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A. ADOPTIONS

1. Adoption of the Agenda

Council is requested to pass a motion to adopt the agenda.

2. Adoption of the Minutes

a. Special Council – December 15, 2025

Minutes to be adopted.

b. Regular Council – Land Use – December 15, 2025

Minutes to be adopted.

c. Regular Council – Public Hearing – December 15, 2025

Minutes to be adopted.

B. PRESENTATIONS

This section has no items to consider.

C. PUBLIC HEARING DELEGATIONS

- 1. Planning Report - Application No. 7925-0301-00**
"Surrey Comprehensive Development Zone 357 (CD 357), Bylaw, 2025, No. 21869"

CIVIC ADDRESS: 13340 - 76 Avenue (the "Lands")

APPLICANT: Owner: Conwest (Newton) GP Ltd.
(Director Information: A. Marinelli, G. Marinelli)
Agent: Conwest Developments Ltd. (D. Brzovic)

PURPOSE: The applicant is requesting to zone the Lands from Light Impact Industrial Zone (IL) to CD 21869 to allow a proposed development generally consisting of an auto mall and ancillary retail.

- 2. Planning Report - Application No. 7921-0052-00**
"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2025, No. 21873"
"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21874"

CIVIC ADDRESS: 12738 - 60 Avenue (the "Lands")

APPLICANT: Owners: H. Hundal, A. Dhaliwal, R. Gill
Agent: Citiwest Consulting Ltd. (R. Jawanda)

PURPOSE: The applicant is requesting to amend the Official Community Plan Figure 3: General Land Use Designations for a portion of the Lands from Suburban (SUB) to Urban (URB). The proposal also includes zoning the Lands from Acreage Residential Zone (RA) to Urban Residential Zone (R3) in order to allow a proposed development generally consisting of a subdivision from one to six residential lots. In addition, the proposal includes Development Variance Permit 7921-0052-00 to increase number of driveways in Part 15 of the "Surrey Zoning By-law, 1993 No. 12000".

3. **Planning Report - Application No. 7925-0244-00**
"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2025, No. 21881"
"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21882"
- CIVIC ADDRESS: 7590 - 149A Street (the "Lands")
- APPLICANT: Owners: P. Sandhu, A. Sandhu, T. Sandhu
Agent: Common Ground Consulting (K. Mangat)
- PURPOSE: The applicant is requesting to amend the Official Community Plan Figure 3: General Land Use Designations from Suburban (SUB) to Urban (URB). The proposal also includes zoning the Lands from Suburban Residential Zone (R1) to Urban Residential Zone (R3) to allow a proposed development generally consisting of a subdivision into two lots.
4. **Planning Report - Application No. 7925-0243-00**
"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16429, Amendment Bylaw, 2025, No. 21857"
- CIVIC ADDRESS: 8024 - 120 Street (the "Lands")
- APPLICANT: Owner: Suncor Energy Inc.
(No Director Information on extra-provincial registration types)
Agent: J. Todagentorg
- PURPOSE: The applicant is requesting to amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16429" with CDA 21857 to allow for a proposed eating establishment within an existing commercial service building.

5. **Planning Report - Application No. 7925-0215-00**
"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2025, No. 21877"
"Surrey Comprehensive Development Zone 361 (CD 361), Bylaw, 2025, No. 21878"

CIVIC ADDRESS: 7151 and 7111 - 188 Street; 18778 - 72 Avenue (the "Lands")

APPLICANT: Owners: H. Kandola, Canada Luxury Home Development Ltd.
(Director Information: H. Kandola)
Agent: DF Architecture Inc. (J. Arora)

PURPOSE: The applicant is requesting to amend the Official Community Plan Figure 3: General Land Use Designations for a portion of the Lands from Commercial (COMM) to Multiple Residential (MR) and to amend the Official Community Plan Figure 42: Major Employment Areas by removing the Commercial designation for a portion of the Lands. The proposal also includes zoning the Lands from Acreage Residential Zone (RA) to CD 21878 to allow a proposed development generally consisting of three six-storey buildings (two mixed use buildings, and one residential building), with a total of 1,717 square metres of commercial space and 342 rental residential units.

