

Present:

Chairperson - Mayor McCallum
Councillor Annis
Councillor Elford
Councillor Guerra
Councillor Hundial
Councillor Locke
Councillor Nagra
Councillor Patton
Councillor Pettigrew

Absent:**Staff Present:**

City Manager
City Clerk
General Manager, Corporate Services
General Manager, Engineering
General Manager, Finance
General Manager, Parks, Recreation & Culture
General Manager, Planning & Development
Deputy City Solicitor
Manager, Area Planning & Development, North Division
Manager, Area Planning & Development, South Division
Land Development Engineer

A. ADOPTION OF MINUTES**B. LAND USE APPLICATIONS****COMMERCIAL/INDUSTRIAL/AGRICULTURAL****FLEETWOOD/GUILDFORD**

1. **7917-0583-00**
8835 Fleetwood Way
Mehran Rabiee, Fleetwood West Dev. / Fleetwood Village Development Ltd.
Development Permit / Development Variance Permit
to permit the development of a mixed-use development with ground floor commercial, second floor office and 65 residential dwelling units in five buildings ranging from one-storey to five-storeys in height.

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That:

1. Council approve the applicant's request to vary the Sign Bylaw as described in Appendix II.
2. Council authorize staff to draft Development Permit No. 7917-0583-00 including a comprehensive sign design package generally in accordance with the attached drawings (Appendix III).
3. Council approve Development Variance Permit No. 7917-0583-00, to reduce the minimum required setback of an underground parking facility in Part 5 Off-Street Parking and Loading/Unloading of the Zoning By-law

No. 12000 from 2.0 metres (6.5 ft.) to 0.5 metre (1.6 ft.) from all four lot lines, to proceed to Public Notification.

4. Council instruct staff to resolve the following issues prior to final approval:
- (a) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (b) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
 - (d) submission of an acoustical report and registration of a Section 219 Restrictive Covenant to ensure the implementation of appropriate noise mitigation measures along 88 Avenue.

RES.R19-180

Carried

With Councillors Elford and Pettigrew opposed.

NEWTON

2. **7918-0429-00**
13090 - 78A Avenue
Bob Naicker, EWOS Canada Ltd. / EWOS Canada Ltd.
Temporary Use Permit
to allow placement of shipping containers to provide temporary outside storage for a period not to exceed three (3) years.

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That Council approve Temporary Use Permit

No. 7918-0429-00 to proceed to Public Notification.

RES.R19-181

Carried

SURREY CITY CENTRE/WHALLEY

3. **7916-0487-00**
11969 Tannery Road
Rodney Lyons, Rodney C. Lyons, Architect AIBC / Super Fast Trucking Ltd.
NCP Amendment from Highway Commercial to Light Impact/Business Park
Rezoning from IL-1 to CD (based on IL-1)
Development Permit for Form and Character and Hazard Lands/Flood Plain
to permit the development of a truck repair facility.

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That:

1. A Bylaw be introduced to rezone the subject site from "Light Impact Industrial 1 Zone (IL-1)" to "Comprehensive Development (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) approval from the Ministry of Transportation & Infrastructure;
 - (c) submission of a finalized geotechnical report to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (h) registration of a Section 219 Restrictive Covenant to restrict habitable floor area below the Fraser River 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.

3. Council pass a resolution to amend the South Westminster NCP to redesignate the site from Highway Commercial to Light Impact/Business Park, as shown in Appendix V, when the project is considered for final adoption.

RES.R19-182 Carried

- It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2019, No. 19782" pass its first reading.

RES.R19-183 Carried

The said Bylaw was then read for the second time.

- It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2019, No. 19782" pass its second reading.

RES.R19-184 Carried

- It was then Moved by Councillor Guerra
Seconded by Councillor Nagra
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19782" be held at the City
Hall on February 25, 2019, at 7:00 p.m.

RES.R19-185 Carried

RESIDENTIAL/INSTITUTIONAL

FLEETWOOD/GUILDFORD

4. **7918-0045-00**
15482 - 86B Avenue
Dave Kajal, Westride Engineering & Consulting Ltd. / B. Takhar, K. Takhar
Rezoning from RM-D to RF / Development Variance Permit
to allow subdivision into two (2) single family lots, with reduced lot depths, and vary the south rear yard setback and '80% Rule' of the RF Zone to retain the existing house on proposed Lot 1.

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That:

1. A Bylaw be introduced to rezone the subject site from "Duplex Residential Zone (RM-D)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.

