

**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. 7918-0448-00****18013 - 96 Avenue**

Agent: Pardeep Sanghera, 0987282 B.C. Ltd.

Owner: 0987282 B.C. Ltd.

Director Information: Yadvinder Bal, Pardeep Sanghera, Harinder SullOfficer Information as at December 3, 2018: Pardeep Sanghera (President)**Temporary Use Permit***to permit the continued operation of a truck parking facility on the lot 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. 7918-0448-00, to permit a temporary truck parking facility on the lot, to proceed to Public Notification.

RES.R19-404

Carried

2. **7919-0014-00**  
**19470 - 96 Avenue**  
 Agent: Jason Noseworthy, Priority Permits Ltd.  
 Owners: Jim Pattison Developments Ltd.  
**Development Variance Permit**  
*to permit two (2) fascia signs on the same façade of a single-storey industrial building.*

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Council approve Development Variance  
 Permit No. 7919-0014-00, to vary the Sign By-law to allow two (2) fascia signs on  
 the north building elevation of an existing single-storey industrial building, to  
 proceed to Public Notification.

RES.R19-405

CarriedNEWTON

3. **7918-0355-00**  
**7680 Anvil Way (129A Street)**  
 Agent: Greg Lea, Ram Construction  
 Owner: 0782738 B.C. Ltd.  
Director Information: Sukhwinder Singh, Amrik Singh  
Officer Information as at February 14, 2017:  
 Sukhwinder Singh (Secretary), Amrik Singh (President)  
**Restrictive Covenant Amendment / Development Variance Permit**  
*to permit the development of a new industrial building.*

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Council:

1. Approve Development Variance Permit No. 7918-0355-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear yard (east) setback of the IL Zone from 7.5 metres (25 ft.) to 0.0 metres (0 ft.);
  - (b) to reduce the minimum side yard (north) setback of the IL Zone from 7.5 metres (25 ft.) to 0.0 metres (0 ft.); and
  - (c) to reduce the rate at which parking is calculated for industrial floor area from 1.0 space per 100 square metres (1,075 sq. ft.) to 0.5 spaces per 100 square metres (1,075 sq. ft.).
2. Approve discharge of the existing Tree Protection Restrictive Covenant No. CA3026465 and registration of a new Section 219 Restrictive Covenant for the purpose of tree retention.

3. Instruct staff to resolve the following issues prior to final approval:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (c) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
  - (d) registration of a Section 219 Restrictive Covenant to require full parking requirements should the use change in the future.

RES.R19-406

Carried

4. **7918-0427-00**  
**13385 Comber Way**  
 Agent: Dave McIntyre, David Nairne & Associates Ltd.  
 Owner: Comber Way Properties Inc.  
**Development Variance Permit**  
*to reduce the side yard setback of a renovated building.*

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Council approve Development Variance  
 Permit No. 7918-0427-00, to reduce the side yard setback in the "Light Impact Industrial Zone" (IL) from 7.5 metres (25 ft.) to 5.1 metres (17 ft.), to proceed to Public Notification.

RES.R19-407

Carried**SOUTH SURREY**

5. **7918-0379-00**  
**19500 - 26 Avenue**  
 Agent: Alex Karadjov, KWA Site Development Consulting Inc.  
 Owner: City of Surrey  
**Development Permit / Development Variance Permit**  
*to permit the development of a 27,585 square metre (296,922 sq. ft.) warehouse and distribution facility.*

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Council:

1. Authorize staff to draft Development Permit No. 7918-0379-00 generally in accordance with the attached drawings (Appendix II).

2. Approve Development Variance Permit No. 7918-0379-00, varying the following, to proceed to Public Notification:
  - (a) to increase the maximum height of a building in the CD Zone (Bylaw No. 19643) from 14 metres (45 ft.) to 25.5 metres (82 ft.);
  - (b) to reduce the minimum number of required on-site parking spaces in the CD Zone (Bylaw No. 19643) from 299 spaces to 266 spaces;
  - (c) to increase the maximum number of parking spaces for trucks and trailers within the Loading/Unloading area in the CD Zone (Bylaw No. 19643) from 78 to 268;
  - (d) to permit parking of trucks and trailers within 80 metres of an Arterial Road in the CD Zone (Bylaw No. 19643); and
  - (e) to permit the total area of truck and trailer parking to be greater than the lot area covered by the principal building in the CD Zone (Bylaw No. 19643).
3. Instruct staff to resolve the following issues prior to final approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
  - (c) registration of a Section 219 Restrictive Covenant to require full parking requirements should the use change in the future.

