachan Associated and dated December 5, 2024.
6. Council pass a resolution to amend the Fleetwood Plan to redesignate the land from "Townhouse" to "Low Rise Residential", when the project is considered for Final Adoption (Appendix VI).

RES.R25-42

Carried

2. **Planning Report - Application No. 7924-0296-00**  
**6220 Gooseberry Drive (6298 Gooseberry Drive; 6302 Gooseberry Drive; 6306 Gooseberry Drive; 6310 Gooseberry Drive; 19310 Fraser Highway)**  
 Owner: 192nd Street Development Ltd.  
Director Information: S. Rai  
No Officer Information Filed as at April 21, 2024.  
 Agent: RBI Group of Companies (T. Massey)  
**Development Permit Amendment**  
*in order to permit the development of two 6-storey apartment buildings containing 235 dwelling units with underground parking.*

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

1. Council authorize staff to draft Development Permit No. 7924-0296-00 generally in accordance with the attached drawings (Appendix I).
2. Council instruct staff to resolve the following issues prior to final approval:
  - (a) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (b) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the CD Zone, at the rate in effect at the time of DP approval; and
  - (c) registration of a Section 219 Restrictive Covenant to adequately address the City’s needs with respect to Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Department.

RES.R25-43

Carried

**BYLAWS WITH PERMITS**

3. Planning Report - Application No. 7920-0286-00  
9470, 9482 and 9492 - 134 Street; 13428 - 95 Avenue

Owner: Edge Adera Lands Ltd. (Director Information: S. Mahon)  
Agent: Edge Adera Projects Ltd. (N. Hill)

To develop a 6-storey apartment building consisting of approximately 152 dwelling units in City Centre. The proposal also includes a Development Permit for Form and Character.

It was Moved by Councillor Hepner  
Seconded by Councillor Kooner  
That "Surrey Comprehensive Development  
Zone 81 (CD 81), Bylaw, 2022, No. 20756" be finally adopted.

RES.R25-44

Carried

Development Permit No. 7920-0286-00

It was Moved by Councillor Hepner  
Seconded by Councillor Kooner  
That Council authorize the issuance of  
Development Permit No. 7920-0286-00.

RES.R25-45

Carried

F. ADJOURNMENT

It was  
  
Land Use meeting be adjourned.  
RES.R25-46

Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That the January 13, 2025 Regular Council –  
  
Carried

The Regular Council - Land Use meeting adjourned at 4:55 p.m.

Certified correct:

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Stanley Lee  
Legislative Services Manager

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Mayor Brenda Locke