

**Present:**

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

**Absent:**

Councillor Nagra

**Staff Present:**

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

**A. ADOPTION OF THE AGENDA**

It was

Moved by Councillor Kooner  
Seconded by Councillor Bose  
That:

1. The agenda of the February 24, 2025, Regular Council – Land Use meeting be amended as follows:

- (a) Add the following items under Other Business:

- E.1 Planning Report – Application No. 7924-0140-00;
- E.2 Planning Report – Application No. 7923-0139-00;
- E.3 Planning Report – Application No. 7923-0017-00;
- E.4 Planning Report – Application No. 7923-0307-00;
- E.5 Planning Report – Application No. 7918-0285-00;
- E.6 Planning Report – Application No. 7924-0015-00;
- E.7 Planning Report – Application No. 7916-0130-00, 7916-0130-01;
- E.8 Planning Report – Application No. 7924-0186-00;
- E.9 Planning Report – Application No. 7924-0296-00;

- (b) Remove the following items under Planning Reports and Bylaws and Permits:

- B.12 Planning Report – Application No. 7920-0130-00;
- B.13 Planning Report – Application No. 7916-0363-01;
- C.4 Planning Report - Application No. 7921-0341-00; and

2. The agenda be adopted as amended.

RES.R25-442

Carried

**B. PLANNING REPORTS**

**1. Planning Report - Application No. 7924-0159-01  
19228 - 36 Avenue**

Owner: Pollyco (192 St) Holdings Ltd.  
Director Information: C. Chow  
No Officer Information Filed as at September 1, 2023.

Agent: Pollyco (192 St) Holdings Ltd. (S. Yang)

**Development Variance Permit**

*to permit the development of a multi-tenant industrial building with a daycare facility for 260 children.*

\* Further to the Planning Report dated November 4, 2024, additional information regarding the application is provided.

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

1. Council approve Development Variance Permit No. 7924-0159-01, varying the following, to proceed to Public Notification:

- (a) to increase the maximum lot coverage of the IB-1 Zone from 60% to 64%;
- (b) to reduce the minimum rear yard (south) setback of the IB-1 Zone from 7.5 metres to 0.0 metres to the principal building face; and
- (c) to increase the maximum building height of the IB-1 Zone allowed from 14 metres to 18 metres for the principal building.

2. The applicant address the following prior to Development Variance Permit No. 7924-0159-01 being considered for issuance:

- (a) all Conditions of Approval identified in the Planning Report dated November 04, 2024 are to be addressed.

RES.R25-443

Carried

2. **Planning Report - Application No. 7916-0225-00**

**16172 - 24 Avenue**

Owners: LMJA Holdings Ltd.

Director Information: N. Mann, L. Randhawa, Y. Yuan, R. Zheng  
No Officer Information Filed as at December 14, 2022.

LMJB Holdings Ltd.

Director Information: N. Mann, L. Randhawa, Y. Yuan, R. Zheng  
No Officer Information Filed as at December 14, 2022.

LMJC Holdings Ltd.

Director Information: N. Mann, L. Randhawa, Y. Yuan, R. Zheng  
No Officer Information Filed as at December 14, 2022.

Agent: Isle of Mann Property Group (G. Gill)

**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 development.*

It was

Moved by Councillor Bains

Seconded by Councillor Stutt

That Council approve Development Variance

Permit No. 7916-0225-00, 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. 7916-0225-00, to proceed to Public Notification.

RES.R25-444

Carried

3. **Planning Report - Application No. 7924-0038-00**

**14271 - 88 Avenue**

Owner: JPJ Homes Ltd.

Director Information: J Johal, J Nijjar

No Officer Information Filed.

Agent: Hub Engineering Inc. (M. Kompter)

**Rezoning from R3 to R5**

*to allow subdivision into two compact residential lots.*

It was

Moved by Councillor Hepner

Seconded by Councillor Bose

That:

1. Council endorse the Public Notification to proceed for Bylaw No. 21566 to rezone the subject site from "Urban Residential Zone (R3)" to "Compact Residential Zone (R5)".

2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (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.R25-445

Carried

**4. Planning Report - Application No. 7923-0321-00**

**1825 Ocean Park Road**

Owner: T. Zanatta

Agent: Pacific Image Home Designs Ltd (R. Eerden)

**Rezoning from R3 to R2-O**

**Development Permit for Hazard Lands (Steep Slopes)**

**Development Variance Permit**

*to permit the development of a new dwelling and a pool within the rear yard setback.*

It was

Moved by Councillor Kooner

Seconded by Councillor Stutt

That:

1. Council endorse the Public Notification to proceed for Bylaw No. 21567 to rezone the subject site from "Urban Residential Zone (R3)" to "Oceanfront Residential Zone (R2-O)".
2. Council authorize staff to draft Development Permit No. 7923-0321-00 for Hazard Lands (Steep Slopes), generally in accordance with the attached drawings (Appendix I), and the finalized geotechnical report.

