

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
P. Huynh, City Solicitor
J. Brar, General Manager, Corporate Services
S. Neuman, General Manager, Engineering
R. Gill, General Manager, Planning & Development
N. Aven, Acting General Manager, Parks, Recreation & Culture
C. McBeath, Director Development Planning
J. Pang, Director Land Development
I. Matthews, Development Planning Manager
D. Todd, Development Planning Manager

A. ADOPTION OF THE AGENDA

It was

Moved by Councillor Bains
Seconded by Councillor Kooner
That:

1. The agenda of the January 26, 2026, Regular Council - Land Use meeting be amended by adding the following items under Other Business:
 - F.1 Planning Report – Application No. 7925-0383-00;
 - F.2 Planning Report – Application No. 7917-0492-00; and
2. The agenda be adopted as amended.

RES.R26-136

Carried

B. PLANNING REPORT

1. **Planning Report - Application No. 7922-0151-01
19030, 19066 and 19084 - 20 Avenue**
Owner: Beedie (Chs 20th Ave Ne) Holdings Ltd.
Director Information: R. Beedie
Officer Information: R. Beedie (President), D. Pearson (Other Office(s)),
A. Yuen (Other Office(s))
Agent: Beedie (J. Evers)
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 a servicing agreement securities, for a multi-tenant business park development currently at Third Reading.

- * Further to the Planning Report dated January 27, 2025, additional information regarding the application was provided.

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

1. Council endorse Development Variance Permit No. 7922-0151-01, varying the following to proceed to Public Notification and bring the Development Variance Permit forward for an indication of support by Council:

- (a) include "Surety Bond" in the definition of "Bond" in the Surrey Subdivision and Development Bylaw, 1986, No. 8830, as amended, for Servicing Agreement No. 7822-0151-00.

If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated rezoning bylaw and the associated Development Permit once all outstanding conditions are satisfied.

RES.R26-137

Carried

2. **Planning Report - Application No. 7925-0096-00**
18130 - 60 Avenue
Owners: G. Gill, V. Brar
Agent: Hub Engineering Inc. (M. Kompter)
Rezoning from R3 to R4
Subdivision from one into two lots
Subdivision into two residential lots.

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

1. Council endorse the Public Notification to proceed for Bylaw No. 21916 to rezone the subject site from Urban Residential Zone (R3) to Small Lot Residential Zone (R4). If supported the Bylaw will be brought forward for consideration of First, Second and Third Reading.
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) resolution of all engineering requirements to the satisfaction of the General Manager, Engineering (Appendix A);
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;

- (c) approval from the Ministry of Transportation & Transit under File No. 2025-03341;
- (d) submission and acceptance of a finalized arborist report, including satisfying the required tree replacement, to the satisfaction of the Planning and Development Department;
- (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (f) registration of a statutory right-of-way for the publicly accessible temporary access within the site;
- (g) discharge of the existing Section 219 "No Build" Restrictive Covenant on proposed Lot 2;
- (h) registration of a Section 219 Restrictive Covenant to ensure implementation of minimum design guidelines and noise mitigation measures for units adjacent to 60 Avenue; and
- (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 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.

RES.R26-138

Carried

**3. Planning Report - Application No. 7924-0284-00
2358 and 2388 - 152A Street; 2375 - 153 Street; 15282 - 24 Avenue**

Owner: Polygon Halo Homes Ltd.

Director Information: R. Bruno, N. Chrystal

No Officer Information Filed as at November 1, 2025.

Agent: Polygon Halo Homes Ltd. (A. Paskovic)

Rezoning to Amend CD Bylaw No. 20967

Rezoning to permit medical offices as accessory uses within a new mixed-use building.

It was

Moved by Councillor Hepner

Seconded by Councillor Bains

That a Bylaw be introduced to amend

Comprehensive Development Bylaw No. 20967, and a date be set for Public Hearing.

RES.R26-139

Carried

RES.R26-140 It was Moved by Councillor Hepner
 Seconded by Councillor Stutt
 That "Surrey Comprehensive Development
 Zone 131 (CD 131), Bylaw, 2023, No. 20967, Amendment Bylaw, 2026, No. 21917" pass
 its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R26-141 It was Moved by Councillor Bains
 Seconded by Councillor Stutt
 That "Surrey Comprehensive Development
 Zone 131 (CD 131), Bylaw, 2023, No. 20967, Amendment Bylaw, 2026, No. 21917" pass
 its second reading.
Carried

RES.R26-142 It was then Moved by Councillor Kooner
 Seconded by Councillor Bains
 That the Public Hearing on
 "Surrey Comprehensive Development Zone 131 (CD 131), Bylaw, 2023, No. 20967,
 Amendment Bylaw, 2026, No. 21917" be held at City Hall on February 9, 2026,
 at 7:00 p.m.
Carried

**4. Planning Report - Application No. 7924-0271-00
 12296 - 71A Avenue**

Owners: P. Kaila, N. Kaila

Agent: Hearth Architectural Inc. (J. Muego)

Rezoning from R3 to CD

To permit a childcare with up to 24 children within a single-family dwelling.