6. **Planning Report - Application No. 7925-0145-00**
"Surrey Comprehensive Development Zone 353 (CD 353), Bylaw, 2025, No. 21884"

CIVIC ADDRESS: 15749 - 92 Avenue (the "Lands")

APPLICANT: Owners: R. Chahal, S. Chahal
Agent: Apogee Homes Ltd. (S. Chahal)

PURPOSE: The applicant is requesting to zone the Lands from Urban Residential Zone (R3) to CD 21884 to allow a proposed development generally consisting of a child care centre for up to 16 children as an accessory use within the existing single-family dwelling.

7. **Planning Report - Application No. 7925-0207-00**
"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2025, No. 21871"
"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21872"

CIVIC ADDRESS: 14110 - 32 Avenue (the "Lands")

APPLICANT: Owners: N. Kalsoom, A. Khattak, M. Kashif
Agent: Mainland Engineering Design Corp. (A. Banwait)

PURPOSE: The applicant is requesting to amend the Official Community Plan Figure 5: Suburban Density Exception Areas to remove the Lands from the Suburban Density Exception Area. The proposal also includes zoning the Lands from Suburban Residential Zone (R1) to Quarter Acre Residential Zone (R2) to allow a proposed development generally consisting of a subdivision into three single family lots. In addition, the proposal includes Development Variance Permit 7925-0207-00 for minimum lot width in Part 14 of the "Surrey Zoning By-law, 1993 No. 12000".

8. **Planning Report - Application No. 7925-0051-00**
"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2025, No. 21860"
"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21861"

CIVIC ADDRESS: 1713 - 136 Street (the "Lands")

APPLICANT: Owner: Bag Developments Ltd.
(Director Information: A. Baggoo)
Agent: H.Y. Engineering Ltd. (F. Abrahani)

PURPOSE: The applicant is requesting to amend the Official Community Plan Figure 5: Suburban Density Exception Areas to remove the Lands from the Suburban Density Exception Area. The proposal also includes zoning the Lands from Acreage Residential Zone (RA) to Quarter Acre Residential Zone (R2) to allow a proposed development generally consisting of a subdivision into seven residential lots.

9. **Planning Report - Application No. 7925-0089-00**
"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2025, No. 21885"
"Surrey Comprehensive Development Zone 363 (CD 363), Bylaw, 2025, No. 21886"

CIVIC ADDRESS: 12758 - 28 Avenue (the "Lands")

APPLICANT: Owner: Crescent Station Inc.
(Director Information: B. Dorward, E. McCutcheon)
Agent: Waissbluth Architecture Office Inc. (N. Waissbluth)

PURPOSE: The applicant is requesting to amend the Official Community Plan Figure 3: General Land Use Designations from Urban (URB) to Commercial (COMM) and to amend the Official Community Plan Table 7a: Land Use Designation Exceptions by permitting a density of up to 1.80 FAR. The proposal also includes zoning the Lands from Combined Service Gasoline Station Zone (CG-2) to CD 21886 to allow a proposed development generally consisting of a 3-storey mixed-use building consisting of approximately 190 square metres of commercial space and 12 residential dwelling units. In addition, the proposal includes Development Variance Permit No. 7925-0089-00 for Off-Street Parking and Loading/Unloading in Part 5 and General Provisions in Part 4 of the "Surrey Zoning By-law, 1993, No. 12000".

10. **Proposed Zoning Amendments for Future Expansion of Surrey Memorial Hospital at 13750 - 96 Avenue - Corporate Report No. R265**
"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16985, Amendment Bylaw, 2025, No. 21876"

CIVIC ADDRESS: 13750 - 96 Avenue, 13640 - 96 Avenue, 13700 - 96 Avenue;
13665 - 94A Avenue (the "Lands")

PURPOSE: To amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16985" with CDA 21876 to allow flexibility to accommodate future growth and expansion of health care services for Surrey Memorial Hospital.