3. Council approve Development Variance Permit No. 7923-0321-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear yard setback of the "Oceanfront Residential Zone (R2-O)" from 10 metres to 2.1 metres for an accessory building and structure more than 10 square metres in area.
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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (c) submission of a finalized Geotechnical Report to the satisfaction of City staff; and
  - (d) 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.

RES.R25-446

Carried

5. **Planning Report - Application No. 7923-0371-00**  
**14229, 14237 and 14247 - 103 Avenue; 10312 - 142 Street**  
 Owners: K. Sohi, G. Sohi, J. Jhooti, G. Sohi, H. Sohi, H. Sohi, K. Sohi  
 Agent: Matthew Cheng Architect Inc. (M. Cheng)  
**TCP Amendment from "Low Rise Transition Residential" to "Low to Mid Rise Residential"**  
**Rezoning from R3 to CD (based on RM-70)**  
**Development Permit**  
*to permit the development of a six-storey apartment building with 116 dwelling units and underground parking on a consolidated site.*

It was

Moved by Councillor Kooner  
 Seconded by Councillor Hepner  
 That:

1. Council endorse the Public Notification to proceed for Bylaw No. 21568 to rezone the subject site from "Urban Residential Zone (R3)" to "Comprehensive Development Zone (CD)".
2. Council authorize staff to draft Development Permit No. 7923-0371-00 generally in accordance with the attached drawings (Appendix I).

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 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) 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;
  - (h) 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;
  - (i) provision of cash-in-lieu or other demand management measures to address the shortfall in residential parking spaces to the satisfaction of the General Manager, Engineering;
  - (j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (k) registration of a right-of-way for public rights-of-passage for the area between the building face and the street edges; and
  - (l) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services.

4. Council pass a resolution to amend the Guildford Town Centre Plan to redesignate the land from "Low Rise Transition Residential" to "Low to Mid Rise Residential", when the project is considered for final adoption.

RES.R25-447

Carried

**6. Planning Report - Application No. 7924-0293-00**

**7251, 7271 and 7291 - 188 Street**

Owner: STX 188 Projects Ltd.

Director Information: S. Dhaliwal, B. Mander

Officer Information as at June 19, 2023: S. Dhaliwal (President),

B. Mander (Secretary)

Agent: Hub Engineering Inc. (J. Czoch)

**OCP Amendment from "Commercial" to "Multiple Residential" and OCP Text Amendment to permit a higher density under the Multiple Residential designation**

**NCP Amendment from "Neighbourhood Commercial" to "Low Rise Residential" Rezoning from RA to CD (based on RM-70)**

**Development Permit**

*to permit the development of two six-storey residential buildings containing approximately 375 dwelling units over underground parking on a consolidated site in West Clayton.*

It was

Moved by Councillor Kooner

Seconded by Councillor Bose

That:

1. Council file Official Community Plan (OCP) Amendment Bylaw No. 20636 and Rezoning Bylaw No. 20637 and close Land Development Application No. 7921-0200-00.
2. an OCP Bylaw be introduced to amend:
  - (a) Figure 3: General Land Use Designations for the subject site from "Commercial" to "Multiple Residential";
  - (b) Table 7A: Land Use Designations within the Multiple Residential designation by adding the site specific permission for the subject site to permit a density up to 2.9 FAR;
  - (c) Figure 42: Major Employment Areas by removing the Commercial designation for the subject site;

and a date be set for Public Hearing.

3. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the OCP, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.

4. a Bylaw be introduced to rezone the subject site from "Acreage Residential Zone (RA)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.
5. Council authorize staff to draft Development Permit No. 7924-0293-00 generally in accordance with the attached drawings (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) review of the project by the Advisory Design Panel and resolution of design comments to the satisfaction of the General Manager, Planning & Development Department;
  - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (h) the applicant obtain authorization from neighbouring property owners for the removal of any off-site trees as part of the proposed development;
  - (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) 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;



- (k) provision of cash-in-lieu or other demand management measures to address the shortfall in residential parking spaces to the satisfaction of the General Manager, Engineering;
- (l) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (m) 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.

7. Council pass a resolution to amend the West Clayton Neighbourhood Concept Plan (NCP) to redesignate the land from "Neighbourhood Commercial" to "Low-Rise Residential" when the project is considered for Final Adoption.

RES.R25-448

Carried

It was

Moved by Councillor Stutt  
 Seconded by Councillor Kooner  
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20636" be filed.

RES.R25-449

Carried

It was

Moved by Councillor Kooner  
 Seconded by Councillor Stutt  
 That "Surrey Comprehensive Development Zone 55 (CD 55), Bylaw, 2022, No. 20637" be filed.

RES.R25-450

Carried

It was

Moved by Councillor Bains  
 Seconded by Councillor Stutt  
 That Council close Planning Report - Application No. 7921-0200-00.

RES.R25-451

Carried

It was

Moved by Councillor Kooner  
 Seconded by Councillor Stutt  
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2025, No. 21569" pass its first reading.

RES.R25-452

Carried

The said Bylaw was then read for the second time.