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

1. Council endorse the Public Notification to proceed for Bylaw No. 21918 to rezone the subject site from Urban Residential Zone (R3) to Comprehensive Development Zone (CD). If supported the Bylaw will be brought forward for consideration of First, Second and Third Reading.
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) resolution of all engineering requirements to the satisfaction of the General Manager, Engineering (Appendix B);
 - (b) submission and acceptance of finalized architectural drawings, including resolution of all urban design issues, to the satisfaction of the Planning and Development Department;

- (c) submission and acceptance of finalized landscaping drawings, including resolution of all landscape design issues, and a landscaping cost estimate to the satisfaction of the Planning and Development Department; and
- (d) submission and acceptance of a finalized arborist report, including satisfying the required tree replacement, to the satisfaction of the Planning and Development Department.

RES.R26-143

Carried

5. Planning Report - Application No. 7925-0210-00

13826 - 66 Avenue

Owner: A. Sidhu

Agent: A. Sidhu

Rezoning from R3 to CD (Based on CCR)

To permit a standalone child care centre, limited to 24 children and 4 staff.

It was

Moved by Councillor Hepner
Seconded by Councillor Bains
That:

- 1. Council endorse the Public Notification to proceed for Bylaw No. 21919 to rezone the subject site from Urban Residential Zone (R3) to Comprehensive Development Zone (CD) (based on CCR zone). If supported the Bylaw will be brought forward for consideration of First, Second and Third Reading.
- 2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) resolution of all engineering requirements to the satisfaction of the General Manager, Engineering (Appendix B);
 - (b) submission of a finalized set of architectural drawings to the satisfaction of the City’s Planning, Engineering, Trees & Landscape and Fire Departments;
 - (c) submission and acceptance of finalized landscaping drawings, including resolution of all landscape design issues, and a landscaping cost estimate to the satisfaction of the Planning and Development Department; and
 - (d) submission and acceptance of a finalized arborist report, including satisfying the required tree replacement, to the satisfaction of the Planning and Development Department.

RES.R26-144

Carried

6. **Planning Report - Application No. 7924-0160-00
14010, 14028, 14036, 14046, and 14054 - 104 Avenue**
 Owners: 1296676 B.C. Ltd.
Director Information: D. Dhillon, H. Dhillon, G. Villing, A. Villing,
 A. Villing
No Officer Information Filed as at March 26, 2025.
- 1416403 B.C. Ltd.
Director Information: G. Villing
No Officer Information Filed as at May 15, 2024.
- Agent: Flat Architecture Inc. (R. Warraich)
**OCP Amendment to allow a higher density in the Multiple Residential
 designation.**
**TCP Amendment from Low to Mid Rise Residential to High Rise Mixed Use,
 and to allow a density of 5.49 FAR (Gross).**
Rezoning from C-35 to CD (based on RM-135 and C-8)
Development Permit for Form and Character
*Development of a 25-storey mixed-use building and podium, with 305 dwelling units
 and ground-floor commercial space, in Guildford.*

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

1. a Bylaw be introduced to amend Official Community Plan (OCP) Table 7A: Land Use Designation Exemptions within the "Multiple Residential" designation by adding site specific permission for the subject site to permit a density up to 5.49 FAR, and a date be set for Public Hearing.
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 support amending the Guildford Plan to redesignate the land from Low to Mid Rise Residential to High Rise Mixed Use and allow a density of 5.49 FAR (Gross) within the High Rise Mixed Use designation, and to consider passing a resolution when the project is considered for final adoption (Appendix A).
4. a Bylaw be introduced to rezone the subject site from Downtown Commercial Zone (C-35) to Comprehensive Development Zone (CD) (based on the RM-135 and C-8 Zone), and a date be set for Public Hearing.
5. Council authorize staff to draft Development Permit No. 7924-0160-00 generally in accordance with the attached drawings (Appendix B).

6. Council instruct staff to resolve the following issues prior to final approval:
 - (a) resolution of all engineering requirements to the satisfaction of the General Manager, Engineering (Appendix C);
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission and acceptance of finalized architectural drawings, including resolution of all urban design issues, to the satisfaction of the Planning and Development Department;
 - (d) submission and acceptance of finalized landscaping drawings, including resolution of all landscape design issues, and a landscaping cost estimate to the satisfaction of the Planning and Development Department;
 - (e) submission and acceptance of a finalized arborist report, including satisfying the required tree replacement, to the satisfaction of the Planning and Development Department;
 - (f) final approval from B.C. Hydro;
 - (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) 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 the publicly accessible open space (corner plaza) within the site and a Section 219 Restrictive Covenant for no fencing within the publicly accessible portion of the corner plaza;
 - (j) submission of an acoustical report for the units adjacent to 104 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and
 - (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.