2. Council approve Development Variance Permit No. 7918-0045-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot depth of the RF Zone from 28 metres (92 ft.) to 24.7 metres (81 ft.) for proposed Lots 1 and 2;
 - (b) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 5.2 metres (17 ft.) for the existing home on proposed Lot 1; and
 - (c) to vary the '80% Rule' of the RF Zone to permit the floor area of the second storey of the principal building on proposed Lot 1 to be 100% of the floor area of the main floor level.

3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) interior modifications to the existing home on the area comprising proposed Lot 1, and the demolition of existing buildings and structures on proposed Lot 2, to the satisfaction of the Planning and Development Department; and
 - (e) registration of a Section 219 Restrictive Covenant for tree preservation on proposed Lot 1 and 2.

RES.R19-186

Carried

It was

Moved by Councillor Guerra
 Seconded by Councillor Nagra
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2019, No. 19783" pass its first reading.

RES.R19-187

Carried

The said Bylaw was then read for the second time.

- RES.R19-188 It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2019, No. 19783" pass its second reading.
Carried
- RES.R19-189 It was then Moved by Councillor Guerra
Seconded by Councillor Nagra
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19783" be held at the City
Hall on February 25, 2019, at 7:00 p.m.
Carried

5. **7918-0177-00**
10659 and 10669 – 160 Street
Roger Jawanda, Citiwest Consulting Ltd.
DHAP Developments Ltd., S. Dhaliwal
Rezoning from RA to RF-13
to allow subdivision into three single family small lots.

- It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That:
1. A Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" 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 subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant for increased setbacks along 160 Street for proposed Lot 1 to accommodate on-

site tree preservation;

- (h) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
- (i) 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
- (j) completion of the partial lane closure and acquisition of the southerly 3 metre (10 ft.) wide portion of the unopened east-west lane allowance directly north of 10669 – 160 Street.

RES.R19-190 Carried

It was Moved by Councillor Guerra
 Seconded by Councillor Nagra
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2019, No. 19784" pass its first reading.

RES.R19-191 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Guerra
 Seconded by Councillor Nagra
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2019, No. 19784" pass its second reading.

RES.R19-192 Carried

It was then Moved by Councillor Guerra
 Seconded by Councillor Nagra
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19784" be held at the City
 Hall on February 25, 2019, at 7:00 p.m.

RES.R19-193 Carried

NEWTON

6. 7918-0406-00
13932 - 58B Avenue
Rupinder Bhinder, 1004673 BC Ltd. / 1004673 BC Ltd.
Director Information: Rupinder Bhinder
Officer Information as at June 6, 2018: Rupinder Bhinder (CEO)
Development Variance Permit
to permit the construction of a basement access well between the principal building and the front lot line for a proposed single family dwelling.

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That Council approve Development Variance
Permit No. 7918-0406-00, to vary the Single Family Residential (12) Zone (RF-12) to
allow the basement access and basement well to be located in the front yard of the
subject lot, to proceed to Public Notification.

RES.R19-194

Carried

7. 7917-0308-00
6064 - 146 Street
K. Kim
HMDD Investments Corp., Beautiful Quality Construction Inc.
1080029 BC Ltd.
Director Information: Karim Dharsi
No Officer Information Filed as at June 20, 2018.
NCP Amendment from "Single Family Residential" to "Single Family Flex
(6-14.5 u.p.a.)" / Rezoning from RA to RF-13.
to allow subdivision of the subject property into five (5) single family small lots.

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That:

1. A Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone to "Single Family Residential (13) Zone (RF-13)" 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 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

3. Council pass a resolution to amend the South Newton Neighbourhood Concept Plan (NCP) to redesignate the land from Single Family Residential to Single Family Residential Flex (6 – 14.5 u.p.a.), when the project is considered for final adoption.

RES.R19-195

Carried

With Councillor Pettigrew opposed.

It was

Moved by Councillor Guerra

Seconded by Councillor Nagra

That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2019, No. 19785" pass its first reading.

RES.R19-196

Carried

With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

It was

Moved by Councillor Guerra

Seconded by Councillor Nagra

That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2019, No. 19785" pass its second reading.

RES.R19-197

Carried

With Councillor Pettigrew opposed.

It was then

Moved by Councillor Guerra

Seconded by Councillor Nagra

That the Public Hearing on "Surrey Zoning

Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19785" be held at the City Hall on February 25, 2019, at 7:00 p.m.

RES.R19-198

Carried

With Councillor Pettigrew opposed.

SOUTH SURREY**8. 7919-0008-00****2656 - 160 Street****Eric Fung, City of Surrey / South Surrey Independent School Society**

Development Variance Permit

to vary the setback requirement for two existing free-standing signs and for two existing parking lots.