RES.R25-453 It was Moved by Councillor Kooner  
Seconded by Councillor Hepner  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2025, No. 21569" pass its second reading.  
Carried

RES.R25-454 It was then Moved by Councillor Hepner  
Seconded by Councillor Stutt  
That the Public Hearing on "Surrey Official  
Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2025, No. 21569" be  
held at City Hall on March 10, 2025, at 7:00 p.m.  
Carried

RES.R25-455 It was Moved by Councillor Hepner  
Seconded by Councillor Bose  
That "Surrey Comprehensive Development  
Zone 283 (CD 283), Bylaw, 2025, No. 21570" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R25-456 It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That "Surrey Comprehensive Development  
Zone 283 (CD 283), Bylaw, 2025, No. 21570" pass its second reading.  
Carried

RES.R25-457 It was then Moved by Councillor Hepner  
Seconded by Councillor Stutt  
That the Public Hearing on "Surrey  
Comprehensive Development Zone 283 (CD 283), Bylaw, 2025, No. 21570" be held  
at City Hall on March 10, 2025, at 7:00 p.m.  
Carried

**7. Planning Report - Application No. 7924-0185-00  
12091 and 12099 - 88 Avenue**

Owner: Pacific Press Properties Inc.

Director Information: G. Sandhu

No Officer Information Filed as at August 26, 2024.

Agent: Orion Construction (J. Paquin)

**Rezoning the site from IL to CD (based on IL)**

**Development Permit**

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

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

1. a Bylaw be introduced to rezone the site from "Light Impact Industrial Zone (IL)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7924-0185-00 generally in accordance with the attached drawings (Appendix I).
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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (f) final Approval from the Ministry of Environment, regarding remediation on the site;
  - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department, except for those identified in the Spatial Separation Report for retention; and
  - (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.

RES.R25-458

Carried

It was Moved by Councillor Bains  
Seconded by Councillor Stutt  
That "Surrey Comprehensive Development  
Zone 280 (CD 280), Bylaw, 2025, No. 21557" pass its first reading.

RES.R25-459

Carried

The said Bylaw was then read for the second time.

RES.R25-460 It was Moved by Councillor Hepner  
Seconded by Councillor Annis  
That "Surrey Comprehensive Development  
Zone 280 (CD 280), Bylaw, 2025, No. 21557" pass its second reading.  
Carried

RES.R25-461 It was then Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That the Public Hearing on "Surrey  
Comprehensive Development Zone 280 (CD 280), Bylaw, 2025, No. 21557" be held  
at City Hall on March 10, 2025, at 7:00 p.m.  
Carried

**8. Planning Report - Application No. 7918-0160-00**

**12145 - 100 Avenue**

Owners: A. Saroay, P. Saroay

Agent: Mainland Engineering Design Corp. (A. Banwait)

**Development Permit (Green Infrastructure Area) / Development Variance Permit**  
*to allow subdivision into two residential lots.*

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

1. Council authorize staff to draft Development Permit No. 7918-0160-00 for Sensitive Ecosystems (Green Infrastructure Areas), generally in accordance with the attached drawings (Appendix I), and the finalized Ecosystem Development Plan.
2. Council approve Development Variance Permit No. 7918-0160-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot widths of the "Urban Residential Zone (R3)" from 15 metres to 12.5 metres to facilitate a subdivision.
3. Council instruct staff to resolve the following issues prior to final approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) 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) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff; and
- (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R25-462

Carried

**9. Planning Report - Application No. 7920-0142-00  
3568 - 176 Street (3580 - 176 Street)**

Owners: S. Kang, J. Kang

Agent: S. Kang

**Development Permit / Development Variance Permit**

*to vary the farm residential home plate and front yard setback to permit construction of a new single family dwelling and for the location of an existing agriculture building.*

It was

Moved by Councillor Kooner

Seconded by Councillor Stutt

That:

1. Council authorize staff to draft Development Permit No. 7920-0142-00 for Sensitive Ecosystems (Streamside Areas) generally in accordance with the attached drawings (Appendix I).
2. Council approve Development Variance Permit No. 7920-0142-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum north street side yard setback of the A-1 Zone for agriculture and horticulture buildings from 30 metres to 4.7 metres to the building face;
  - (b) to reduce the minimum front yard setback of the A-1 Zone for agriculture and horticulture buildings from 30 metres to 11.7 metres to the building face;
  - (c) to increase the maximum setback for a single family dwelling from the front lot line of the "General Agriculture Zone (A-1)" from 50 metres to 68 metres; and
  - (d) to increase the maximum depth for the farm residential footprint from the front of the lot of the "General Agriculture Zone (A-1)" from 60 metres to 86 metres.

3. Council instruct staff to resolve the following issues prior to final approval:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
  - (c) registration of a Section 219 Restrictive Covenant for installation and maintenance of the landscape planting/buffer.

RES.R25-463

Carried

**10. Planning Report - Application No. 7917-0344-02  
15614 - 20 Avenue**

Owner: G. Sandhu

Agent: Terra Nobis Consulting (J. Lee)

**Development Variance Permit**

*to reduce the minimum lot depth requirement to allow subdivision into two single family lots.*

It was

Moved by Councillor Stutt

Seconded by Councillor Kooner

That Council approve Development Variance

Permit No. 7917-0344-02, to reduce the minimum lot depth of the "Urban Residential Zone (R3)" from 28 metres to 26.9 metres for proposed Lots 1 and 2, to proceed to Public Notification.