RES.R26-145

Carried

RES.R26-146 It was Moved by Councillor Hepner
Seconded by Councillor Kooner
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2026, No. 21920" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R26-147 It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2026, No. 21920" pass its second reading.
Carried

RES.R26-148 It was then Moved by Councillor Hepner
Seconded by Councillor Bains
That the Public Hearing on "Surrey Official
Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2026, No. 21920"
be held at City Hall on February 9, 2026, at 7:00 p.m.
Carried

RES.R26-149 It was Moved by Councillor Stutt
Seconded by Councillor Bains
That "Surrey Comprehensive Development
Zone 368 (CD 368), Bylaw, 2026, No. 21921" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R26-150 It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "Surrey Comprehensive Development
Zone 368 (CD 368), Bylaw, 2026, No. 21921" pass its second reading.
Carried

RES.R26-151 It was then Moved by Councillor Hepner
Seconded by Councillor Kooner
That the Public Hearing on "Surrey
Comprehensive Development Zone 368 (CD 368), Bylaw, 2026, No. 21921" be held
at City Hall on February 9, 2026, at 7:00 p.m.
Carried

**7. Planning Report - Application No. 7924-0327-00
1626 and 1642 - 164 Street**

Owner: 1140987 B.C. Ltd.

Director Information: M. Sandhu

No Officer Information Filed as at November 10, 2025.

Agent: Common Ground Consulting Ltd. (M. Taggar)

OCP Amendment to allow a higher floor area ratio (FAR) within the Mixed Employment designation.**Rezoning from RA to CD based on C-8****Development Permit**

Development of three commercial office buildings with ground-level retail units, childcare, and surface/underground parking.

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

1. a Bylaw be introduced to amend the Official Community Plan (OCP) Table 7A: Land Use Designation Exceptions within the "Mixed Employment" designation by adding site specific permission for the subject site to permit a density up to 1.75 FAR, and a date be set for Public Hearing (Appendix A).
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 the appropriate to meet the requirement of Section 475 of the Local Government Act.
3. a Bylaw be introduced to rezone the subject site from "Acreage Residential Zone (RA)" to a "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7924-0327-00 generally in accordance with the attached drawings (Appendix B).
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Transit under File No. 2025-03421;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) review of the project by the Advisory Design Panel and resolution of design comments to the satisfaction of the General Manager, Planning & Development Department;

- (f) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (g) submission and acceptance of a finalized arborist report, including satisfying the required tree replacement and obtaining any off-site tree removal permission, to the satisfaction of the Planning and Development Department;
- (h) provision of cash-in-lieu to address road network re-alignment requirements under the Highway 99 Corridor Local Area Plan (LAP) to the satisfaction of the General Manager, Engineering;
- (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (j) 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.

RES.R26-152

Carried

It was

Moved by Councillor Hepner
Seconded by Councillor Kooner
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2026, No. 21922" pass its first reading.

RES.R26-153

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2026, No. 21922" pass its second reading.

RES.R26-154

Carried

It was then

Moved by Councillor Hepner
Seconded by Councillor Kooner
That the Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2026, No. 21922" be held at City Hall on February 9, 2026, at 7:00 p.m.

RES.R26-155

Carried

RES.R26-156 It was Moved by Councillor Hepner
 Seconded by Councillor Kooner
 That "Surrey Comprehensive Development
 Zone 369 (CD 369), Bylaw, 2026, No. 21923" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R26-157 It was Moved by Councillor Kooner
 Seconded by Councillor Bains
 That "Surrey Comprehensive Development
 Zone 369 (CD 369), Bylaw, 2026, No. 21923" pass its second reading.
Carried

RES.R26-158 It was then Moved by Councillor Stutt
 Seconded by Councillor Bains
 That the Public Hearing on "Surrey
 Comprehensive Development Zone 369 (CD 369), Bylaw, 2026, No. 21923" be held
 at City Hall on February 9, 2026, at 7:00 p.m.
Carried

- 8. Planning Report - Application No. 7923-0219-00
 18165 - 24 Avenue**
 Owner: 18165 Holdings Ltd.
 Director Information: R. Elliot, M. Rempel
 Agent: Focus Architecture Inc. (C. Hogan)
**NCP Amendment for a minor adjustment to the boundaries of the Townhouse
 Residential and Parks and Natural Areas land use designations.
 Rezoning from A-2 to RM-30
 Development Permit for Form and Character and Sensitive Ecosystems
 (Green Infrastructure and Streamside Areas).
 Development Variance Permit
 Development of 87 townhouse units.**

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

1. Council support amending the Redwood Heights NCP to redesignate a portion of the land from Park and Natural Areas to Townhouse Residential and consider passing a resolution when the project is considered for final adoption (Appendix A).
2. Council endorse the Public Notification to proceed for Bylaw No. 21924 to rezone a portion of the subject site shown as Block 2 on the attached Block Plan (Appendix B) from Intensive Agriculture Zone (A-2) to Multiple Residential 30 Zone (RM-30). If supported, the Bylaw will be brought forward for First, Second and Third Reading.

