

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
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
R. Gill, General Manager, Planning & Development
N. Aven, Director, Parks
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 Bains
That:

1. The agenda of the January 27, 2025, Regular Council - Land Use meeting be amended by adding E.1 Planning Report - Application No. 7916-0130-00/7916-0130-01 under Other Business; and
2. The agenda be adopted as amended.

RES.R25-147

Carried

B. PLANNING REPORTS

1. **Planning Report - Application No. 7924-0233-00
8483 and 8495 - 164 Street**
Owner: Ravi Investments Ltd.
Director Information: R. Sanghera, P. Sanghera
Officer Information as at February 1, 2024: R. Sanghera (Secretary),
P. Sanghera (President)
Agent: Cr8 Architecture Ltd. (J. Gabri)
OCP Amendment from "Urban" to "Multiple Residential"
**OCP Text Amendment to allow a higher density in the Multiple Residential
designation**
NCP Amendment from "Townhouse" to "Low Rise"
Rezoning from R3 to CD (based on RM-70)

Development Permit

to permit the development of a 6-storey apartment building with 69 residential units.

It was

Moved by Councillor Hepner
Seconded by Councillor Kooner
That:

1. Council endorse the Public Notification to proceed for Bylaw No. 21520 to amend the Official Community Plan (OCP):
 - (a) Figure 3: General Land Use Designations, to redesignate the site from "Urban" to "Multiple Residential" (Appendix VI); and
 - (b) Table 7a: Land Use Designation Exceptions within the Multiple Residential designation by adding site specific permission for the subject site to permit a density up to 2.74 FAR (gross density).
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. 21521 to rezone the subject site from "Urban Residential Zone (R3)" to "Comprehensive Development Zone (CD)".
4. Council authorize staff to draft Development Permit No. 7924-0233-00 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 plan to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

- (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (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 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
- (i) Council approval of Stage 2 of the Fleetwood Plan.

6. Council pass a resolution to amend the Fleetwood Plan (Stage 1) to redesignate the subject site from "Townhouse" to "Low Rise" as illustrated in Appendix V, when the project is considered for Final Adoption.

RES.R25-148

Carried

2. **Planning Report - Application No. 7921-0189-00
9537 Prince Charles Boulevard**

Owner: Kekinow Native Housing Society
Director Information: B. Dagg, L. Doucette, R. Henry, A. Lopez, G. Reid, P. Reid

Agent: NSDA Architects (M. Chan)

**Housing Agreement
Development Variance Permit**

to permit the development of two residential buildings of 5- and 6-storeys and one 6-storey mixed-use building containing approximately 168 affordable rental dwelling units for people of Indigenous ancestry.

* Further to the Planning Report dated October 3, 2022, additional information regarding the application is provided.

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

- 1. Council file Housing Agreement Bylaw No. 20750.
- 2. a Bylaw be introduced to enter into a Housing Agreement for the mixed-use building on proposed Lot 1 (Phase 2), and be granted First, Second and Third Readings.
- 3. a Bylaw be introduced to enter into a Housing Agreement for the residential buildings on proposed Lot 2 (Phase 1), and be granted First, Second and Third Readings.

- 4. Council approve Development Variance Permit No. 7921-0189-00, varying the following, to proceed to Public Notification:
 - (a) in Sub-Section J.1 Amenity Spaces of Comprehensive Development (CD) Zone 90, waive the indoor amenity space requirement for the 168 proposed affordable rental dwelling units;
 - (b) to reduce the minimum west yard setback on Lot 1 (Block A) of the proposed CD Bylaw Zone from 3.0 metres to 2.4 metres to the principal building face; and
 - (c) to reduce the minimum south yard setback on Lot 1 (Block A) of the proposed CD Bylaw Zone from 3.0 metres to 1.4 metres to the principal building face.

- 5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) completion of a Highway Licensing Agreement (HLA) to allow the existing buildings and structures on proposed Lot 1 (Phase 2) to temporarily encroach into the road dedication of the new east/west road (95A Avenue) along the north portion of the property;
 - (b) registration of a Section 219 Restrictive Covenant for a "No-Build" on proposed Lot 1 (Phase 2) to ensure that the existing buildings are demolished prior to any construction; and
 - (c) all issues outlined in the original Planning & Development Report for 7921-0189-00 and dated October 3, 2022 (Appendix IV), remain applicable.

RES.R25-149

Carried

It was

Moved by Councillor Stutt
Seconded by Councillor Bains
That "Kekinow Native Housing Society Housing Agreement, Authorization Bylaw, 2022, No. 20750" be filed.