RES.R25-464

Carried

**11. Planning Report - Application No. 7924-0017-00  
13532 - 106A Avenue**

Owner: Landa (Th) Holdings Ltd.

Director Information: K. Cheung, G. WangNo Officer Information Filed as at December 6, 2024.

Agent: WA Architects Ltd (J. Smith)

**Amend CD Bylaw No. 19612**

*to permit live/work units.*

It was

Moved by Councillor Kooner

Seconded by Councillor Bose

That Council endorse the Public Notification

to proceed for Bylaw No. 21572 to amend CD Bylaw No. 19612 to allow live/work units on the ground level within a ground-oriented dwelling unit.

RES.R25-465

Carried

12. **Planning Report - Application No. 7920-0130-00**  
**18362 - 74 Avenue; 7359 - 184 Street**  
Owners: North 73 Developments Ltd.  
Director Information: K. Garcha  
Officer Information as at January 28, 2023: K. Garcha (President)
- North 74 Holdings Ltd.  
Director Information: P. Garcha  
No Officer Information Filed as at October 13, 2023.
- Agent: GG Metro Holdings (K. Garcha)
- 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 semi-duplexes.*

This item was removed from the agenda.

13. **Planning Report - Application No. 7916-0363-01**  
**7327 - 184 Street; 18317, 18343 and 18365 - 73 Avenue**  
Owners: North 73 Developments Ltd.  
Director Information: K. Garcha  
Officer Information as at January 28, 2023:  
K. Garcha (President)
- 1116601 B.C. Ltd.  
Director Information: K. Garcha  
Officer Information as at April 27, 2022:  
P. Garcha (President), S. Grewal (Secretary)
- Agent: LFP Westridge (K. Garcha)
- 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 agreements associated with the proposed multi-family development.*

This item was removed from the agenda.

14. **Planning Report - Application No. 7923-0013-00**  
**13511, 13521, 13531, 13541 and 13551 - 102 Avenue**  
 Owner: Marcon City Parkway Properties Ltd.  
Director Information: M. Paoella  
Officer Information as at July 12, 2024: M. Paoella (President, Secretary)  
 Agent: Marcon City Parkway (GP) Ltd. (T. Rowe)  
**OCP Bylaw Amendments**  
**CD Bylaw Amendment**  
**Development Permit Amendment**  
**Housing Agreement**  
*to allow changes to proposed uses within a mixed-use tower, currently at Third Reading, associated changes to the Development Permit and a Housing Agreement to secure for 120 rental residential dwelling units and 376 market residential units.*

\* Further to the Planning Report dated September 11, 2023, additional information regarding the application is provided.

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

1. Council rescind Resolution No. R23-1879 granting Third Reading to Official Community Plan (OCP) Amendment Bylaw No. 21036 at the September 25, 2023 Regular Council – Public Hearing meeting, and set a date for a new Public Hearing.
2. Council rescind Resolution No. R23-1646 granting Second Reading to Official Community Plan (OCP) Amendment Bylaw No. 21036 at the September 11, 2023 Regular Council - Land Use meeting.
3. Council amend OCP Amendment By-law No. 21036 to allow for a gross floor area ratio (FAR) of 11.7 in the "Table 7A: Land Use Designation Exceptions" within the Downtown designation for the subject site and set a date for a Public Hearing.
4. Council consider Second Reading of OCP Amendment By-law No. 21036, as amended and, if granted, set a date for a Public Hearing.
5. Council rescind Resolution No. R23-1880 granting Third Reading to Rezoning Bylaw No. 21037 at the September 25, 2023 Regular Council – Public Hearing meeting.
6. Council rescind Resolution No. R23-1649 granting Second Reading to Rezoning Bylaw No. 21037 at the September 11, 2023 Regular Council – Land Use meeting.
7. Council amend Rezoning Bylaw No. 21037 to reduce the non-residential floor space and increase the density.



- 8. Council consider Second Reading of Rezoning Bylaw No. 21037, as amended, and if granted, set a date for the Public Hearing.
- 9. 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.
- 10. approval to amend the Detailed Development Permit 7923-0013-00 for Form and Character.
- 11. should Council grant Third Reading to OCP Amendment Bylaw No. 21036 and Second Reading to Rezoning Bylaw No. 21037, as amended then Council may wish to consider granting First, Second and Third Reading for a Housing Agreement (Appendix V).
- 12. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) registration of a Section 219 Restrictive Covenant for deferred contributions for rental, including Capital Projects and Community Specific Capital Projects Contributions, Affordable Housing and Public Art; and
  - (b) all subsection conditions outlined in the original Planning Report for Development Application No. 7923-0013-00 dated September 11, 2023.

RES.R25-466

Carried

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. 21036", granted by Resolution No. R23-1879 at the September 25, 2023  
 Regular Council - Public Hearing meeting.