It was Moved by Councillor Guerra
 Seconded by Councillor Nagra
 That Council approve Development Variance
 Permit No. 7919-0008-00 varying the following, to proceed to Public Notification:

- (a) to vary the Sign By-law to reduce the minimum setback requirement for a free-standing sign from western property line is reduced from 2.0 metres (6.5 ft.) to 0.0 metres (0.0 ft.); and
- (b) to reduce the minimum front yard setback for off-street parking under the PA-2 Zone from 7.5 metres (25 ft.) to 5.0 metres (16 ft.).

RES.R19-199

CarriedCOMMERCIAL/INDUSTRIAL/AGRICULTURALSOUTH SURREY

9. **7918-0352-00**
3033 - 152 Street
Rebekka Hammer, Mallen Gowing Berzins Architecture Inc.
SPE BT Holdings Ltd.
 Development Permit
to permit an addition to a portion of the South Point Exchange Shopping Centre.

It was Moved by Councillor Guerra
 Seconded by Councillor Nagra
 That Council approve Development Permit
 No. 7918-0352-00 and authorize the Mayor and Clerk to execute the Permit.

RES.R19-200

CarriedRESIDENTIAL/INSTITUTIONALFLEETWOOD/GUILDFORD

10. **7918-0206-00**
15820- Fraser Highway
Matt Reid, DS (Fraser) Developments Ltd. / Green Tree Estates Ltd.
 OCP Amendment of a portion from Urban to Multiple Residential
 TCP Amendment of a portion from Manufactured Homes and Buffer Within
 Private Land to Apartment 2.0 FAR 6 Storey Maximum
 Rezoning of a portion from RM-M to CD (based on RM-70)
 Development Permit
to permit the development of one 5-storey and four 6-storey apartment buildings on the northern portion of this site in Fleetwood.

It was

Moved by Councillor Guerra
Seconded by Councillor Nagra
That:

1. A Bylaw be introduced to amend the OCP by redesignating the portion of the subject site, shown as Block A on the survey plan attached in Appendix I, from "Urban" to "Multiple Residential", 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 Official Community Plan, 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 portion of the subject site, shown as Block A on the survey plan attached in Appendix I, from "Manufactured Home Residential Zone (RM-M)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 1,278 square metres (13,756 sq. ft.) to 556 square metres (5,984 sq. ft.).
5. Council authorize staff to draft Development Permit No. 7918-0206-00 generally in accordance with the attached drawings (Appendix II).
6. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) Final Adoption of Rezoning Bylaw No. 19586 and completion of all outstanding requirements, including road dedication and conveyance of the park lot as well as 4 metre (13 ft.) wide pedestrian walkway, identified as part of Development Application No. 7917-0402-00 which would permit Phase I of the development on the subject site;
 - (b) 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;
 - (c) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;

- (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (h) submission of an acoustical report for the units adjacent to Fraser Highway and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture;
- (j) registration of a Section 219 Restrictive Covenant to 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;
- (k) registration of a Section 219 Restrictive Covenant to reflect the 43 rental units and ensure that the applicant will adequately address the City's needs with respect to public art, should the project be converted from rental housing to market units, at any point in the future;
- (l) the applicant to enter into a Housing Agreement with the City to restrict a total of 43 dwelling units on the subject site to rental housing for a period of twenty (20) years;
- (m) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
- (n) the applicant adequately address the impact of reduced indoor amenity space.

7. Council pass a resolution to amend the Fleetwood Town Centre Plan to re-designate the northern portion of the subject site from "Manufactured Homes" and "Buffer Within Private Land" to a new land-use designation "Apartment 2.0 FAR 6 Storey Maximum", as illustrated in Appendix VIII, when the project is considered for final adoption.

RES.R19-201

Carried

With Councillor Pettigrew opposed.

It was

Moved by Councillor Guerra

Seconded by Councillor Nagra

That "Surrey Official Community Plan Bylaw,

2013, No. 18020, Amendment Bylaw, 2019, No. 19787" pass its first reading.

RES.R19-202

Carried

With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

RES.R19-203 It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2019, No. 19787" pass its second reading.
Carried
With Councillor Pettigrew opposed.

RES.R19-204 It was then Moved by Councillor Guerra
Seconded by Councillor Nagra
That the Public Hearing on "Surrey Official
Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2019, No. 19787" be
held at the City Hall on February 25, 2019, at 7:00 p.m.
Carried
With Councillor Pettigrew opposed.

RES.R19-205 It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2019, No. 19788" pass its first reading.
Carried
With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

RES.R19-206 It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2019, No. 19788" pass its second reading.
Carried
With Councillor Pettigrew opposed.