RES.R19-408

Carried

With Councillor Pettigrew opposed.

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

6. 7918-0119-00

19167 - 60B Avenue

Agent: Natalie Pullman, CitiWest Consulting Ltd.

Owner: S. Atwal

**Rezoning from RA to RF / Development Variance Permit**

*to allow subdivision into two (2) single family lots with reduced lot width.*

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That:

1. A Bylaw be introduced to rezone the subject site from "One Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7918-0119-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot width of the RF Zone from 15 metres (50 ft.) to 14.4 metres (47 ft.) for two proposed single family residential lots.
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) 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.

RES.R19-409

Carried

RES.R19-410 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2019, No. 19797" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R19-411 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2019, No. 19797" pass its second reading.  
Carried

RES.R19-412 It was then Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the Public Hearing on "Surrey Zoning  
Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19797" be held at the City  
Hall on April 1, 2019, at 7:00 p.m.  
Carried

## NEWTON

7. **7918-0123-00**  
**6336 and 6324 - 126 Street**  
Agent: Fred Adab, F. Adab Architects Inc.  
Owner: 1114410 B.C. Ltd.  
Director Information: Berinderpal Dhaliwal  
No Officer Information Filed as at April 7, 2018  
**NCP Amendment to introduce "Townhouses (max. 25 upa)" as a new land use designation.**  
**NCP Amendment to re-designate the subject site from "Townhouses (max. 15 upa)" to "Townhouses (max. 25 upa)"**  
**Rezoning from RA to RM-30 / Development Permit**  
**Development Variance Permit**  
*to permit the development of 38 townhouse units.*

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
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 authorize staff to draft Development Permit No. 7918-0123-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7918-0123-00, varying

the following, to proceed to Public Notification:

- (a) to reduce the minimum side yard setback (north) of the RM-30 Zone from 7.5 metres (25 ft.) to 3.2 metres (10 ft.) to the indoor amenity building, to 5.8 metres (19 ft.) to the building face for Building 7, and to 5.9 metres (19 ft.) to the building face for Buildings 5 and 6;
  - (b) to reduce the minimum rear yard setback (east) of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the side yard building face for Building 2, and to 5.9 metres (19 ft.) to the rear building face for Building 7;
  - (c) to reduce the minimum front yard setback (west) of the RM-30 Zone from 7.5 metres (25 ft.) to 7.0 metres (23 ft.) to the building face and to 6.4 metres (21 ft.) for the upper storeys for Building 3;
  - (d) to reduce the minimum side yard setback (south) of the RM-30 Zone from 7.5 metres (25 ft.) to 7.0 metres (23 ft.) to the building face and to 6.4 metres (21 ft.) for the upper storeys for Buildings 1 and 2; and
  - (e) to permit parking within the required side yard setback for visitor parking spaces 6, 7, and 8.
4. Council instruct staff to resolve the following issue prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a road dedication plan to the satisfaction of the Approving Officer;
  - (c) consolidation of the site into one legal parcel;
  - (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;
  - (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; and

- (i) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

5. Council pass a resolution to amend the West Newton South Neighbourhood Concept Plan (NCP) to introduce "Townhouses (max. 25 upa)" as a new Land Use designation and to redesignate the land from "Townhouses (max. 15 upa)" to "Townhouses (max. 25 upa)" when the project is considered for final adoption.

RES.R19-413

Carried

With Councillor Pettigrew opposed.

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

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

Amendment Bylaw, 2019, No. 19798" pass its first reading.

RES.R19-414

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. 19798" pass its second reading.

RES.R19-415

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. 19798" be held at the City Hall on April 1, 2019, at 7:00 p.m.

RES.R19-416

Carried

With Councillor Pettigrew opposed.

**8. 7918-0408-00****8013 - 139A Street**

Agent: Marc Dixon, RBM Construction

Owners: C. Torralba, E. Torralba

**Development Variance Permit***to vary the setback requirements for a proposed single family dwelling.*

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That Council:

1. Approve Development Variance Permit No. 7918-0408-00, varying the following, to proceed to Public Notification:



- (a) to reduce the minimum front yard setback under the RF-G Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to the principal building face and 4.5 metres (14 ft.) to a covered veranda.
- (b) to reduce the minimum rear yard setback under the RF-G Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to the principal building face and 5.0 metres (16 ft.) to a covered deck.