RES.R25-467

Carried

It was Moved by Councillor Kooner  
 Seconded by Councillor Hepner  
 That Council rescind Second Reading of  
 "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw,  
 2023, No. 21036", granted by Resolution No. R23-1646 at the September 11, 2023  
 Regular Council - Land Use meeting.

RES.R25-468

Carried

- RES.R25-469 It was Moved by Councillor Kooner  
Seconded by Councillor Hepner  
That Council amend "Surrey Official  
Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 21036"  
as shown in Appendix VII.  
Carried
- RES.R25-470 It was Moved by Councillor Kooner  
Seconded by Councillor Bose  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Text Amendment Bylaw, 2023, No. 21036" pass its second reading,  
as amended.  
Carried
- RES.R25-471 It was Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That the Public Hearing on "Surrey Official  
Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 21036"  
be held at City Hall on March 10, 2025, at 7:00 p.m.  
Carried
- RES.R25-472 It was Moved by Councillor Hepner  
Seconded by Councillor Bose  
That Council rescind Third Reading of  
"Surrey Comprehensive Development Zone 144 (CD 144), Bylaw, 2023, No. 21037",  
granted by Resolution No. R23-1880 at the September 25, 2023 Regular Council -  
Public Hearing meeting.  
Carried
- RES.R25-473 It was Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That Council rescind Second Reading of  
"Surrey Comprehensive Development Zone 144 (CD 144), Bylaw, 2023, No. 21037",  
granted by Resolution No. R23-1649 at the September 11, 2023 Regular Council -  
Land Use meeting.  
Carried
- RES.R25-474 It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That Council amend "Surrey Comprehensive  
Development Zone 144 (CD 144), Bylaw, 2023, No. 21037" as shown in Appendix IV.  
Carried



**C. BYLAWS AND PERMITS**

**BYLAWS**

- 1. Planning Report - Application No. 7924-0207-00  
12624 - 22 Avenue

Owners: B. Kutney, C. Kutney  
Agent: C. Kutney

To permit an addition to the existing single family dwelling.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21525"

It was Moved by Councillor Kooner  
Seconded by Councillor Hepner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2025, No. 21525" be finally adopted.

RES.R25-480

Carried

- 2. Planning Report - Application No. 7921-0169-00, Corporate Report R222  
8929 - 148 Street

Owner: G. Dhanoi, L. Dhanoi  
Agent: Citiwest Consulting Ltd. (R. Jawanda)

To subdivide the site into two residential lots.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21467"

It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2024, No. 21467" be finally adopted.

RES.R25-481

Carried

**BYLAWS WITH PERMITS**

3. Planning Report - Application No. 7922-0073-00  
13773, 13753 and 13733 - 108 Avenue; 13758 and 13764 Larner Road

Owners: City of Surrey, Larner Developments Ltd.  
(Director Information: M. Redekop, P. Warkentin)  
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 199 (CD 199), Bylaw, 2024, No. 21198"

It was Moved by Councillor Hepner  
Seconded by Councillor Bose  
That Council rescind Third Reading of  
"Surrey Comprehensive Development Zone 199 (CD 199), Bylaw, 2024, No. 21198",  
granted by resolution No. RES.R24-766 at the April 22, 2024 Regular Council -  
Public Hearing Meeting.

RES.R25-482

Carried

It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That Council amend "Surrey Comprehensive  
Development Zone 199 (CD 199), Bylaw, 2024, No. 21198" as described in  
Appendix I.

RES.R25-483

Carried

It was Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That "Surrey Comprehensive Development  
Zone 199 (CD 199), Bylaw, 2024, No. 21198" pass its third reading, as amended.

RES.R25-484

Carried

It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That "Surrey Comprehensive Development  
Zone 199 (CD 199), Bylaw, 2024, No. 21198" be finally adopted.

RES.R25-485

Carried

It was Moved by Councillor Hepner  
Seconded by Councillor Bose  
That Council authorize the issuance of  
Development Permit No. 7922-0073-00.

RES.R25-486

Carried

- 4. 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"

This item was removed from the agenda.

**PERMITS - APPROVALS**

- 5. Planning Report - Application No. 7922-0375-00, 7922-0375-01, 7922-0375-02  
19355 - 2 Avenue

Owners: J. Pooni, R. Pooni

Agent: WSP Canada (S. Pelletier)

To increase the maximum single-family dwelling setback in order to allow construction of a single-family dwelling. In addition, the proposal includes a Development Variance Permit to increase the maximum farm residential footprint depth and to reduce the minimum side yard setback (south) to permit the construction of a residential accessory building. The proposal also includes a Development Permit for Hazard Lands and Sensitive Ecosystems.