RES.R19-207 It was then Moved by Councillor Guerra
Seconded by Councillor Nagra
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19788" be held at the City
Hall on February 25, 2019, at 7:00 p.m.
Carried
With Councillor Pettigrew opposed.

NEWTON

11. **7918-0201-00**
15000 - 54A Avenue
Myron Dirks, Lark Projects / Excellent Ice (Surrey) Properties Ltd.
Amend CD By-law No. 14723B
NCP Amendment to introduce a new land use designation: Institution and Recreation / NCP Amendment from Ice Rink to Institution and Recreation Development Permit
to allow a private school as a permitted use within an existing commercial building.

It was
Moved by Councillor Guerra
Seconded by Councillor Nagra
That:

1. A Bylaw be introduced to amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law No. 14723B", and a date be set for Public Hearing;
2. Council authorize staff to draft Development Permit No. 7918-0201-00 generally in accordance with the attached drawings (Appendix II).
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) final approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department.
4. Council pass a resolution to introduce a new designation in the East Panorama Ridge Neighbourhood Concept Plan "Institution and Recreation" and to redesignate the land from "Ice Rink" to "Institution and Recreation" when the project is considered for final adoption.

RES.R19-208

Carried

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2002, No. 14723B, Amendment Bylaw, 2019, No. 19789" pass its
first reading.

RES.R19-209 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2002, No. 14723B, Amendment Bylaw, 2019, No. 19789" pass its
second reading.

RES.R19-210 Carried

It was then Moved by Councillor Guerra
Seconded by Councillor Nagra
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2002, No. 14723B, Amendment Bylaw,
2019, No. 19789" be held at the City Hall on February 25, 2019, at 7:00 p.m.

RES.R19-211 Carried

C. ADDITIONAL PLANNING COMMENTS

CLOVERDALE/CLAYTON

1. **7917-0122-01**
18455 - 72 Avenue
Douglas Johnson, Douglas R Johnson Architect Ltd.
1093759 BC Ltd.
Director Information: Joginder S. Brar, Harjinder S. Dhaliwal,
Ravinder S. Munday
No Officer Information Filed as at October 20, 2017.
Development Variance Permit
to permit the development of 71 townhouse units.

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That:

1. Council approve the applicant's request to reduce the amount of required indoor amenity space from 213 square metres (2,292 square feet) to 183 square metres (1,970 square feet).

2. Council approve Development Variance Permit No. 7917-0122-01, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.8 metres (12 ft.) to the principal building face for Building 12.
3. Council instruct staff to resolve the following additional condition prior to final adoption of rezoning Bylaw No. 19691:
 - (a) the applicant adequately address the impact of reduced indoor amenity space.

RES.R19-212

Carried

With Councillor Pettigrew opposed.

SOUTH SURREY

2. **7917-0436-00**
16220 and 16260 - 10 Avenue
James Evans, McNally Creek Developments Ltd.
McNally Creek Developments Ltd.
 Development Variance Permit
for reduced setbacks, number of onsite parking spaces, and to allow a front access driveway and a double garage.

It was

Moved by Councillor Guerra

Seconded by Councillor Nagra

That Council approve Development Variance

Permit No. 7917-0436-00, amended as follows, to proceed to Public Notification:

- (a) to increase the maximum permitted floor area of a second storey of a principal building under the RF-13 Zone from 80% to 90% of the main floor area on Lots 10, 11, 13, and 14;
- (b) to reduce the minimum front yard setback of the RF-13 Zone from:
 - a. 6.0 metres (20 ft.) to 4.0 metres (13 ft.) for the garage on proposed Lots 10, 11, 13, and 14;
 - b. 4 metres (13 ft.) to 3.5 metres (12 ft.) for the remainder of the building face on Lots 10 and 13;
- (c) to reduce the minimum number of off-street parking spaces from three (3) to two (2) on proposed Lots 10, 11, 13, and 14; and
- (d) to allow a front access, side-by-side double garage on proposed Lot 36, which is a "Type I" corner lot under the RF-13 Zone.

RES.R19-213

Carried

With Councillor Pettigrew opposed.

D. ITEMS REFERRED BACK

RESIDENTIAL/INSTITUTIONALCLOVERDALE/CLAYTON

1. 7917-0347-00
18805 and 18855 - 72 Avenue
Colin A Hogan, Focus Architecture Incorporated / 1098629 B.C. Ltd.
Director Information: Ross Elliott, Martina Rempel
No Officer Information Filed as at December 1, 2017.
OCP Amendment from Urban to Multiple Residential
NCP amendment of a portion from Neighbourhood Commercial to High Density Residential (22-45 upa) and Mixed-Use Commercial/Residential (4-5 storeys)
Rezoning from RA to CD (based on C-5, RM-45 and RM-30)
Development Permit
to permit the development of a 5-storey mixed-use building and 96 townhouse units.