3. Council authorize staff to draft Development Permit No. 7923-0219-00 generally in accordance with the attached drawings (Appendix C), and the finalized Ecosystem Development Plan.
4. Council endorse Development Variance Permit No. 7923-0219-00, varying the following in the Zoning Bylaw to proceed to Public Notification and bring the Development Variance Permit forward for an indication of support by Council:
 - (a) in Section F Yards and Setbacks of Part 22 Multiple Residential 30 Zone (RM-30), reduce the minimum side yard setback from 6.0 metres to 5.0 metres to the principal building face of Buildings 8 and 9, to 3.8 metres for Building 7 and to 3.0 metres for Building 11;
 - (b) in Section F Yards and Setbacks of Part 22 Multiple Residential 30 Zone (RM-30), reduce the minimum rear yard setback from 6.0 metres to 4.0 metres to the principal building face of Building 16;
 - (c) in Section B.26(b) of Part 4 General Provisions, permit more than three stair risers within the front, rear and side street setback areas; and
 - (d) in Section B.1 Streamside Setback Areas of Part 7A Streamside Protection, reduce the minimum setback distance for a Class B stream from 15 metres to 10 metres from the top of bank.

If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated rezoning bylaw once all outstanding conditions are satisfied.

5. Council instruct staff to resolve the following issues prior to final approval:
 - (a) resolution of all engineering requirements to the satisfaction of the General Manager, Engineering (Appendix E);
 - (b) submission of a subdivision layout and road dedication plan to the satisfaction of the Approving Officer;
 - (c) submission and acceptance of finalized architectural drawings, including resolution of all urban design issues, to the satisfaction of the Planning and Development Department;
 - (d) submission and acceptance of finalized landscaping drawings, including resolution of all landscape design issues, and a landscaping cost estimate to the satisfaction of the Planning and Development Department;

- (e) submission and acceptance of a finalized arborist report, including satisfying the required tree replacement, to the satisfaction of the Planning and Development Department;
- (f) submission and acceptance of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of the Planning and Development Department;
- (g) voluntary conveyance to the City of the riparian area for conservation purposes, as well as the adjacent area for a public trail and drainage access;
- (h) the applicant enter into an agreement for Parkland acquisition for Block 1 on the attached Block Plan (Appendix B);
- (i) the applicant enter into a restoration agreement with the City;
- (j) provision of a 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;
- (k) registration of a right-of-way for public rights-of-passage for the publicly accessible open space (corner plaza) within the site;
- (l) submission of an acoustical report for the units adjacent to 24 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (m) 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; and
- (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.

RES.R26-159

Carried

**9. Planning Report - Application No. 7925-0028-00
7093 King George Boulevard**

Owner: Newton Square Properties (2016) Ltd.

Director Information: A. Sandhu, N. Sharma, J. Singh

No Officer Information Filed as at March 2, 2025.

Agent: Pacific Land Group (O. Verbenkov)

Temporary Use Permit

To allow the continued use of a portion of the site for automotive sales with a revised parking layout to include additional parking stalls.

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

1. Council approve revised Temporary Use Permit No. 7925-0028-00, to proceed to Public Notification and bring the Temporary Use Permit forward for an indication of support by Council. If supported, the Temporary Use Permit will be brought forward for issuance and execution by the Mayor and City Clerk once all outstanding conditions are satisfied.
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) the applicant must satisfy all building permit and sign permit requirements and receive issuance before the Temporary Use Permit (TUP) is issued; and
 - (b) Honey Motors must obtain a valid business license in accordance with the terms of the amended TUP.

RES.R26-160

Carried
 With Councillor Elford opposed.