RES.R25-487	<p>It was</p> <p>Development Variance Permit No. 7922-0375-02.</p>	<p>Moved by Councillor Bains Seconded by Councillor Kooner That Council authorize the issuance of</p> <p><u>Carried</u></p>
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RES.R25-488	<p>It was</p> <p>Development Variance Permit No. 7922-0375-01.</p>	<p>Moved by Councillor Bains Seconded by Councillor Stutt That Council authorize the issuance of</p> <p><u>Carried</u></p>
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It was Moved by Councillor Bains  
 Seconded by Councillor Kooner  
 That Council authorize the issuance of  
 Development Permit No. 7922-0375-00.  
 RES.R25-489 Carried

#### D. NOTICE OF MOTION

This section has no items to consider.

#### E. OTHER BUSINESS

##### PLANNING REPORTS

1. **Planning Report - Application No. 7924-0140-00**  
**8011 and 8053 - 170A Street**  
 Owners: P. Kaila, S. Kaila, C. Seitz  
 Agent: ParaMorph Architecture Inc. (M. Singh)  
**OCP Amendment from Suburban to Urban**  
**TCP Amendment from "Urban Residential" to "Townhouse"**  
**Rezoning from R<sub>1</sub> to RM-30**  
**Development Permit / Development Variance Permit**  
**Subdivision (Consolidation) from two lots to one lot**  
*to permit the development of 22 townhouse units*

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

1. a Bylaw be introduced to amend the Official Community Plan (OCP) Figure 3: General Land Use Designations for 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 "Suburban Residential Zone (R<sub>1</sub>)" to "Multiple Residential 30 Zone (RM-30)", and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7924-0140-00 generally in accordance with the attached drawings (Appendix I).

5. Council approve Development Variance Permit No. 7924-0140-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum side yard (west) setback of the "Multiple Residential 30 Zone (RM-30)" for unit 13 (building 3) from 6.0-metres to 3.4 metres to the western principal building face; and
  - (b) to reduce the minimum rear yard (north) setback of the "Multiple Residential 30 Zone (RM-30)" for unit 22 (building 5) from 6.0-metres to 3.0 metres to the northern principal building face.
  
6. Council instruct staff to resolve the following issue 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 arborist report, tree survey, and a statement regarding tree preservation and replacement to the satisfaction of the City Landscape Architect;
  - (f) 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;
  - (g) provision of cash-in-lieu contribution to satisfy the outdoor amenity space requirement of the RM-30 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) submission of an acoustical report for the units adjacent to 80 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
  - (j) the applicant adequately address the impact of reduced outdoor amenity space;



- (k) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Department; and

- 7. Council pass a resolution to amend the Stage 1 Fleetwood Plan to redesignate the land from "Urban Residential" to "Townhouse" when the project is considered for Final Adoption (Appendix V).

RES.R25-490

Carried

It was Moved by Councillor Hepner  
Seconded by Councillor Kooner  
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2025, No. 21573" pass its first reading.

RES.R25-491

Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Annis  
Seconded by Councillor Stutt  
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2025, No. 21573" pass its second reading.

RES.R25-492

Carried

It was then Moved by Councillor Bains  
Seconded by Councillor Kooner  
That the Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2025, No. 21573" be held at City Hall on March 10, 2025, at 7:00 p.m.

RES.R25-493

Carried

It was Moved by Councillor Hepner  
Seconded by Councillor Stutt  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21574" pass its first reading.

RES.R25-494

Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21574" pass its second reading.

RES.R25-495

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. 21574" be held at City Hall  
 on March 10, 2025, at 7:00 p.m.

RES.R25-496

Carried

**2. Planning Report - Application No. 7923-0139-00  
 18599, 18619 and 18645 - 74 Avenue**

Owner: Wesmont Homes (Clayton 74 Ave) Ltd.

Director Information: N. Tilstra

Officer Information as at February 12, 2024: J. Tilstra (Vice President),  
 N. Tilstra (Secretary), J. Tilstra (President), S. Tilstra (Vice President)

Agent: Wesmont Homes (Clayton 74 Ave) Ltd. (S. Tilstra)

**NCP Amendment from Proposed Elementary School and Green Density  
 Transfer to High Density Cluster and Wildlife Corridor.**

**Rezoning from RA to RM-30**

**Development Permit for Sensitive Ecosystems – Green Infrastructure  
 Development Variance Permit**

*to permit the development of 152 townhouse units with reduced setbacks and  
 increased back-to-back units.*

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

1. Council endorse the Public Notification to proceed for Bylaw No. 21571 to rezone a portion of the subject site as shown as Block A on the attached Survey Plan (Appendix I), from "Acreage Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)".
2. Council authorize staff to draft Development Permit No. 7923-0139-00 in accordance with the attached drawings (Appendix II), and the finalized Ecosystem Development Plan.
3. Council approve Development Variance Permit No. 7923-0139-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the rear yard (south) setback from 6.0 metres to 4.4 metres to the principal building face;
  - (b) to reduce the east side yard setback for Buildings 17 and 30 from 6.0 metres to 3.0 metres to the principal building face;
  - (c) to reduce the west side yard setback for Building 14 from 6.0 metres to 3.0 metres to the principal building face; and
  - (d) to vary the maximum number of back-to-back townhouse units, from a maximum of 20% of units to 21% units.