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That:

1. A Bylaw be introduced to amend the OCP by redesignating the subject site in Development Application No. 7917-0347-00 from Urban to Multiple Residential 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 Official Community Plan, 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 "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7917-0347-00 generally in accordance with the attached drawings (Appendix II).
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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) submission of an acoustical report for the units adjacent to 72 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (h) 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;
 - (i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (j) the applicant satisfies the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (k) registration of Section 219 Restrictive Covenant to regulate the phasing of the residential portion of the site, as identified in this report.
6. Council pass a resolution to amend the East Clayton Extension North of 72 Avenue Neighbourhood Concept Plan to redesignate a portion of the land identified as Block 2 on the Survey Plan attached as Appendix I, from "Neighbourhood Commercial" to "High Density Residential (22-45 upa)" and a portion of the land identified as Block 1 on the Survey Plan from "Neighbourhood Commercial" to "Mixed Use Commercial/Residential (4-5 storeys)", which is a new land use designation, when the project is considered for final adoption.

RES.R19-214

Carried

With Councillor Pettigrew opposed.

RES.R19-215 It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2019, No. 19747" pass its first reading.
Carried
With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

RES.R19-216 It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2019, No. 19747" pass its second reading.
Carried
With Councillor Pettigrew opposed.

RES.R19-217 It was then Moved by Councillor Guerra
Seconded by Councillor Nagra
That the Public Hearing on "Surrey Official
Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2019, No. 19747" be
held at the City Hall on February 25, 2019, at 7:00 p.m.
Carried
With Councillor Pettigrew opposed.

RES.R19-218 It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2019, No. 19748" pass its first reading.
Carried
With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

RES.R19-219 It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2019, No. 19748" pass its second reading.
Carried
With Councillor Pettigrew opposed.

It was then Moved by Councillor Guerra
 Seconded by Councillor Nagra
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19748" be held at the City
 Hall on February 25, 2019, at 7:00 p.m.

RES.R19-220 Carried
 With Councillor Pettigrew opposed.

2. **7916-0221-00**

18702, 18726 and 18738 - 74 Avenue

P. S. Basraon / IK (74 Avenue) Projects Inc.

NCP Amendment to amend the Biodiversity Conservation Strategy Corridor location and road network and from High Density Cluster and Green Density Transfer to Townhouse 25-30 UPA Net / Rezoning from RA to RM-30 Development Permit / Development Variance Permit
to permit the development of 166 townhouse units on three lots and conveyance of one park lot to the City.

It was Moved by Councillor Guerra
 Seconded by Councillor Nagra
 That:

1. A Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 498 square metres (5,360 sq. ft.) to 314 square metres (3,380 sq. ft.).
3. Council authorize staff to draft Development Permit No. 7916-0221-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7916-0221-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north side yard setback on a flanking street of the RM-30 Zone on proposed Lot 1 from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the principal building face and 3.5 metres (11 ft.) to the roof overhang and entry canopy;
 - (b) to reduce the minimum east rear yard setback of the RM-30 Zone on proposed Lot 1 from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the principal building face and 2.5 metres (8 ft.) to the roof overhang;

- (c) to reduce the minimum west front yard setback of the RM-30 Zone on proposed Lot 1 from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the principal building face and 3.5 metres (11 ft.) to the roof overhang and entry canopy;
- (d) to reduce the minimum south side yard setback of the RM-30 Zone on proposed Lot 1 from 7.5 metres (25 ft.) to 2.25 metres (7 ft.) to the principal building face and 1.75 metres (6 ft.) to the roof overhang;
- (e) to reduce the minimum north side yard setback of the RM-30 Zone on proposed Lot 2 from 7.5 metres (25 ft.) to 2.25 metres (7 ft.) to the principal building face and 1.75 metres (6 ft.) to the roof overhang;
- (f) to reduce the minimum east rear yard setback of the RM-30 Zone on proposed Lot 2 from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to the principal building face and 5.5 metres (18 ft.) to the roof overhang;
- (g) to reduce the minimum west front yard setback of the RM-30 Zone on proposed Lot 2 from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to principle building face and 3.5 metres (11 ft.) to the roof overhang and entry canopy of Building B1 and to 3.0 metres (10 ft.) to the principle building face and 2.5 metres (8 ft.) to the roof overhang of Building B8;
- (h) to reduce the minimum south side yard setback of the RM-30 Zone on proposed Lot 2 from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the principle building face and 3.5 metres (11 ft.) to the roof overhang and entry canopy for Buildings B8 and B9 and to 1.5 metres (5 ft.) for the amenity building;
- (i) to reduce the minimum north side yard setback of the RM-30 Zone on proposed Lot 4 from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the principle building face and 3.5 metres (11 ft.) to the roof overhang and entry canopy for Building C1 and to 3.0 metres (10 ft.) to the principle building face and 2.5 metres (8 ft.) to the roof overhang for Building C2;
- (j) to reduce the minimum east rear yard setback of the RM-30 Zone on proposed Lot 4 from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the principal building face and 2.5 metres (8 ft.) to the roof overhang;
- (k) to reduce the minimum west front yard setback of the RM-30 Zone on proposed Lot 4 from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) the principal building face and 4.0 metres (13 ft.) to the roof overhang;