RES.R25-150

Carried

It was

Moved by Councillor Stutt
Seconded by Councillor Bains
That "The Kekinow Native Housing Society Housing Agreement No. 1, Authorization Bylaw, 2025, No. 21523" pass its first reading.

RES.R25-151

Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Hepner
Seconded by Councillor Kooner
That "The Kekinow Native Housing Society
Housing Agreement No. 1, Authorization Bylaw, 2025, No. 21523" pass its second
reading.

RES.R25-152 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Hepner
Seconded by Councillor Bose
That "The Kekinow Native Housing Society
Housing Agreement No. 1, Authorization Bylaw, 2025, No. 21523" pass its third
reading.

RES.R25-153 Carried

It was Moved by Councillor Stutt
Seconded by Councillor Kooner
That "The Kekinow Native Housing Society
Housing Agreement No. 2, Authorization Bylaw, 2025, No. 21524" pass its first
reading.

RES.R25-154 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Hepner
Seconded by Councillor Kooner
That "The Kekinow Native Housing Society
Housing Agreement No. 2, Authorization Bylaw, 2025, No. 21524" pass its second
reading.

RES.R25-155 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Stutt
Seconded by Councillor Kooner
That "The Kekinow Native Housing Society
Housing Agreement No. 2, Authorization Bylaw, 2025, No. 21524" pass its third
reading.

RES.R25-156 Carried

**3. Planning Report - Application No. 7914-0213-00
18115, 18147 and 18253 - o Avenue**

Owners : Lapierre Holdings Ltd.
Director Information: C. Campbell, R. Lapierre
Officer Information as at May 22, 2024: C. Campbell (Secretary),
R. Lapierre (President)

Hazelmere Golf & Tennis Club Ltd.

Director Information: M. Stuart

Officer Information as at June 4, 2024: M. Stuart (President)

Agent: Isle of Mann Property Group (J. Hansra)

ALR inclusion, Non-farm use and Subdivision within ALR under Section 21(2) of the ALC Act.

to facilitate a proposed subdivision into approximately 145 single family lots in the non-ALR portion of the site.

- * Further to the Planning Reports dated February 26, 2024, July 24, 2017, June 27, 2016, and July 27, 2015, additional information regarding the application is provided.

It was Moved by Councillor Kooner
 Seconded by Councillor Stutt
 That Council refer Development Application
 No. 7914-0213-00 to the Agricultural Land Commission for consideration of:

- (a) inclusion of a 1.6 hectare (3.9 acre) portion of the property at 18115 - 0 Avenue into the ALR;
- (b) non-farm use to permit stormwater runoff into the proposed habitat ponds in the ALR; and
- (c) subdivision to create a 4.6 hectare (11.3 acre) lot within the ALR, comprised of riparian area and habitat ponds, for conveyance to the City for open space and conservation purposes.

RES.R25-157

Carried

**4. Planning Report - Application No. 7924-0270-00
 10032 - 122 Street**

Owner: I. Sandher

Agent: Hub Engineering Inc. (J. Czoch)

Rezoning from R3 to R4

Development Variance Permit to permit double side-by-side garage on lots less than 13.4 metres in width in the R4 zone

to allow subdivision into two single family lots.

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

- 1. Council endorse the Public Notification to proceed for Bylaw No. 21495 to rezone the subject site from "Urban Residential Zone (R3)" to "Small Lot Residential Zone (R4)".

2. Council approve Development Variance Permit No. 7924-0270-00 (Appendix V), to permit a double side-by-side garage on lots that are 12.2 metres in width for proposed Lots 1 and 2, to proceed to Public Notification.

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

RES.R25-158

Carried

5. **Planning Report - Application No. 7924-0207-00**
12624 - 22 Avenue
 Owners: B. Kutney, C. Kutney
 Agent: C. Kutney
Rezoning from CD to R2
to permit an addition to the existing single family dwelling

It was Moved by Councillor Hepner
Seconded by Councillor Kooner
That Council endorse the Public Notification
 to proceed for Bylaw No. 21525 to rezone the subject site from "Comprehensive Development Zone" to "Quarter Acre Residential (R2)".

RES.R25-159

Carried

6. **Planning Report - Application No. 7920-0326-00**

10937, 10947, 10957 and 10967 - 132A Street

Owner: Linked Group Property Ltd.

Director Information: M. Kong, Q. Zhou

Officer Information as at September 23, 2024: M. Kong (President),
Q. Zhou (Secretary)

Agent: Matthew Cheng Architect Inc. (M. Cheng)

OCP Text Amendment to permit a higher density under the Multiple Residential designation over a portion of the subject site.