- 10. Planning Report - Application No. 7924-0323-00
 13223, 13231, and 13243 - 112 Avenue (13245 - 112 Avenue)**
 Owner: 1100186 B.C. Ltd.
Director Information: M. Takhar, N. Takhar
No Officer Information Filed as at December 14, 2025.
 Agent: ParaMorph Architecture Inc. (M. Singh)
**OCP Amendment for a portion of the site from Urban to Multiple Residential,
 and a text amendment to permit a higher density.
 Rezoning from R3 to CD
 Development Permit for Form and Character
 Housing Agreement for 185 rental units**
*Development of one six-storey residential apartment building with 185 rental dwelling
 units secured through a Housing Agreement with a term of 60 years.*

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

1. a Bylaw be introduced to amend the Official Community Plan (OCP) Figure 3: General Land Use Designations for a portion of the subject site from Urban to Multiple Residential and a date be set for Public Hearing (Appendix A).
2. a Bylaw be introduced to amend OCP Table 7A: Land Use Designation Exemptions within the "Multiple Residential" designation by adding site specific permission for the subject site to permit a density up to 2.80 FAR, and a date be set for Public Hearing (Appendix B).

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 Urban Residential Zone (R3) to Comprehensive Development Zone (CD), and a date be set for Public Hearing.
5. should Council grant First, and Second Reading to the associated OCP and Rezoning Bylaws, then a Bylaw to enter into a Housing Agreement be introduced for First and Second Reading (Appendix C). Should Council grant Third Reading to the associated OCP and Rezoning Bylaws following the Public Hearing, it is in order for Council to consider the Housing Agreement Bylaw for Third Reading.
6. Council authorize staff to draft Development Permit No. 7924-0323-00 generally in accordance with the attached drawings (Appendix D).
7. Council instruct staff to resolve the following issues prior to final approval:
 - (a) resolution of all engineering requirements to the satisfaction of the General Manager, Engineering (Appendix E);
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission and acceptance of finalized architectural drawings, including resolution of all urban design issues, to the satisfaction of the Planning and Development Department;
 - (d) submission and acceptance of finalized landscaping drawings, including resolution of all landscape design issues, and a landscaping cost estimate to the satisfaction of the Planning and Development Department;
 - (e) submission and acceptance of a finalized arborist report, including satisfying the required tree replacement, to the satisfaction of the Planning and Development Department;
 - (f) the applicant enter into a Housing Agreement with the City to secure the 185 residential units as rental for a period of 60 years;
 - (g) provision of a 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) demonstrate the feasibility of on-site fire access and protection compliance with BCBC and NFPA-13 to clarify potential impacts to building siting, setbacks, floor area, and projections, to the satisfaction of the Planning and Development Department;
- (j) submission of an acoustical report for the units adjacent to King George Boulevard and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (k) registration of a Section 219 Restrictive Covenant for "no build" on proposed Lot 2 until future development; and
- (l) registration of a Section 219 Restrictive Covenant requiring the applicant to pay all applicable contributions for Public Art, Affordable Housing and/or Capital Projects Community Amenity Contributions should the project be converted from rental housing to market units at any point in the future, or after expiry of the Housing Agreement.

RES.R26-161

Carried

It was

Moved by Councillor Hepner
 Seconded by Councillor Bains
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2026, No. 21925" pass its first reading.

RES.R26-162

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Kooner
 Seconded by Councillor Stutt
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2026, No. 21925" pass its second reading.

RES.R26-163

Carried

It was then

Moved by Councillor Kooner
 Seconded by Councillor Bains
 That the Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2026, No. 21925" be held at City Hall on February 9, 2026, at 7:00 p.m.

RES.R26-164

Carried

BYLAWS WITH PERMITS

1. Planning Report - Application No. 7924-0143-00
13531 and 13567 - 95 Avenue

Owners: WH Innovation (Lot B) Ltd. (Director Information: B. Regehr),
WH Innovation (Lot C) Ltd. (Director Information: B. Regehr)
Agent: WH Innovation LP (A. Lee)

To allow a development of a 37-storey residential tower comprised of 511 residential dwellings units and a 6-storey residential building comprised of 56 residential dwellings units. The proposal also includes Development Permit for Form and Character.

- * See memo dated January 26, 2026.

That Council amend the Surrey City Centre Plan to redesignate the portion shown as Block A to "High Rise", and the portion shown as Block B to "Low Rise".

RES.R26-171 Carried

"Surrey Comprehensive Development Zone 276 (CD 276), Bylaw, 2024, No. 21494"

That "Surrey Comprehensive Development Zone 276 (CD 276), Bylaw, 2024, No. 21494" be finally adopted.

RES.R26-172 Carried

Development Permit No. 7924-0143-00

That Council authorize the issuance of Development Permit No. 7924-0143-00.

RES.R26-173 Carried

2. Planning Report - Application No. 7922-0195-00
17378 - 60 Avenue

Owner: 1362701 B.C. Ltd. (Director Information: J. Sidhu)
Agent: CitiWest Consulting Ltd. (J. Kaur)

To develop an 8-unit townhouse development, including the relocation, adaptive re-use, and maintenance of the Currie-Johnson House as an additional residential unit. The proposal also includes Development Permit for Form and Character.

That Council amend the Cloverdale Town Centre Plan (TCP) to redesignate the land from "Detached Residential" to "Townhouse Residential".