- (l) to reduce the minimum south side yard on a flanking street setback of the RM-30 Zone on proposed Lot 4 from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the principal building face and 3.5 metres (11 ft.) to the roof overhang and entry canopy; and
 - (m) to vary the Zoning By-law to increase the number of risers permitted within the setback area on proposed Lots 1, 2 and 4 from 3 to 4 risers.
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 FortisBC;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (i) registration of a Section 219 Restrictive Covenant to require energy efficiency features in accordance with the energy efficiency density bonus provisions in the West Clayton NCP, to the satisfaction of the Planning and Development Department;
 - (j) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (k) the applicant convey land encumbered by a Fortis BC right-of-way, identified as Lot 3, to the City as a lot for park purposes;
 - (l) the applicant adequately address the impact of reduced indoor amenity space; and

(m) registration of Section 219 Restrictive Covenant to regulate the phasing of the residential portion of the site, as identified in this report.

6. Council pass a resolution to amend the West Clayton NCP to realign the Biodiversity Conservation Strategy Green Infrastructure Network and the road network and to amend the designation of the subject site from High Density Cluster and Green Density Transfer to Townhouse 25-30 UPA Net, in accordance with Appendix VII, when the project is considered for final adoption.

RES.R19-221

Carried

With Councillor Pettigrew opposed.

It was

Moved by Councillor Guerra

Seconded by Councillor Nagra

That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2019, No. 19749" pass its first reading.

RES.R19-222

Carried

With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

It was

Moved by Councillor Guerra

Seconded by Councillor Nagra

That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2019, No. 19749" pass its second reading.

RES.R19-223

Carried

With Councillor Pettigrew opposed.

It was then

Moved by Councillor Guerra

Seconded by Councillor Nagra

That the Public Hearing on "Surrey Zoning

Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19749" be held at the City Hall on February 25, 2019, at 7:00 p.m.

RES.R19-224

Carried

With Councillor Pettigrew opposed.

SOUTH SURREY

3. 7915-0364-00
2440 - 164 Street; 16413 - 24 Avenue
Mike Helle, Coastland Engineering and Surveying Ltd.
Grayrose (Morgan Walk) Developments Ltd., D. Thorpe
Rezoning from RA to CD (based on RM-23) / Development Permit
to permit the development of 10 rowhomes.

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That:

1. Council file Bylaw No. 19534, which received First and Second Reading on March 12, 2018.
2. A Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone" (RA) to "Comprehensive Development Zone" (CD) and a date be set for Public Hearing.
3. Council authorize staff to draft Development Permit No. 7915-0364-00 generally in accordance with the attached drawings (Appendix II).
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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) submission of an acoustical report for the unit adjacent to 24 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; 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.R19-225 Carried

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19534" be filed.

RES.R19-226 Carried

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2019, No. 19786" pass its first reading.

RES.R19-227 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2019, No. 19786" pass its second reading.

RES.R19-228 Carried

It was then Moved by Councillor Guerra
Seconded by Councillor Nagra
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19786" be held at the City
Hall on February 25, 2019, at 7:00 p.m.

RES.R19-229 Carried

E. CORPORATE REPORTS

F. CORRESPONDENCE

G. NOTICE OF MOTIONS

H. BYLAWS AND PERMITS

BYLAWS

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19255"
7916-0706-00 – 1128090 B.C. Ltd. (Director Information: Paramjit S. Atwal and
Jagdes S. Nahal)
c/o WSP Canada Inc. (Dexter Hirabe)
RA to RF-10 – 16755 – 20 Avenue - to subdivide into 10 single family small lots.

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19255" be removed from the Regular Council – Land
Use agenda.

RES.R19-230

Carried

BYLAWS WITH PERMITS

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19515"
7917-0280-00 – G. and P. Sidhu
c/o Mainland Engineering Consultants Corporation (Rajeev Mangla)
CD Bylaw No. 11829 to RH - 8787 – 166B Street – to subdivide into 2 half acre single
family residential lots.

