

NOTICE OF REZONING BYLAW

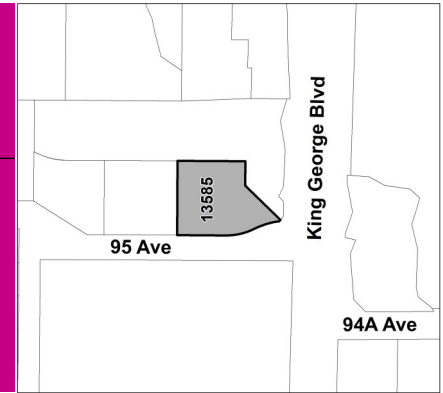
Surrey City Council will hold an **electronic** meeting

MONDAY, MAY 27, 2024

STARTING AT 7PM

View the livestream at surrey.ca or at City Hall

13450 —104 Avenue



Notice is hereby given that the proposed rezoning bylaw "Surrey Comprehensive Development Zone 212 (CD 212), Bylaw, 2024, No. 21257" will be read for the first time by the City of Surrey Council at the Council Meeting on May 27, 2024, for the purposes of potential adoption.

In accordance with Section 464 of the *Local Government Act*, no public hearing is permitted for applications that are consistent with the Official Community Plan and are primarily residential.

Planning Report - Application No. 7923-0227-00

Location: 13585 - 95 Avenue

Purpose of Bylaw and Development Variance Permit: The applicant is requesting to rezone the site shown shaded in grey on the location map from Comprehensive Development Bylaw No. 20416 to Comprehensive Development Zone in order to develop a 41-storey mixed-use tower comprised of 463 market rental residential dwelling units, 991 square metres of ground floor commercial and 5,890 square metres of medical offices within the 5-storey podium.

In addition, the proposal includes a Development Variance Permit to reduce the number of off-street parking spaces for multiple unit residential rental dwellings in City Centre from 0.65 parking spaces per rental dwelling unit to 0.48 spaces per rental dwelling unit, and from 0.1 visitor parking spaces per rental dwelling unit to 0.09 visitor parking spaces per rental dwelling unit.

OWNER/OCCUPANT



Office of the City Clerk
13450 – 104 Avenue,
Surrey, BC V3T 1V8
Canada

QUESTIONS FOR THE PLANNER:

Email planning staff at planningdevelopment@surrey.ca if you have any questions regarding this application. For information about the application visit surrey.ca.

City Hall is open Monday to Friday 8:30am-4:30pm except statutory holidays.

COMMENTS TO COUNCIL:

Your comments on this application must be received in writing by 12:00 noon on Council day, for Council's consideration. There are no speaking opportunities.

Webform: surrey.ca

Email: clerks@surrey.ca

Mail: Office of the City Clerk at the address above

Fax: 604-501-7578

WATCH THE COUNCIL MEETING:

View the livestream at surrey.ca or at City Hall, 13450 —104 Avenue.