Rezoning from R3 to CD (based on RM-70) and R5

Development Permit

to permit the development of a 6-storey residential building containing 169 market strata dwelling units over two levels of underground parking in City Centre as well as a remnant R5 lot.

It was

Moved by Councillor Stutt

Seconded by Councillor Kooner

That:

1. Council endorse the Public Notification to proceed for Bylaw No. 21526 to amend the Official Community Plan (OCP) Table 7a: Land Use Designation Exemptions within the Multiple Residential designation by adding site specific permission for the subject site 10937, 10947, and 10957 - 132A Street and a portion of 10967 - 132A Street to permit a density up to 2.68 FAR (gross).
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. 21527 to rezone 10937, 10947, 10957 - 132A Street and a portion of 10967 - 132A Street shown as Block A on the attached Survey Plan (Appendix I), from "Urban Residential Zone (R3)" to "Comprehensive Development Zone (CD)".
4. Council endorse the Public Notification to proceed for Bylaw No. 21528 to rezone a portion of 10967 - 132A Street shown as Block B on the attached Survey Plan (Appendix I), from "Urban Residential Zone (R3)" to "Compact Residential Zone (R5)".
5. Council authorize staff to draft Development Permit No. 7920-0326-00 generally in accordance with the attached drawings on proposed Lot 1 (Appendix I).

6. Council instruct staff to resolve the following issues prior to Final Adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) 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;
 - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (i) registration of a Section 219 Restrictive Covenant over proposed Lot 1 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
 - (j) registration of a Section 219 Restrictive Covenant over proposed Lot 2 for future consolidation with adjacent lots (10991/10993 - 132A Street and 10977/10979 - 132A Street) and redevelopment under a future land development application.

RES.R25-160

Carried

7. Planning Report - Application No. 7922-0028-00

17336 - 101 Avenue

Owners : Q. Hu, Y. Sun, L. Xu

Agent: CitiWest Consulting Ltd. (J. Kaur)

Rezoning from RA to R2

Development Variance Permit

to allow subdivision into three suburban residential lots.

* Further to the Planning Report dated June 5, 2023, additional information regarding the application is provided.

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

1. Council file Rezoning Bylaw No. 20963.
2. Council endorse the Public Notification to proceed for Bylaw No. 21529 to rezone the subject site from "Acreage Residential Zone (RA)" to "Quarter Acre Residential Zone (R2)".
3. Council approve Development Variance Permit No. 7922-0028-00 (Appendix II), to reduce the minimum lot width requirements of the "Quarter Acre Residential Zone (R2)" from 24.0 metres to 19.2 metres for proposed Lots 1 and 2, to proceed to Public Notification.
4. Council instruct staff to resolve the following issues prior to Final Adoption:
 - (a) all conditions of approval outlined in Planning & Development Report No. 7922-0028-00, dated June 5, 2023 (Appendix III).

RES.R25-161

Carried

It was Moved by Councillor Stutt
Seconded by Councillor Kooner
That "Surrey Comprehensive Development
Zone 130 (CD 130), Bylaw, 2023, No. 20963" be filed.

RES.R25-162

Carried

8. Planning Report - Application No. 7922-0151-00

19066, 19030 and 19084 - 20 Avenue

Owner: Beedie (CHS 20th Ave NE) Holdings Ltd.

Director Information: R. Beedie

Officer Information as at December 9, 2024: R. Beedie (President, Secretary), D. Pearson (Other Office(s)), A. Yuen (Other Office(s))

Agent: Beedie (D. Read)

Rezoning from A-1 to IB-2

General Development Permit

to permit the development of a multi-tenant business park with three buildings with a total floor area of 34,858 square metres.

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

1. a Bylaw be introduced to rezone the subject site from "General Agriculture Zone (A-1)" to "Business Park 2 Zone (IB-2)", and a date be set for Public Hearing.
2. Council authorize staff to draft General Development Permit No. 7922-0151-00 generally in accordance with the attached drawings (Appendix I), and the finalized Ecosystem Development Plan.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the 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) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (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; and
 - (i) registration of a Section 219 Restrictive Covenant to prohibit any use that requires a Metro Vancouver air quality permit from locating on the site.