2. Instruct staff to resolve the following issues prior to approval:

- (a) ensure that all trees and landscaping requirements are addressed to the satisfaction of the Planning and Development Department.

RES.R19-417

Carried

9. **7918-0332-00**

**5989 - 132 Street**

Agent: K. Minhas

Owners: K. Minhas, D. Minhas

**Development Variance Permit**

*to reduce the minimum front, side and rear yard setback requirements to allow construction of a single family dwelling.*

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That Council approve Development Variance

Permit No. 7918-0332-00, varying the following, to proceed to Public notification:

- (a) to reduce the minimum rear yard setback of the One-Acre Residential (RA) Zone from 7.5 metres (25 ft.) to 4.0 metres (13 ft.);
- (b) to reduce the minimum side yard setback along a flanking street of the One-Acre Residential (RA) Zone from 3.6 metres (12 ft.) to 1.7 metres (6 ft.);
- (c) to reduce the minimum interior side yard setback of the One-Acre Residential (RA) Zone from 1.8 metres (6 ft.) to 1.2 metres (4 ft.); and
- (d) to reduce the minimum front yard setback of the One-Acre Residential (RA) Zone from 7.5 metres (25 ft.) to 5.0 metres (16 ft.).

RES.R19-418

Carried

SURREY CITY CENTRE/WHALLEY

10. 7918-0437-00

9715 - 131 Street

Agent: P. Kang

Owners: H. Kang, P. Kang

**Development Variance Permit**

*to reduce the minimum rear yard setback from a natural gas transmission right-of-way in order to permit a new single family dwelling.*

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That Council approve Development Variance

Permit No. 7918-0437-00, to vary Part 4 of the Zoning Bylaw to reduce the minimum rear yard setback of the principal building from a natural gas transmission right-of-way from 7.5 metres (25 ft.) to 2.6 metres (8.5 ft.), to proceed to Public Notification.

RES.R19-419

CarriedCOMMERCIAL/INDUSTRIAL/AGRICULTURALFLEETWOOD/GUILDFORD

11. 7918-0347-00

9055 - 176 Street

Agent: G. Shoker

Owners: S. Shoker, G. Shoker, H. Shoker, B. Gill, J. Shoker, K. Shoker

**Development Permit / Development Variance Permit**

*to vary the maximum setback of a single family dwelling and the maximum depth of the farm residential footprint on an agricultural lot. Development Permit for Sensitive Ecosystems.*

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That Council:

1. Authorize staff to draft a Sensitive Ecosystems (Streamside Areas) Development Permit No. 7918-0347-00 generally in accordance with the Ecosystem Development Plan prepared by AquaTerra Environmental Ltd. dated February 4, 2018.
2. Approve Development Variance Permit No. 7918-0347-00 (Appendix V), varying the following, to proceed to Public Notification:
  - (a) to increase the maximum setback of all portions of a single family dwelling from the front lot line in the A-1 Zone from 50 metres (164 ft.) to 176 metres (577 ft.); and

- (b) to increase the maximum depth of the farm residential footprint from the front lot line in the A-1 Zone from 60 metres (197 ft.) to 186 metres (610 ft.).

3. Instruct staff to resolve the following issues prior to approval:

- (a) registration of an Environmental Restrictive Covenant to protect the riparian areas located within the property.

RES.R19-420

Carried

## RESIDENTIAL/INSTITUTIONAL

### FLEETWOOD/GUILDFORD

12. 7918-0109-00

9845 - 182A Street

Agent: David Haffner, 1141405 B.C. Ltd.

Owners B. Chalmers, D. Chalmers

**NCP Amendment of a portion of the site from "Suburban Residential 2 to 4 UPA gross" to "Single Family Residential 4-6 UPA"**

**OCP Amendment for a portion of the site from Suburban to Urban**

**Rezoning from RA to RF and RQ**

**Development Variance Permit**

*to allow subdivision into 4 single family lots.*

It was

Moved by Councillor Guerra

Seconded by Councillor Hundial

That:

1. A Bylaw be introduced to amend the Official Community Plan by redesignating a portion of the subject site in Development Application No. 7918-0109-00 from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the 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 "One-Acre Residential Zone (RA)" to "Quarter Acre Residential Zone (RQ)" and the portion of the subject site shown as Block B on the Survey Plan attached in Appendix I from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
4. Council approve Development Variance Permit No. 7918-0109-00, varying the following, to proceed to Public Notification:

- (a) to reduce the minimum lot width of the RQ Zone from 24 metres (79 ft.) to 18 metres (59 ft.) for proposed Lots 1 and 2.
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) input 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 finalized landscaping plan and landscaping cost estimate for a landscape buffer along the northern edge of the site to the specifications and satisfaction of the Planning and Development Department;
  - (f) provision of community benefit for proposed Lots 3 and 4, to satisfy the OCP Amendment policy for Type 2 applications.
  - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (h) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (i) registration of a Section 219 Restrictive Covenant for a landscaped buffer along the northern edge of the subject site and to alert owners to adjacent industrial lands and potential future noise associated with the industrial business; and
  - (j) 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.
6. Council pass a resolution to amend the South Westminster NCP to redesignate the eastern portion of the site (proposed Lot 3 and 4) from "Suburban Residential 2 to 4 UPA gross" to "Single Family Residential 4-6 UPA", as shown in Appendix VII, when the project is considered for final adoption.

RES.R19-421

Carried

RES.R19-422 It was Moved by Councillor Guerra  
Seconded by Councillor Hundial  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2019, No. 19799" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R19-423 It was Moved by Councillor Guerra  
Seconded by Councillor Hundial  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2019, No. 19799" pass its second reading.  
Carried

RES.R19-424 It was then Moved by Councillor Guerra  
Seconded by Councillor Hundial  
That the Public Hearing on "Surrey Official  
Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2019, No. 19799" be  
held at the City Hall on April 1, 2019, at 7:00 p.m.  
Carried

RES.R19-425 It was Moved by Councillor Guerra  
Seconded by Councillor Hundial  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2019, No. 19800" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R19-426 It was Moved by Councillor Guerra  
Seconded by Councillor Hundial  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2019, No. 19800" pass its second reading.  
Carried

RES.R19-427 It was then Moved by Councillor Guerra  
Seconded by Councillor Hundial  
That the Public Hearing on "Surrey Zoning  
Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19800" be held at the City  
Hall on April 1, 2019, at 7:00 p.m.  
Carried

SURREY CITY CENTRE/WHALLEY

## 13. 7918-0210-00

9687, 9677 and 9671 – 137 Street

Agent: Gordon MacKenzie, Gordon MacKenzie Architect Inc.

Owner: City of Surrey

**Development Permit / Development Variance Permit***to permit the development of a five-storey transitional housing building in City Centre.*

It was

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council:

1. Authorize staff to draft Development Permit No. 7918-0210-00 generally in accordance with the attached drawings (Appendix II).
2. Approve Development Variance Permit No. 7918-0210-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum required south yard setback of proposed CD Bylaw No. 18233 from 4.5 metres (15 ft.) to 3.5 metres (11.5 ft.);
  - (b) to increase the maximum permitted principal building height of proposed CD Bylaw No. 18233 from 18 metres (59 ft.) to 20 metres (66 ft.);
  - (c) to reduce the minimum number of required parking spaces in the Zoning Bylaw No. 12000, from 76 to 22 and the number of bicycle parking spaces from 75 to 18;
  - (d) to allow the outdoor amenity space to be located within the required rear yard (west) setback of proposed CD Bylaw No. 18233; and
  - (e) to reduce the minimum lot size of proposed CD Bylaw No. 18233 from 2,000 square metres (0.50 acre) to 1,990 square metres (0.49 acre).
3. Instruct staff to resolve the following issues prior to final approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering through Rezoning Application No. 7914-0059-00;
  - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;

- (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
- (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R19-428

Carried**14. 7918-0108-00****14124 - 113A Avenue**

Agent: Mike Helle, Coastland Engineering and Surveying Ltd.

Owners: K. Karara, S. Chumber, M. Chumber

**Rezoning from RF to RF-10***to allow subdivision into two single family small lots.*

It was

Moved by Councillor Hundial

Seconded by Councillor Nagra

That Application No. 7918-0108-00 be

referred back to staff to identify the appropriate density for the subject site.

RES.R19-429

Carried**C. ADDITIONAL PLANNING COMMENTS****D. ITEMS REFERRED BACK****RESIDENTIAL/INSTITUTIONAL****NEWTON****1. 7917-0567-00****13823 - 58 Avenue**

Agent: G. Dhaliwal

Owner: Alder Park Development Ltd.