D. MAYOR'S REPORT

This section has no items to consider.

E. COUNCIL MEMBER REPORTS

This section has no items to consider.

F. CONSENT AGENDA

Council may approve the recommendations of the following items in one motion, without discussion. Council may remove any item they wish to discuss, declare a conflict of interest, or vote in opposition to the recommendation.

Items removed from the consent agenda will be considered immediately following the adoption of the consent agenda.

COMMITTEE MINUTES

1. Liveability, Social Equity and Public Safety Committee - October 22, 2025

Minutes to be received for information.

CLERK'S REPORT

2. By-law Enforcement Officer Appointment (Community Patrol Officers) – Navjot Thind, Gurman Klar, and Jayden Weerasinghe

Pursuant to Section 146 of the Community Charter, S.B.C. 2003, c.26 and amendments thereto and the *Appointment of By-law Enforcement Officers By-law 1994, No. 12167*, as amended, Navjot Thind, Gurman Klar, and Jayden Weerasinghe are hereby appointed under Section 146 of the Community Charter, S.B.C. 2003, c.26 and amendments thereto and the *Appointment of By-law Enforcement Officers By-law 1994, No. 12167*, as By-law Enforcement Officers (under a Community Patrol Officer designation) for the City of Surrey until the termination of the person's employment by the City of Surrey as a By-law Enforcement Officer.

3. By-law Enforcement Officer Appointment – Nicholas Sarai

Pursuant to Section 146 of the Community Charter, S.B.C. 2003, c.26 and amendments thereto and the *Appointment of By-law Enforcement Officers By-law 1994, No. 12167*, as amended, Nicholas Sarai is hereby appointed under Section 146 of the Community Charter, S.B.C. 2003, c.26 and amendments thereto and the *Appointment of By-law Enforcement Officers By-law 1994, No. 12167*, as a By-law Enforcement Officer for the City of Surrey until the termination of the person's employment by the City of Surrey as a By-law Enforcement Officer.

4. Animal Control Officer Appointment – Edmar Punzalan and Sarah Turner

Pursuant to Section 146 of the Community Charter, S.B.C. 2003, c.26 and amendments thereto and the *Appointment of By-law Enforcement Officers By-law 1994, No. 12167*, as amended, Edmar Punzalan and Sarah Turner are hereby appointed under Section 146 of the Community Charter, S.B.C. 2003, c.26 and amendments thereto and the *Appointment of By-law Enforcement Officers By-law 1994, No. 12167*, as Animal Control Officers for the City of Surrey until the termination of the person's employment by the City of Surrey as an Animal Control Officer.

END OF CONSENT AGENDA

ITEMS REMOVED FROM THE CONSENT AGENDA

G. BOARD, COMMITTEE AND COMMISSION REPORTS

This section has no items to consider.

H. CORPORATE REPORTS

The following Corporate Reports to be considered:

- | | |
|------------------------|---|
| Report No. R001 | 2026 Budget Engagement Results |
| Report No. R002 | Award of Contract No. 1718-041-21 and No. 1718-041 C3
20 Avenue Overpass and Road Improvements |
| Report No. R003 | Award of Contract No. 1725-016-31
Overlay Paving Program |
| Report No. R004 | Award of Contract No. 1220-030-2025-032 for Fire Hall #11 and
#15 Expansion – Design Services |
| Report No. R005 | Licence Agreement with Rogers Communications Canada Inc.
for Use of Road Allowances |

- Report No. Ro06 Licence Agreement with Fibre Connect for Use of Road Allowances**

- Report No. Ro07 Long-Term Cycling Vision and Prioritization Framework**

- Report No. Ro08 Update on Planning & Development Process Improvements and Permitting Timelines**