RES.R26-174 Carried

"Surrey Comprehensive Development Zone 242 (CD 242), Bylaw, 2024, No. 21324"

That "Surrey Comprehensive Development Zone 242 (CD 242), Bylaw, 2024, No. 21324" be finally adopted.

RES.R26-175 Carried

"Surrey Heritage Revitalization Agreement Bylaw, 2024, No. 21325"

That "Surrey Heritage Revitalization Agreement Bylaw, 2024, No. 21325" be finally adopted.

RES.R26-176 Carried

Development Permit No. 7922-0195-00

That Council authorize the issuance of Development Permit No. 7922-0195-00.

RES.R26-177 Carried

3. Planning Report - Application No. 7924-0286-00
10725, 10735, 10747 and 10757 University Drive; 13310, 13326, 13330 and 13350 - 108 Avenue,
10744 - 133 Street and Portion of Road

Owner: City of Surrey

Agent: Surrey City Development Corporation (SCDC) (A. Osaden-Ullman)

To allow a proposed development generally consisting of a mixed-use phased development consisting of two high rise mixed-use towers and two residential high rise towers (40, 40, 44 and 44 storeys). In addition, the proposal includes Development Variance Permit for streamside setbacks. The proposal also includes Development Permit for Form and Character.

- * See memo dated January 26, 2026.

That Council amend the City Centre Plan to include the Commercial overlay for the subject site.

RES.R26-178 Carried

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2025, No. 21784"

That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2025, No. 21784" be finally adopted.

RES.R26-179 Carried

"Surrey Comprehensive Development Zone 334 (CD 334), Bylaw, 2025, No. 21785"

That "Surrey Comprehensive Development Zone 334 (CD 334), Bylaw, 2025, No. 21785" be finally adopted.

RES.R26-180

Carried

"Surrey Housing Agreement Authorization No. 1, Bylaw, 2026, No. 21906"

That "Surrey Housing Agreement Authorization No. 1, Bylaw, 2026, No. 21906" be finally adopted.

RES.R26-181

Carried

Development Variance Permit No. 7924-0286-00

That Council authorize the issuance of Development Variance Permit No. 7924-0286-00.

RES.R26-182

Carried

Development Permit No. 7924-0286-00

That Council authorize the issuance of Development Permit No. 7924-0286-00.

RES.R26-183

Carried

4. Planning Report - Application No. 7920-0188-00
12716 (12742) and 12750 King George Boulevard

Owner: 1123771 B.C. Ltd. (Director Information: R. Sandhu, B. Sandhu, B. Sarai)
Agent: Common Ground Consulting Ltd. (M. Taggar)

To develop two 5-storey (one residential and one mixed-use) and two 6-storey residential buildings, with a total of 476 dwelling units (338 market rental and 139 market strata) as well as 743 square metres of commercial/retail floor area on a consolidated site in South Westminster. In addition, the proposal includes a Development Permit for Form and Character and Hazard Lands (Flood Prone Areas).

That Council amend the South Westminster Neighbourhood Concept Plan (NCP) to redesignate the land from "Business Residential Park" and "Highway Commercial" to "Multiple Residential" and amend the local road network.

RES.R26-184

Carried

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 21129"

RES.R26-185 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 21129" be finally adopted. Carried

"Surrey Comprehensive Development Zone 173 (CD 173), Bylaw, 2023, No. 21130"

RES.R26-186 That "Surrey Comprehensive Development Zone 173 (CD 173), Bylaw, 2023, No. 21130" be finally adopted. Carried

"The 1123771 B.C. Ltd. Housing Agreement, Authorization Bylaw, 2023, No. 21131"

RES.R26-187 That "The 1123771 B.C. Ltd. Housing Agreement, Authorization Bylaw, 2023, No. 21131" be finally adopted. Carried

"The 1123771 B.C. Ltd. Housing Agreement, Authorization Bylaw, 2023, No. 21133"

RES.R26-188 That "The 1123771 B.C. Ltd. Housing Agreement, Authorization Bylaw, 2023, No. 21133" be finally adopted. Carried

"The 1123771 B.C. Ltd. Housing Agreement, Authorization Bylaw, 2025, No. 21639"

RES.R26-189 That "The 1123771 B.C. Ltd. Housing Agreement, Authorization Bylaw, 2025, No. 21639" be finally adopted. Carried

Development Permit No. 7920-0188-00

RES.R26-190 That Council authorize the issuance of Development Permit No. 7920-0188-00. Carried

Development Variance Permit No. 7920-0188-00

RES.R26-191 That Council Close Development Variance Permit No. 7920-0188-00. Carried

PERMITS - APPROVALS

5. Planning Report - Application No. 7925-0292-00
19145 - 34A Avenue

Owner: Eig River Road Investments Inc. (Director Information: R. Eppich, E. Eppich, J. Friesen, U. Mital, K. Yuers)

Agent: Orion Construction (P. Bangma)

To reduce the minimum side yard on flanking street setback (west) of the CD zone for an architectural feature; and to reduce the minimum number of required off-street parking spaces for the warehouse use. In addition, the proposal includes a Development Permit for Form and Character to allow the development of a 4,467-square-metre industrial building.