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 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 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;
  - (g) provision of cash-in-lieu contribution to satisfy the shortfall of indoor amenity space requirement of the RM-30 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 right-of-way for public rights-of-passage for drainage access;
  - (j) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
  - (k) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Department; and
  - (l) conveyance of Biodiversity Conservation Strategy (BCS) GIN Corridor to the City.

5. Council pass a resolution to amend the West Clayton Neighbourhood Concept Plan (NCP) to redesignate the land from "Proposed Elementary School" and "Green Density Transfer" to "High Density Cluster" and "Wildlife Corridor" when the project is considered for final adoption (Appendix VI).

RES.R25-497

Carried

**3. Planning Report - Application No. 7923-0017-00  
6754 - 142 Street**

Owner: A. Sidhu

Agent: A. Sidhu

**Rezoning from R3 to CD (based on CCR)**

*to permit a standalone child care centre, limited to 20 children.*

It was

Moved by Councillor Hepner  
Seconded by Councillor Kooner  
That:

1. a Bylaw be introduced to rezone the subject site from "Urban Residential Zone (R3)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a road dedication plan to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
  - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

RES.R25-498

Carried

It was

Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That "Surrey Comprehensive Development  
Zone 284 (CD 284), Bylaw, 2025, No. 21575" pass its first reading.

RES.R25-499

Carried

The said Bylaw was then read for the second time.



RES.R25-503 It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That "Surrey Comprehensive Development  
Zone 285 (CD 285), Bylaw, 2025, No. 21576" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R25-504 It was Moved by Councillor Hepner  
Seconded by Councillor Kooner  
That "Surrey Comprehensive Development  
Zone 285 (CD 285), Bylaw, 2025, No. 21576" pass its second reading.  
Carried

RES.R25-505 It was then Moved by Councillor Hepner  
Seconded by Councillor Kooner  
That the Public Hearing on "Surrey  
Comprehensive Development Zone 285 (CD 285), Bylaw, 2025, No. 21576" be held  
at City Hall on March 10, 2025, at 7:00 p.m.  
Carried

**5. Planning Report - Application No. 7918-0285-00**

**12248 - 97 Avenue**

Owners: R. Johal, A. Sandhu

Agent: Citiwest Consulting Ltd. (R. Jawanda)

**Rezoning from R3 to R4**

**Development Variance Permit**

*to allow subdivision into four small residential lots with reduced lot widths and side-by-side garages.*

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

1. Council endorse the Public Notification to proceed for Bylaw No. 21578 to rezone the subject site from "Urban Residential Zone (R3)" to "Small Lot Residential Zone (R4)".
2. Council approve Development Variance Permit No. 7918-0285-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot width of the R4 Zone (Type 1 Interior) from 12 metres to 11.76 metres for proposed Lots 1 and 4 to facilitate the proposed subdivision; and
  - (b) to allow side-by-side garage on a lot less than 13.4 metres in width for proposed Lots 1, 2, 3, and 4.

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 replacement to the satisfaction of the City Landscape Architect;
  - (d) 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; and
  - (e) demolition of existing building and structures to the satisfaction of the Planning and Development Department.

RES.R25-506

Carried

6. **Planning Report - Application No. 7924-0015-00**  
**6230 - 140 Street**  
 Owner: B. Manawadu  
 Agent: ParaMorph Architecture Inc. (P. Verma)  
**South Newton NCP Amendment from "Single Family Small Lots", "Creeks and Riparian Setbacks", "Existing and Future Parks", "Single Family Flex 6-14 u.p.a.", and "Detention Ponds" to "Townhouses (25 upa max)" and "Creeks and Riparian Setbacks"**  
**Rezoning from RA to RM-30**  
**Development Permit for Form and Character and Sensitive Ecosystems (Streamside Areas)**  
**Development Variance Permit**  
*to permit the development of 133 townhouse units.*

It was

Moved by Councillor Kooner  
 Seconded by Councillor Elford  
 That:

1. Council endorse the Public Notification to proceed for Bylaw 21577 to rezone the subject site from "Acreage Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)".
2. Council authorize staff to draft Development Permit No. 7924-0015-00 for Form and Character and Sensitive Ecosystems (Streamside Areas) generally in accordance with the attached drawings (Appendix I).

3. Council approve Development Variance Permit No. 7924-0015-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear (east) yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres;
  - (b) to reduce the minimum side yard (north) setback of the RM-30 Zone from 6.0 metres to 3 metres;
  - (c) to permit that upper storey wall projections encroach into the setbacks at a maximum of 0.46 metres; and
  - (d) to reduce the minimum setback distance for a Class A (red-coded) stream from 30 metres to a range between 10 metres and 20 metres as measured from top of bank.
  