- Report No. Ro09 2026 Staff Inclusion Calendar**

- Report No. Ro10 Award of Contract No. 1220-040-2025-087 "A", "B", and "C" for Landscape Maintenance Services – City Parks**

- Report No. Ro11 Award of Contract No. 1723-025-11
72 Avenue Improvements from 144 Street to 152 Street**

- Report No. Ro12 Proposed Amendment to Zoning Bylaw for Community Specific Capital Projects Contributions (Tier 2 Community Amenity Contributions)**

Note: See Bylaw 21901 under Item I.26

I. BYLAWS AND PERMITS

BUSINESS ARISING OUT OF THE PUBLIC HEARING

1. Planning Report - Application No. 7925-0301-00
13340 - 76 Avenue (the "Lands")

Owner: Conwest (Newton) GP Ltd. (Director Information: A. Marinelli, G. Marinelli)
Agent: Conwest Developments Ltd. (D. Brzovic)

To zone the Lands from Light Impact Industrial Zone (IL) to CD 21869 to allow a proposed development generally consisting of an auto mall and ancillary retail.

"Surrey Comprehensive Development Zone 357 (CD 357), Bylaw, 2025, No. 21869"

Third Reading

2. Planning Report - Application No. 7921-0052-00
12738 - 60 Avenue (the "Lands")

Owners: H. Hundal, A. Dhaliwal, R. Gill
Agent: Citiwest Consulting Ltd. (R. Jawanda)

To amend the Official Community Plan Figure 3: General Land Use Designations for a portion of the Lands from Suburban (SUB) to Urban (URB). The proposal also includes zoning the Lands from Acreage Residential Zone (RA) to Urban Residential Zone (R3) in order to allow a proposed development generally consisting of a subdivision from one to six residential lots. In addition, the proposal includes Development Variance Permit 7921-0052-00 to increase number of driveways in Part 15 of the "Surrey Zoning By-law, 1993 No. 12000".

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2025, No. 21873"

Third Reading

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21874"

Third Reading

Development Variance Permit No. 7921-0052-00

That Council support Development Variance Permit No. 7921-0052-00 and consider issuance of the Permit upon final adoption of the associated rezoning Bylaws.

3. Planning Report - Application No. 7925-0244-00
7590 - 149A Street (the "Lands")

Owners: P. Sandhu, A. Sandhu, T. Sandhu
Agent: Common Ground Consulting (K. Mangat)

To amend the Official Community Plan Figure 3: General Land Use Designations from Suburban (SUB) to Urban (URB). The proposal also includes zoning the Lands from Suburban Residential Zone (R1) to Urban Residential Zone (R3) to allow a proposed development generally consisting of a subdivision into two lots.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2025, No. 21881"

Third Reading

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21882"

Third Reading

4. Planning Report - Application No. 7925-0243-00
8024 - 120 Street (the "Lands")

Owner: Suncor Energy Inc.

(No Director Information on extra-provincial registration types)

Agent: J. Todagentorg

To amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16429" with CDA 21857 to allow for a proposed eating establishment within an existing commercial service building.

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16429, Amendment Bylaw, 2025, No. 21857"

Third Reading

5. Planning Report - Application No. 7925-0215-00
7151 and 7111 - 188 Street; 18778 - 72 Avenue (the "Lands")

Owners: H. Kandola, Canada Luxury Home Development Ltd.