Development Variance Permit No. 7925-0292-00

That Council authorize the issuance of Development Variance Permit No. 7925-0292-00.

RES.R26-192

Carried

Development Permit No. 7925-0292-00

That Council authorize the issuance of Development Permit No. 7925-0292-00.

RES.R26-193

Carried

APPLICATIONS/BYLAWS/PERMITS TO BE CLOSED

6. Planning Report - Application No. 7923-0009-00
1624, 1636 and 1646 - 156 Street; 1625, 1633 and 1643 - 156A Street;
15621, 15635 and 15645 - 16 Avenue; 1626 - 156A Street;
15665, 15675, 15689 and 15697 - 16 Avenue; 1633 and 1643 - 157 Street

Owners: Waterstock Properties (Sev 1) Inc., Waterstock Properties (Sev 2A) Inc., Waterstock Properties (Sev 2B) Inc., Waterstock Properties (Sev 3) Inc.

(Directors Information: R. Singh, M. Weber);

1319067 BC Ltd. (Directors Information: E. Hughes)

Agent: No agent

To allow the development of three 12-storey mixed use buildings and one 6-storey apartment building.

"Surrey Comprehensive Development Zone 154 (CD 154), Bylaw, 2023, No. 21064"

That "Surrey Comprehensive Development Zone 154 (CD 154), Bylaw, 2023, No. 21064" be filed.

RES.R26-194

Carried

"Surrey Comprehensive Development Zone 155 (CD 155), Bylaw, 2023, No. 21065"

That "Surrey Comprehensive Development Zone 155 (CD 155), Bylaw, 2023, No. 21065" be filed.

RES.R26-195 Carried

"Surrey Comprehensive Development Zone 156 (CD 156), Bylaw, 2023, No. 21066"

That "Surrey Comprehensive Development Zone 156 (CD 156), Bylaw, 2023, No. 21066" be filed.

RES.R26-196 Carried

That Council close Application No. 7923-0009-00.

RES.R26-197 Carried

7. Planning Report – Application No. 7921-0155-00
10897 Timberland Road

Owner: 10897 Timberland Ltd. (Director Information: A. Bagri, H. Bagri, P. Brar, H. Gill)

To allow an existing unauthorized outdoor wood chipping facility to continue operations for 3 years.

That Council close Temporary Use Permit No. 7921-0155-00.

RES.R26-198 Carried

That Council close Application No. 7921-0155-00.

RES.R26-199 Carried

END OF CONSENT AGENDA

D. BYLAWS AND PERMITS

This section had no items to consider.

E. NOTICE OF MOTION

This section had no items to consider.

F. OTHER BUSINESS

PLANNING REPORT

1. **Planning Report – Application No. 7925-0383-00**
10975 - 126A Street
 Owner: City of Surrey
 Agent: ParaMorph Architecture Inc. (M. Singh)
OCP Amendment from "Commercial" and "Urban" to "Multiple Residential"
Rezoning from IL-1 to CD (based on RM-70 and C-5)
Development Permit
Development of 6-storey below-market and market rental apartment buildings with ground floor commercial and child care space.

It was Moved by Councillor Hepner
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 "Commercial" and "Urban" to "Multiple Residential", and a date for Public Hearing be set (Appendix A).
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 Light Impact Industrial 1 Zone (IL-1) to Comprehensive Development Zone (CD), and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7925-0383-00 generally in accordance with the attached drawings (Appendix B).
5. Council instruct staff to resolve the following issues prior to final approval:
 - (a) resolution of all engineering requirements to the satisfaction of the General Manager, Engineering (Appendix C);
 - (b) submission of a subdivision layout plan to the satisfaction of the Approving Officer;
 - (c) review of the project by the Advisory Design Panel (if required) and resolution of any design comments to the satisfaction of the General Manager, Planning and Development Department;