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19515" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R19-231

Carried**Development Variance Permit No. 7917-0280-00**

8787 – 166B Street

To reduce the setbacks along the north and south property lines for proposed Lot 1
in order to retain the existing house. Proposed Lot 2 will also require the lot depth
to be reduced.

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That Development Variance Permit
No. 7917-0280-00 be approved; that the Mayor and Clerk be authorized to sign the
Permit; and that Council authorize the transfer of the Permit to the heirs,
administrators, executors, successors, and assigns of the title of the land within the
terms of the Permit.

RES.R19-232

Carried

Development Permit No. 7917-0280-00

8787 – 166B Street
For Farming Protection

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That the Mayor and Clerk be authorized to
execute Development Permit No. 7917-0280-00.

RES.R19-233

Carried

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19500"
7915-0217-00 – 1003747 B.C. Ltd. (Director Information: Kinder Sidhu and
Baljinder Sivia)
c/o Aplin & Martin Consultants Ltd. (Anya Paskovic)
RA to RQ, RF, RF-10 and RM-30 – 16588 – 26 Avenue - to subdivide into 13 single
family lots (2 RQ, 2 RF and 9 RF-10) and 39 townhouse units.

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That Council amend the Orchard Grove
Neighbourhood Concept Plan for changes to the road network.

RES.R19-234

Carried

With Councillor Pettigrew opposed.

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19500" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R19-235

Carried

With Councillor Pettigrew opposed.

Development Variance Permit No. 7915-0217-00

16588 – 26 Avenue
To reduce building setbacks along all lot lines of the townhouse development in
order to achieve a more urban, pedestrian streetscape.

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That Development Variance Permit
No. 7915-0217-00 be approved; that the Mayor and Clerk be authorized to sign the
Permit; and that Council authorize the transfer of the Permit to the heirs,
administrators, executors, successors, and assigns of the title of the land within the
terms of the Permit.

RES.R19-236

Carried

With Councillor Pettigrew opposed.

Development Permit No. 7915-0217-00

16588 – 26 Avenue

To permit subdivision into 4 single family lots, 9 single family small lots and one lot to permit the development of 39 townhouse units.

It was Moved by Councillor Guerra
 Seconded by Councillor Nagra
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7915-0217-00.

RES.R19-237

Carried
 With Councillor Pettigrew opposed.

- 4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19306"
 7916-0329-00 – Overseas Homes Ltd.
 c/o Hub Engineering Inc. (Mike Kompter)
 RA to RH – 2561 – 141 Street - to subdivide into 2 single family lots.

It was Moved by Councillor Guerra
 Seconded by Councillor Nagra
 That Council amend the Central Semiahmoo
 Peninsula Local Area Plan to redesignate the land from "One-Acre" to "Half-Acre
 Gross Density.

RES.R19-238

Carried

It was Moved by Councillor Guerra
 Seconded by Councillor Nagra
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2017, No. 19306" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.

RES.R19-239

Carried

Development Variance Permit No. 7916-0329-00

2561 – 141 Street

To reduce the lot width from 30 metres (98 ft.) to 25.1 metres (82 ft.) for proposed
 Lots 1 and 2 in order match the width of existing lots to the west.

It was Moved by Councillor Guerra
 Seconded by Councillor Nagra
 That Development Variance Permit
 No. 7916-0329-00 be approved; that the Mayor and Clerk be authorized to sign the
 Permit; and that Council authorize the transfer of the Permit to the heirs,
 administrators, executors, successors, and assigns of the title of the land within the
 terms of the Permit.

RES.R19-240

Carried

5. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19298"
7915-0305-00 – Tien Sher Investment (Flamingo) Group Inc.
c/o Tien Sher Management Group Inc. (Roxanne Wahid)
To redesignate the site at 10740 and 10768 King George Boulevard and 13665 – 107A Ave from Central Business District 3.5 FAR to Central Business District 5.5 FAR.

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That Council amend the City Centre Plan to
redesignate the site from Mixed-Use 3.5 FAR and Residential Mid to High Rise 3.5 FAR to Mixed-Use 5.5 FAR and High Rise 5.5 FAR.

RES.R19-241

Carried
With Councillors Locke and Pettigrew
opposed.

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2017, No. 19298" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R19-242

Carried
With Councillor Pettigrew
opposed.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19299"
C-8 and C-15 to CD – Portion of 10768 King George Boulevard and Portion of
13665 -- 107A Avenue - to allow a mixed-use development with a 35-storey tower,
6 storey building, 3-storey building and vaulted commercial podium containing
4 townhouse units, 345 apartment units and commercial space.