(Director Information: H. Kandola)

Agent: DF Architecture Inc. (J. Arora)

To amend the Official Community Plan Figure 3: General Land Use Designations for a portion of the Lands from Commercial (COMM) to Multiple Residential (MR) and to amend the Official Community Plan Figure 42: Major Employment Areas by removing the Commercial designation for a portion of the Lands. The proposal also includes zoning the Lands from Acreage Residential Zone (RA) to CD 21878 to allow a proposed development generally consisting of three six-storey buildings (two mixed use buildings, and one residential building), with a total of 1,717 square metres of commercial space and 342 rental residential units.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2025, No. 21877"

Third Reading

"Surrey Comprehensive Development Zone 361 (CD 361), Bylaw, 2025, No. 21878"

Third Reading

"Canada Luxury Home Development Ltd. and Harjinder Kaur Kandola Housing Agreement No. 1, Authorization Bylaw, 2025, No. 21879"

First reading

Second reading

Third reading

"Canada Luxury Home Development Ltd. and Harjinder Kaur Kandola Housing Agreement No. 2, Authorization Bylaw, 2025, No. 21880"

First reading

Second reading

Third reading

6. Planning Report - Application No. 7925-0145-00
15749 - 92 Avenue (the "Lands")

Owners: R. Chahal, S. Chahal
Agent: Apogee Homes Ltd. (S. Chahal)

To zone the Lands from Urban Residential Zone (R3) to CD 21884 to allow a proposed development generally consisting of a child care centre for up to 16 children as an accessory use within the existing single-family dwelling.

"Surrey Comprehensive Development Zone 353 (CD 353), Bylaw, 2025, No. 21884"

Third Reading

7. Planning Report - Application No. 7925-0207-00
14110 - 32 Avenue (the "Lands")

Owners: N. Kalsoom, A. Khattak, M. Kashif
Agent: Mainland Engineering Design Corp. (A. Banwait)

To amend the Official Community Plan Figure 5: Suburban Density Exception Areas to remove the Lands from the Suburban Density Exception Area. The proposal also includes zoning the Lands from Suburban Residential Zone (R1) to Quarter Acre Residential Zone (R2) to allow a proposed development generally consisting of a subdivision into three single family lots. In addition, the proposal includes Development Variance Permit 7925-0207-00 for minimum lot width in Part 14 of the "Surrey Zoning By-law, 1993 No. 12000".

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2025, No. 21871"

Third Reading

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21872"

Third Reading

Development Variance Permit No. 7925-0207-00

That Council support Development Variance Permit No. 7925-0207-00 and consider issuance of the Permit upon final adoption of the associated rezoning Bylaws.

8. Planning Report - Application No. 7925-0051-00
1713 - 136 Street (the "Lands")

Owner: Bag Developments Ltd. (Director Information: A. Baggoo)
Agent: H.Y. Engineering Ltd. (F. Abrahani)

To amend the Official Community Plan Figure 5: Suburban Density Exception Areas to remove the Lands from the Suburban Density Exception Area. The proposal also includes zoning the Lands from Acreage Residential Zone (RA) to Quarter Acre Residential Zone (R2) to allow a proposed development generally consisting of a subdivision into seven residential lots.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2025, No. 21860"

Third Reading

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21861"

Third Reading

9. Planning Report - Application No. 7925-0089-00
12758 - 28 Avenue (the "Lands")

Owner: Crescent Station Inc. (Director Information: B. Dorward, E. McCutcheon)
Agent: Waissbluth Architecture Office Inc. (N. Waissbluth)

To amend the Official Community Plan Figure 3: General Land Use Designations from Urban (URB) to Commercial (COMM) and to amend the Official Community Plan Table 7a: Land Use Designation Exceptions by permitting a density of up to 1.80 FAR. The proposal also includes zoning the Lands from Combined Service Gasoline Station Zone (CG-2) to CD 21886 to allow a proposed development generally consisting of a 3-storey mixed-use building consisting of approximately 190 square metres of commercial space and 12 residential dwelling units. In addition, the proposal includes Development Variance Permit No. 7925-0089-00 for Off-Street Parking and Loading/Unloading in Part 5 and General Provisions in Part 4 of the "Surrey Zoning By-law, 1993, No. 12000".

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2025, No. 21885"

Third Reading

"Surrey Comprehensive Development Zone 363 (CD 363), Bylaw, 2025, No. 21886"

Third Reading

Development Variance Permit No. 7925-0089-00

That Council support Development Variance Permit No. 7925-0089-00 and consider issuance of the Permit upon final adoption of the associated rezoning Bylaws.