RES.R25-163

Carried

RES.R25-164 It was Moved by Councillor Hepner
 Seconded by Councillor Kooner
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment Bylaw, 2025, No. 21530" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R25-165 It was Moved by Councillor Kooner
 Seconded by Councillor Stutt
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment Bylaw, 2025, No. 21530" pass its second reading.
Carried

RES.R25-166 It was then Moved by Councillor Hepner
 Seconded by Councillor Kooner
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21530" be held at City Hall
 on February 10, 2025, at 7:00 p.m.
Carried

**9. Planning Report - Application No. 7922-0152-00
 19037 and 19055 - 16 Avenue**

Owner: Beedie (CHS 16th Ave NE) Holdings Ltd.
Director Information: R. Beedie
Officer Information as at December 9, 2024: R. Beedie (President,
 Secretary), D. Pearson (Other Office(s)), A. Yuen (Other Office(s))

Agent: Beedie (D. Read)

**Rezoning from A-1 to IB-2
 General Development Permit**

*to permit the development of a multi-tenant industrial building, with a total of
 18,968 square metres of floor area.*

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

1. a Bylaw be introduced to rezone the subject site from "General Agriculture Zone (A-1)" to "Business Park 2 Zone (IB-2)", and a date be set for Public Hearing.
2. Council authorize staff to draft General Development Permit No. 7922-0152-00 generally in accordance with the attached drawings (Appendix I), and the finalized Ecosystem Development Plan.

3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the 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) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (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; and
 - (i) registration of a Section 219 Restrictive Covenant to prohibit any use that require a Metro Vancouver air quality permit from locating on the site.

RES.R25-167

Carried

It was

Moved by Councillor Hepner
Seconded by Councillor Kooner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2025, No. 21531" pass its first reading.

RES.R25-168

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Stutt
Seconded by Councillor Kooner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2025, No. 21531" pass its second reading.

RES.R25-169

Carried

It was then Moved by Councillor Hepner
 Seconded by Councillor Bains
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21531" be held at City Hall on
 February 10, 2025, at 7:00 p.m.

RES.R25-170

Carried

**10. Planning Report - Application No. 7924-0302-00
 14391 - 17B Avenue**

Owner: N. Vaishnav
 Agent: Oberizon Homes (J. Oberoi)

Development Variance Permit

*to vary the Principal Building Second and Third Storey Floor Area requirement
 (80/20 rule) to permit the development of a second-floor addition to a single family
 dwelling.*

It was Moved by Councillor Kooner
 Seconded by Councillor Hepner
 That Council approve Development Variance
 Permit No. 7924-0302-00, varying the following, to proceed to Public Notification:

- (a) to increase the maximum permitted floor area of a second storey for a principle building from 80% to 89% of the area of the first storey; and
- (b) to decrease the minimum offset at the second storey from 20% to 9.2% of the area of the first storey.

RES.R25-171

Carried

**11. Planning Report - Application No. 7922-0150-00
 18937, 18885, 18919, 18861, 18843, 18825, 18973 - 16 Avenue**

Owner: Beedie (CHS 16th Ave NW) Holdings Ltd.

Director Information: R. Beedie

Officer Information as at December 9, 2024: R. Beedie (President, Secretary),
 D. Pearson (Other Office(s)), A. Yuen (Other Office(s))

Agent: Beedie (D. Read)

Rezoning from A-1 to IB-2

General Development Permit

Development Variance Permit

*to permit the development of a multi-tenant business park with two buildings with a
 total floor area of 62,620 square metres, and the creation of a lot for the pump station.*

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

- 1. a Bylaw be introduced to rezone the subject site from "General Agriculture Zone (A-1)" to "Business Park 2 Zone (IB-2)", and a date be set for Public Hearing.

2. Council authorize staff to draft General Development Permit No. 7922-0150-00 generally in accordance with the attached drawings (Appendix I), and the finalized Ecosystem Development Plan.
3. Council approve Development Variance Permit No. 7922-0150-00 (Appendix IV), varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum setback distance for a Class A (red-coded) channelized stream from 25 metres to 10 metres; and
 - (b) to reduce the minimum setback distance for a Class B (yellow-coded) ditch from 7 metres to 2 metres.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized 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 City staff;
 - (g) the applicant satisfy the requirements for a P-15 agreement;
 - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (i) Registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (j) registration of a Section 219 Restrictive Covenant to prohibit any use that require a Metro Vancouver air quality permit from locating on the site;

- (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) registration of a Section 219 Restrictive Covenant advising future building occupants of the potential farm operations of the adjacent agricultural lands.

RES.R25-172

Carried

It was

Moved by Councillor Kooner

Seconded by Councillor Hepner

That "Surrey Zoning By-law, 1993, No. 12000,

Amendment Bylaw, 2025, No. 21532" pass its first reading.

RES.R25-173

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Hepner

Seconded by Councillor Kooner

That "Surrey Zoning By-law, 1993, No. 12000,

Amendment Bylaw, 2025, No. 21532" pass its second reading.