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19299" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R19-243

Carried
With Councillor Pettigrew
opposed.

Development Permit No. 7915-0305-00

10740 and 10768 King George Boulevard and 13665 – 107A Avenue

RES.R19-244 It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That the Mayor and Clerk be authorized to
execute Development Permit No. 7915-0305-00.
Carried
With Councillors Locke and Pettigrew
opposed.

6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19643"
7917-0009-00 – City of Surrey
c/o McElhanney Consulting Services Ltd. (Sandra Shanoada)
A-1 and IB-1 to CD – 19475 and 19500 – 26 Avenue - to develop 2 business park lots
and dedicate open space as parkland.

RES.R19-245 It was Moved by Councillor Pettigrew
Seconded by Councillor Nagra
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19643" be referred back to staff.
Carried
With Mayor McCallum, Councillors Elford,
Guerra and Patton opposed.

RES.R19-246 It was Moved by Councillor Annis
Seconded by Councillor Patton
That final adoption of "Surrey Zoning Bylaw,
1993, No. 12000, Amendment Bylaw, 2018, No. 19643" be reconsidered.
Carried
With Councillor Nagra opposed.

RES.R19-247 It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19643" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried
With Councillor Pettigrew opposed.

Development Permit No. 7917-0009-00

19475 and 19500 – 26 Avenue

To allow subdivision into two business park lots.

RES.R19-248 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That the Mayor and Clerk be authorized to
execute Development Permit No. 7917-0009-00.
Carried

PERMIT APPROVALS

7. **Development Variance Permit No.7917-0312-00**

S. and K. Dult

c/o Arrive Home Corp. (Sukhdev Sandhu)

17445 – 80 Avenue

To increase the maximum setback for a single family dwelling and farm residential footprint and reduce the minimum streamside setback for a new single family dwelling to be sited on the existing (historical) farm residential homeplate and retain an existing gravel driveway on the lot.

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That Development Variance Permit

No. 7917-0312-00 be approved; that the Mayor and Clerk be authorized to sign the Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R19-249

Carried**Development Permit No. 7917-0312-00**

17445 – 80 Avenue

For Sensitive Ecosystems

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That the Mayor and Clerk be authorized to

execute Development Permit No. 7917-0312-00.

RES.R19-250

Carried8. **Development Variance Permit No. 7918-0369-00**

Yang Family Holdings Ltd.

c/o D A Horvath Consultants Inc. (Irene Horvath)

13719 - 72 Avenue

To waive the 400-metre requirement for the distance between a proposed small-scale drug store and existing drug stores. The proposed small-scale drug store would operate in conjunction with a medical clinic, located in the adjacent unit of the same building.

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That Development Variance Permit

No. 7918-0369-00 be approved; that the Mayor and Clerk be authorized to sign the Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R19-251

Carried

With Councillor Pettigrew opposed.

APPLICATIONS/BYLAWS/PERMITS TO BE CLOSED

9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16609"
7905-0120-01 - Quadri Properties Ltd. and City of Surrey
c/o McElhanney Consulting Services Ltd. (Dwight Heintz)
RA to RM-23 - Portions of 133 - 171 Street and 173 - 171 Street - to allow the
development of 17 attached dwelling units in six rowhouse buildings on separate
fee simple lots.

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That Application No. 7905-0120-01 be closed
and "Surrey Zoning Bylaw, 1993, No. 12000, Amendment By-law, 2008, No. 16609"
be filed.

RES.R19-252

Carried

I. CLERKS REPORT

J. OTHER BUSINESS

1. **7915-0020-00**
5175 - 184 Street
Dave Batten, Krahn Engineering Ltd. / o865838 B.C. Ltd.
Director Information: Kenneth Kooyman, Jeffrey Kooyman
Officer Information as at November 9, 2017:
Jeffrey Kooyman (Secretary), Kenneth Kooyman (President)
Rezoning from A-1 and IH to CD (based on A-1 and IH)
Development Permit / Non-farm use under Section 20(3) of the ALC Act
*to allow the redevelopment of an abattoir facility and continuation of agricultural
uses.*

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That Council direct staff to cancel the Public
Hearing set for "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017,
No. 19341" granted by Resolution No. R19-108 at the January 30, 2019 Regular
Council - Land Use meeting.

RES.R19-253

Carried

K. ADJOURNMENT

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That the February 11, 2019 Regular Council –

Land Use meeting be adjourned.
RES.R19-254

Carried

The Regular Council - Land Use meeting adjourned at 6:19 p.m.

Certified correct:



Jennifer Ficocelli, City Clerk



Mayor Doug McCallum