10. Proposed Zoning Amendments for Future Expansion of Surrey Memorial Hospital at 13750 - 96 Avenue - Corporate Report No. R265
13750 - 96 Avenue, 13640 - 96 Avenue, 13700 - 96 Avenue; 13665 - 94A Avenue (the "Lands")

To amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16985" with CDA 21876 to allow flexibility to accommodate future growth and expansion of health care services for Surrey Memorial Hospital.

- * See memorandum dated January 5, 2026.

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16985, Amendment Bylaw, 2025, No. 21876"

Third Reading

Final Adoption

REZONING BYLAW – NO PUBLIC HEARING

11. Planning Report - Application No. 7917-0205-00
9445, 9447, 9459 and 9461 - 135 Street; 13491 and 13493 - 94A Avenue (the "Lands")

Owner: Lumora Realty (Previously 1075504 B.C. Ltd.)
(Director Information: A. Biran, A. Kullar, R. Mann, S. Purba)
Agent: V. Mehta

To zone the Lands from Urban Residential Zone (R3) to CD 21856 to allow a proposed development generally consisting of a six-storey apartment building.

"Surrey Comprehensive Development Zone 359 (CD 359), Bylaw, 2025, No. 21856"

First reading

Second reading

Third reading

12. Planning Report - Application No. 7925-0227-00
5684 - 146A Street (the "Lands")

Owners: G. Singh, K. Kaur, M. Waraich, H. Waraich
Agent: G. Singh

To zone the Lands from Suburban Residential Zone (R1) to CD 21866 to allow a proposed development generally consisting of a subdivision of one parent parcel into two CD lots based on Quarter Acre Zone Residential Lots.

"Surrey Comprehensive Development Zone 358 (CD 358), Bylaw, 2025, No. 21866"

First reading

Second reading

Third reading

13. Planning Report - Application No. 7925-0182-00
6851 - 150 Street (the "Lands")

Owners: M. Hans-Brar, G. Brar
Agent: Mainland Engineering (A. Banwait)

To zone the Lands from Acreage Residential Zone (RA) to Urban Residential Zone (R3) to allow a proposed development generally consisting of a subdivision into two residential lots.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21867"

First reading

Second reading

Third reading

14. Planning Report - Application No. 7925-0250-00
8126 - 132 Street (the "Lands")

Owners: G. Hans, R. Hans, G. Hans, G. Hans
Agent: Pacific Land Group (O. Verbenkov)

To zone the Lands from Urban Residential Zone (R₃) to Small Lot Residential Zone (R₄) to allow a proposed development generally consisting of a subdivision into four residential lots.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21868"

First reading

Second reading

Third reading

15. Planning Report - Application No. 7925-0196-00
9791 - 161A Street (the "Lands")

Owners: P. Master, M. Master
Agent: Pacific Land Group (L. Jones)

To zone a portion of the Lands from Acreage Residential Zone (RA) to Urban Residential Zone (R₃) and a portion of the Lands from Acreage Residential Zone (RA) to Small Lot Residential Zone (R₄) to allow a proposed development generally consisting of subdivision into four single family lots and one riparian lot to be conveyed to the City for conservation purposes. In addition, the proposal includes Development Variance Permit 7925-0196-00 for streamside setbacks in Part 7A of the "Surrey Zoning By-law, 1993 No. 12000".

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21870"

First reading

Second reading

Third reading

Development Variance Permit No. 7925-0196-00

That Council support Development Variance Permit No. 7925-0196-00 and consider issuance of the Permit upon final adoption of the associated rezoning Bylaw.