RES.R25-174

Carried

It was then

Moved by Councillor Stutt

Seconded by Councillor Kooner

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21532" be held at City Hall on February 10, 2025, at 7:00 p.m.

RES.R25-175

Carried

C. BYLAWS AND PERMITS

BYLAWS WITH PERMITS

1. Planning Report - Application No. 7919-0245-00
10466, 10476, 10486, 10496, 10506, 10516 and 10522 - 140B Street

Owner: City of Surrey, 1162538 B.C. Ltd.

(Director Information: N. Rhandawa, D. Sandhu)

Agent: Apcon Construction Group of Companies (T. Atwal)

Note: Change of Agent

To develop two 5-storey apartment buildings consisting of 131 residential dwelling units. The proposal also includes a Development Permit for Form and Character.

RES.R25-176 It was Moved by Councillor Stutt
Seconded by Councillor Kooner
That Council pass a resolution to amend the
Guildford Town Centre & 104 Avenue Corridor to redesignate the land from
"Low-Rise Apartment up to 1.6 FAR" to "Low-Mid Rise Apartment up to 2.5 FAR."
Carried

RES.R25-177 It was Moved by Councillor Hepner
Seconded by Councillor Kooner
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No.20362" be finally adopted.
Carried

RES.R25-178 It was Moved by Councillor Kooner
Seconded by Councillor Bains
That Council authorize the issuance of
Development Permit No. 7919-0245-00.
Carried

2. Planning Report - Application No. 7918-0345-00, 7918-0345-01
12585 - 15 Avenue

Owner: B. Letroy
Agent: R. Letroy

To subdivide into four oceanfront residential lots. In addition, the proposal includes a Development Variance Permit to reduce the minimum rear yard setback to the building face of the existing dwelling on proposed Lot 4; to reduce the minimum side yard on a flanking street setback to the building face of the existing dwelling on proposed Lot 4; and reduce the minimum required second storey offset of an existing single detached dwelling. The proposal also includes a Development Permit for Hazard Lands (Steep Slopes) and Sensitive Ecosystems (Streamside Areas).

RES.R25-179 It was Moved by Councillor Kooner
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2024, No. 21397" be finally adopted.
Carried

RES.R25-180 It was Moved by Councillor Stutt
Seconded by Councillor Kooner
That Council authorize the issuance of
Development Variance Permit No. 7918-0345-01.
Carried

2. Council endorse the Public Notification to proceed for Bylaw No. 21522 to rezone from "Acreage Residential Zone (RA)" to "Quarter Acre Residential Zone (R2)" for that portion of the subject site shown as Block A on the Rezoning Block Plan, attached as Appendix I, and from "Light Impact Industrial (IL)" to "Quarter Acre Residential Zone (R2)" for that portion of the subject site shown as Block B.

3. Council approve Development Variance Permit No. 7916-0130-01 (Appendix III), to vary the following to proceed to Public Notification:
 - (a) to reduce the minimum lot width requirements for the R2 Zone where a minimum of 30% of the subdivided lands are provided as open space, from 20.0 metres to 18.2 metres for proposed Lots 26 to 35;
 - (b) to reduce the minimum front yard setback of the R2 Zone for a single family dwelling or duplex with or without a secondary suite, from 7.5 metres to 6.0 metres, to the principal building face for proposed Lots 8 to 22; and
 - (c) to reduce the minimum setback distance for a Class B Channelized Stream from 15.0 metres, as measured from the top-of-bank, to a minimum of 55.3 metres as measured from the high-water-mark, which is equivalent to between 9.1 to 40.9 metres below top-of-bank.

4. Council instruct staff to resolve the following issues prior to Final Adoption:
 - (a) all conditions of approval outlined in Planning & Development Report No. 7916-0130-00, dated January 30, 2023 (Appendix A); and
 - (b) approval from the Ministry of Transportation & Infrastructure.

RES.R25-183

Carried

It was

Moved by Councillor Kooner
 Seconded by Councillor Stutt
 That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2023, No. 20834" be filed.

RES.R25-184

Carried

It was

Moved by Councillor Kooner
 Seconded by Councillor Stutt
 That Development Variance Permit No.

7916-0130-00 be closed.

RES.R25-185

Carried

F. ADJOURNMENT

It was

Land Use meeting be adjourned.
RES.R25-186

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

Carried

The Regular Council - Land Use meeting adjourned at 5:39 p.m.

Certified correct:

Stanley Lee
Legislative Services Manager

Mayor Brenda Locke