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 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) acceptance of the Riparian Area Regulations Assessment Report (RAPR) by the Ministry of Forests;
  - (g) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
  - (h) the applicant satisfy the requirements for a restoration agreement for the streamside conveyance area;
  - (i) qualified arborist submission of a finalized Tree Risk Assessment Qualification (TRAQ) and Windfirm Boundary Risk Assessment;



- (j) voluntary conveyance of open space (riparian areas) along Mann Creek and the McLeod Park pond to the City for protection purposes;
  - (k) 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;
  - (l) 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;
  - (m) registration of a right-of-way for public rights-of-passage for drainage access;
  - (n) Registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Services; and
  - (o) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-30 Zone, at the rate in effect at the time of final adoption.
5. Council pass a resolution to amend South Newton Neighbourhood Concept Plan (NCP) to redesignate the land from "Single Family Small Lots", "Creeks and Riparian Setbacks", "Existing and Future Parks", "Single Family Residential Flex 6-14 u.p.a.", "Detention Ponds" to "Townhouses (25 upa max)" and "Creeks and Riparian Setbacks" when the project is considered for final adoption.

RES.R25-507

Carried

**BYLAWS AND PERMITS**

7. Planning Report - Application No. 7916-0130-00, 7916-0130-01  
11420 - 157A Street

Owner: 1071948 B.C. Ltd. (Director Information: K. Schmidt, D. Sillars)  
Agent: Pacific Land Resources Group Inc. (O. Verbenkov)

To subdivide into 38 suburban residential lots and 2 lots to be conveyed to the City for riparian, biodiversity and open space protection purposes. In addition, the proposal includes a Development Variance Permit to reduce the minimum lot width requirements for the zone where a minimum of 30% of the subdivided lands are provided as open space for proposed Lots 26 to 35; to reduce the minimum front yard setback for a single family dwelling or duplex with or without a secondary suite to the principal building face for proposed Lots 8 to 22; and to reduce the minimum setback distance for a Class B Channelized Stream, as measured from the top-of-bank. The proposal also includes a Development Permit for Hazard Lands and Sensitive Ecosystems.

RES.R25-508 It was Moved by Councillor Bains  
Seconded by Councillor Kooner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2025, No. 21522" be finally adopted.  
Carried

RES.R25-509 It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That Council authorize the issuance of  
Development Variance Permit No. 7916-0130-01.  
Carried

RES.R25-510 It was Moved by Councillor Hepner  
Seconded by Councillor Kooner  
That Council authorize the issuance of  
Development Permit No. 7916-0130-00.  
Carried

8. Planning Report - Application No. 7924-0186-00  
Portion of 10611 - 150 Street

Owner: Wall Financial Corp. (Director Information: O. Borgers, M. Redekop,  
P. Ufford, A. Varlavan, B. Wall, D. Wise, S. Yoon)  
Agent: Wall Financial Corporation (D. Wise)

To develop a 36-storey residential building with 217 market rental and 48 below-market rental residential dwelling units secured with a Housing Agreement. The proposal also includes a Development Permit for Form and Character.

- |             |  |   |
|-------------|--|---|
| RES.R25-511 | It was<br><br>"Low Rise Transition Residential" to<br>building height of 36-storeys. | Moved by Councillor Kooner<br>Seconded by Councillor Hepner<br>That Council amend the Guildford Plan from<br>"High Rise Residential" and allow for a                    |
|             |  | <u>Carried</u>  |
| RES.R25-512 | It was<br><br>2013, No. 18020, Amendment Bylaw, 2024, No. 21444"                     | Moved by Councillor Stutt<br>Seconded by Councillor Kooner<br>That "Surrey Official Community Plan Bylaw,<br>2024, No. 21444" be finally adopted.                       |
|             |  | <u>Carried</u>  |
| RES.R25-513 | It was<br><br>Zone 257 (CD 257), Bylaw, 2024, No. 21445"                             | Moved by Councillor Stutt<br>Seconded by Councillor Kooner<br>That "Surrey Comprehensive Development<br>Zone 257 (CD 257), Bylaw, 2024, No. 21445" be finally adopted.  |
|             |  | <u>Carried</u>  |
| RES.R25-514 | It was<br><br>Agreement, Authorization Bylaw, 2024, No. 21446"                       | Moved by Councillor Hepner<br>Seconded by Councillor Bose<br>That "Wall Financial Corp. Housing<br>Agreement, Authorization Bylaw, 2024, No. 21446" be finally adopted. |
|             |  | <u>Carried</u>  |
| RES.R25-515 | It was<br><br>Development Permit No. 7924-0186-00.                                   | Moved by Councillor Kooner<br>Seconded by Councillor Stutt<br>That Council authorize the issuance of  |
|             |  | <u>Carried</u>  |

## PERMIT

9. 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)  
Agent: RBI Group of Companies (T. Massey)  
  
Development Permit for Form and Character to permit the development of two  
6-storey apartment buildings containing 235 dwelling units with underground  
parking.

It was  
Development Permit No. 7924-0296-00.  
RES.R25-516

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

**F. ADJOURNMENT**

It was  
Land Use meeting be adjourned.  
RES.R25-517

Moved by Councillor Bains  
Seconded by Councillor Kooner  
That the February 24, 2025 Regular Council –  
Carried

The Regular Council - Land Use meeting adjourned at 6:00 p.m.

Certified correct:

\_\_\_\_\_  
Stanley Lee  
Legislative Services Manager

\_\_\_\_\_  
Mayor Brenda Locke