16. Planning Report - Application No. 7924-0329-00
18455 - 72 Avenue (the "Lands")

Owner: West C Homes Ltd. (Director Information: J. Sandhu, G. Sandhu)
Agent: Common Ground Consulting Ltd. (M. Taggar)

To zone the Lands from Acreage Residential Zone (RA) to Comprehensive Development Zone (CD 21858) to allow a development generally consisting of three six-storey residential apartment buildings with a total of 422 dwelling units and nine commercial retail units, above one level of underground parking.

"Surrey Comprehensive Development Zone 365 (CD 365), Bylaw, 2025, No. 21858"

First reading

Second reading

Third reading

17. Planning Report - Application No. 7922-0140-00
14039, 14049 and 14059 - 103 Avenue (the "Lands")

Owners: B. Gill, G. Purewal, N. Kapila, P. Purewal,
1434308 B.C. Ltd. (Director Information: G. Purewal)
Agent: Architecture Panel Inc. (R. Dhall)

To zone the Lands from Urban Residential Zone (R3) to CD 21859 to allow a development generally consisting of a six-story (market strata) apartment building containing 69 dwelling units, above two levels of underground parking.

"Surrey Comprehensive Development Zone 364 (CD 364), Bylaw, 2025, No. 21859"

First reading

Second reading

Third reading

18. Planning Report - Application No. 7923-0261-00
15377 - 88 Avenue (the "Lands")

Owner: Polygon Development 252 Ltd. (Director Information: R. Bruno, N. Chrystal)
Agent: Polygon Development 252 Ltd. (A. Paskovic)

To zone the Lands from Comprehensive Development Zone (Bylaw 18611) to CD 21883 to allow a development generally consisting of two six-storey mixed-use buildings containing 325 dwelling units and 19 commercial retail units, with two levels of underground parking.

"Surrey Comprehensive Development Zone 360 (CD 360), Bylaw, 2025, No. 21883"

First reading

Second reading

Third reading

PERMITS

19. Planning Report - Application No. 7925-0270-00
19135 - 30 Avenue and 19143 - 30 Avenue (the "Lands")

Owner: Beedie (19116 32nd Ave) Holdings Ltd. (Director Information: R. Beedie)
Agent: Beedie (19116 32nd Ave) Holdings Ltd. (J. Evers)

To reduce the minimum west yard setback; and the minimum east yard setback to the principal building face on the Lands in Part 47B of the "Zoning By-law, 1993, No. 12000" to allow the development of a single-tenant industrial warehouse.

- * See memorandum dated January 5, 2026.

Development Variance Permit No. 7925-0270-00

That Council authorize the issuance of Development Variance Permit No. 7925-0270-00.

Development Permit No. 7925-0270-00

That Council authorize the issuance of Development Permit No. 7925-0270-00.

20. Planning Report - Application No. 7922-0150-01
18825, 18843, 18885, 18861, 18919, 18937 and 18973 - 16 Avenue (the "Lands")

Owner: Beedie (Chs 16th Ave Nw) Holdings Ltd. (Director Information: R. Beedie)
Agent: Beedie (J. Evers)

To vary the definition of "Bond" in the "Subdivision and Development Bylaw, 1986, No. 8830", as amended, for Servicing Agreement No. 7822-0150-00 to allow for a multi-tenant business park development on the lands.

Development Variance Permit No. 7922-0150-01

That Council support Development Variance Permit No. 7922-0150-01 and consider issuance of the Permit upon final adoption of the associated rezoning Bylaw.

21. Planning Report - Application No. 7925-0319-00
13072 - 24 Avenue (the "Lands")

Owner: J. Gill
Agent: Gillagentorg (J. Gill)

To vary the offset on the upper floor level to be measured across the front, rear, and side walls, or a combination thereof; and to reduce the offset required at the second storey on the lands of Part 14 of the "Zoning By-law, 1993, No. 12000" to allow for a single-family dwelling.

Development Variance Permit No. 7925-0319-00

That Council authorize the issuance of Development Variance Permit No. 7925-0319-00.