- (d) submission and acceptance of finalized architectural drawings, including resolution of all urban design issues, to the satisfaction of the Planning and Development Department;
- (e) submission and acceptance of finalized landscaping drawings, including resolution of all landscape design issues, and a landscaping cost estimate to the satisfaction of the Planning and Development Department;
- (f) submission and acceptance of a finalized arborist report, including satisfying the required tree replacement, to the satisfaction of the Planning and Development Department;
- (g) submission and acceptance of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of the Planning and Development Department;
- (h) provincial or federal agency approvals, as required, with respect to the existing Class A ditch at the northeast corner of the site, including approval from the Ministry of Water, Land and Resource Stewardship under the Water Sustainability Act to culvert the existing ditch;
- (i) submission and acceptance of a finalized Geotechnical Report to the satisfaction of City staff;
- (j) the applicant enter into a Housing Agreement with the City to secure the rental and affordable rental dwelling units;
- (k) provision of a 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;
- (l) provision of a cash-in-lieu contribution to adequately address the impact of reduced outdoor amenity space;
- (m) registration of a Section 219 Restrictive Covenant to restrict habitable floor area below the Flood Construction Level (FCL) and to inform current and future owners that the subject property is located within a floodplain area and that any buildings or structures constructed upon the lot may be damaged by flooding or erosion;
- (n) registration of a Section 219 Restrictive Covenant requiring the applicant to pay all applicable contributions for Public Art, Affordable Housing and/or Capital Projects Community Amenity Contributions should the project be converted from rental housing to market units at any point in the future, after expiry of the Housing Agreement;

- (o) submission and acceptance of a definitive agreement and partnering agreement for the site between the owner and the developer, to the satisfaction of City staff; and
- (p) registration of access easements to ensure access to the proposed shared parking and amenity facilities within the development.

RES.R26-200 Carried

It was Moved by Councillor Bains
Seconded by Councillor Kooner
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2026, No. 21928" pass its first reading.

RES.R26-201 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Hepner
Seconded by Councillor Kooner
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2026, No. 21928" pass its second reading.

RES.R26-202 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, 2026, No. 21928" be held at City Hall on February 9, 2026, at 7:00 p.m.

RES.R26-203 Carried

It was Moved by Councillor Hepner
Seconded by Councillor Bains
That "Surrey Comprehensive Development Zone 367 (CD 367), Bylaw, 2026, No. 21929" pass its first reading.

RES.R26-204 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "Surrey Comprehensive Development Zone 367 (CD 367), Bylaw, 2026, No. 21929" pass its second reading.

RES.R26-205 Carried

It was then Moved by Councillor Hepner
 Seconded by Councillor Kooner
 That the Public Hearing on "Surrey
 Comprehensive Development Zone 367 (CD 367), Bylaw, 2026, No. 21929" be held
 at City Hall on February 9, 2026, at 7:00 p.m.
 RES.R26-206 Carried

BYLAWS WITH PERMITS

2. Planning Report - Application No. 7917-0492-00
 2459, 2469 and 2479 - 156 Street; Unconstructed Lane West of Site
 Owner: 1168478 B.C. Ltd. (Director Information: R. Kooner, P. Kooner)
 Agent: R. Kooner

To allow a development of a 6-storey rental residential apartment building
 The proposal also includes Development Permit for Form and Character.

Councillor Kooner declared a conflict of interest and left the meeting at 5:44 p.m.

It was Moved by Councillor Hepner
 Seconded by Councillor Bains
 That Council pass a resolution to amend the
 King George Corridor South Local Area Plan (LAP) to redesignate the land from
 "Townhouses (15 upa)" to Apartments.
 RES.R26-207 Carried by members remaining

It was Moved by Councillor Hepner
 Seconded by Councillor Stutt
 That "Surrey Official Community Plan Bylaw,
 2013, No. 18020, Text Amendment Bylaw, 2024, No. 21307" be finally adopted.
 RES.R26-208 Carried by members remaining

It was Moved by Councillor Bains
 Seconded by Councillor Stutt
 That "Surrey Comprehensive Development
 Zone 230 (CD 230), Bylaw, 2024, No. 21308" be finally adopted.
 RES.R26-209 Carried by members remaining

It was Moved by Councillor Hepner
 Seconded by Councillor Bains
 That "The 1168478 BC Ltd. Housing
 Agreement, Authorization Bylaw, 2024, No. 21309" be finally adopted.
 RES.R26-210 Carried by members remaining

<p>It was</p> <p>Development Permit No. 7917-0492-00.</p> <p>RES.R26-211</p>	<p>Moved by Councillor Hepner Seconded by Councillor Stutt That Council authorize the issuance of</p> <p><u>Carried by members remaining</u></p>
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Councillor Kooner rejoined the meeting at 5:46 p.m.

G. ADJOURNMENT

<p>It was</p> <p>Land Use meeting be adjourned.</p> <p>RES.R26-212</p>	<p>Moved by Councillor Nagra Seconded by Councillor Bains That the January 26, 2026 Regular Council -</p> <p><u>Carried</u></p>
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The Regular Council - Land Use meeting adjourned at 5:47 p.m.

Certified correct:

Jennifer Ficocelli
 City Clerk and
 Director Legislative Services

Mayor Brenda Locke