22. Planning Report - Application No. 7925-0353-00
12385 New Mclellan Road (the "Lands")

Owners: J. Kang, M. Kang, A. Kang
Agent: Dhillon Designs Ltd. (A. Kang)

To increase the lot coverage of the maximum permitted use of Part 12 of the "Zoning By-law, 1993, No. 12000" for a proposed single family dwelling on the Lands.

Development Variance Permit No. 7925-0353-00

That Council authorize the issuance of Development Variance Permit No. 7925-0353-00.

23. Planning Report - Application No. 7925-0208-00
13301 to 13355 - 104 Avenue and 13280 to 13362 - 105 Avenue (the "Lands")

Owner: Bristol Estates 13301 Holdings Ltd. (Director Information: C. Bosa, D. Bosa)
Agent: Bosa Properties Inc. (A. Siddiqui)

To vary the definition of "Bond" in the "Subdivision and Development Bylaw, 1986, No. 8830", as amended, to include the use of Surety Bond for Servicing Agreement No. 7825-0208-00 to allow the development of six high-rise residential buildings on the Lands.

Development Variance Permit No. 7925-0208-00

That Council support Development Variance Permit No. 7925-0208-00 and consider issuance of the Permit upon final adoption of the associated Bylaws.

24. Planning Report - Application No. 7912-0140-00
16113, 16197, 16203, 16211, 16219, 16273 - 20 Avenue; 2112 - 160 Street (the "Lands")

Owners: Mainland Development Holdings Ltd. (Director Information: D. Dhaliwal)
Mainland Developments (Morgan Place) Ltd. (Director Information: D. Dhaliwal)
Agent: Mainland Development Holdings Ltd. (R. Dhaliwal)

To reduce the minimum lot width requirement for proposed Lot 4 in Part 12 of the "Zoning By-law, 1993, No. 12000" to allow development associated with a mixed retail and office commercial centre.

Development Variance Permit No. 7912-0140-00

That Council support Development Variance Permit No. 7912-0140-00 and consider issuance of the Permit upon final adoption of the associated rezoning Bylaw.

25. Planning Report - Application No. 7924-0285-00
1725 - 196 Street (the "Lands")

Owner: 1725 196 Street Holdings Inc. (Director Information: K. Dhesi)
Agent: Orion Construction (M. Rahnama)

To allow the temporary storage of goods and the parking of vehicles, boats and recreational vehicles for a maximum of 60 vehicles on the lands for a period not to exceed three years.

Temporary Use Permit No. 7924-0285-00

That Council support Temporary Use Permit No. 7924-0285-00 and consider issuance of the Permit upon final approval of the associated Development Permit.

INTRODUCTIONS

26. Proposed Amendment to Zoning Bylaw for Community Specific Capital Projects Contributions (Tier 2 Community Amenity Contributions)

Note: This Bylaw will be in order for consideration should Council approve the recommendations of Corporate Report No. R012.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2026, No. 21901"

First Reading

Second Reading

That the Public Hearing be held on Monday, January 26, 2026, at 7:00 p.m.

J. CLERK'S REPORT

1. Delegation Requests

- (a) **Tim Yzerman**
Action BMX

Requesting to appear at a Council-in-Committee meeting to discuss current challenges at Action BMX, explore a new operating agreement and seek support for a proposed asphalt pump track, including the potential for relocation.

**(b) Kathy Sheppard, President
Cloverdale Rodeo & Exhibition**

Requesting to appear at a Council-in-Committee meeting to discuss Rodeo Week which is taking place from May 11 to May 18, 2026.

**(c) Annette Durante
Surrey Property Owner**

Requesting to appear at a Council-in-Committee meeting to request changes to the Zoning Bylaw No. 12000, Part 14, Section H.2 (c) & (d).

K. NOTICE OF MOTION

This section has no items to consider.

L. OTHER BUSINESS

This section has no items to consider.

M. ADJOURNMENT

Council to pass a motion to adjourn the Regular Council – Public Hearing meeting.