**Rezoning from RF to RF-13 / Development Variance Permit***to permit subdivision into 8 single family residential lots.*

It was

Moved by Councillor Guerra

Seconded by Councillor Nagra

That:

1. Council grant Third Reading to Rezoning Bylaw No. 19689; and
2. Development Variance Permit No. 7917-0567-00, as revised, be supported and that it be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with Final Adoption of Rezoning Bylaw No. 19689.

- RES.R19-430 Carried  
With Councillor Pettigrew opposed.
- It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2019, No. 19689" pass its third reading.
- RES.R19-431 Carried  
With Councillor Pettigrew opposed.

**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 Singh Atwal)  
c/o WSP Canada Inc. (Dexter Hirabe)  
RA to RF-10 – 16755 – 20 Avenue - to subdivide into 10 single family small lots.  
  
Council direction received May 8, 2017
- It was Moved by Councillor Nagra  
Seconded by Councillor Guerra  
That Council amend the Sunnyside Heights  
Neighbourhood Concept Plan to redesignate the site from 'Low Density  
Residential (6-10 upa)' to 'Medium Density residential (10-15 upa)' and for changes  
to the road network and relocation of the drainage corridor.
- RES.R19-432 Carried  
With Councillor Pettigrew opposed.
- It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2017, No. 19255" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.
- RES.R19-433 Carried  
With Councillor Pettigrew opposed.



2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18620"  
7915-0170-00 – J. S. Gill, J. K. Gill  
c/o Hunter Laird Engineering Ltd. (Dexter Hirabe)  
RF to RF-12 - Portion of 6183 – 170 Street - to subdivide into 2 single family lots.

Council direction received December 14, 2015

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2015, No. 18620" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.

RES.R19-434

Carried

#### BYLAWS WITH PERMITS

3. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017,  
No. 19296"  
7915-0185-00 – Rosemary Business Park Ltd. and City of Surrey  
c/o Aplin & Martin Consultants Ltd. (Maggie Koka)  
3038 Croydon Drive (formerly 3032 Croydon Drive and Portion of 3035 – 156 Street)  
To redesignate a portion of the site from Urban to Mixed Employment.

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2017, No. 19296" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R19-435

Carried

With Councillor Pettigrew opposed.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19297"  
RA and IB to CD – 3038 Croydon Drive (formerly 3032 Croydon Drive and Portion  
of 3035 – 156 Street) - to allow development of a 2-storey multi-tenant business  
park building and a future 3-storey multi-tenant business park building.

Council direction received June 12, 2017

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2017, No. 19297" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.

RES.R19-436

Carried

With Councillor Pettigrew opposed.

**Development Permit No. 7915-0185-00**

3038 Croydon Drive (formerly 3032 Croydon Drive and 3035 – 156 Street)  
For Sensitive Ecosystems and Form and Character

Authorized to draft: June 12, 2017

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the Mayor and Clerk be authorized to  
execute Development Permit No. 7915-0185-00.

RES.R19-437

Carried

With Councillor Pettigrew opposed.

4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19683"  
7918-0095-00 - City of Surrey and KGS Holdings Ltd.  
c/o PCI Developments Corp. (Brad Howfard)  
CD ( Bylaw No. 19301) to CD – 9833 Whalley Boulevard; 9854 and 9900 King George  
Boulevard; 13639 George Junction; 13615 and 13733 Fraser Highway - to develop a  
34-storey mixed-use residential tower containing 371 apartment units above a  
single-storey retail podium containing ground floor commercial retail units.

Council direction received September 17, 2018

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2018, No. 19683" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.

RES.R19-438

Carried**Development Permit No. 7918-0095-00**

9833 Whalley Boulevard; 9854 and 9900 King George Boulevard; 13639 George  
Junction; 13615 and 13733 Fraser Highway.

To permit the Phase 3 development of a mixed-use project, consisting of one  
34 storey mixed-use residential tower with a single storey retail podium.

Authorized to draft: September 17, 2018

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the Mayor and Clerk be authorized to  
execute Development Permit No. 7918-0095-00.

RES.R19-439

Carried

5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 19097"  
7916-0309-00 – Raicon 167 Developments Inc.  
c/o Citiwest Consulting Ltd. (Natasha Hargreaves)  
RA to RF-13 – 1919 – 167 Street - to subdivide into 8 single family lots.

Council direction received January 16, 2017

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2016, No. 19097" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.

RES.R19-440

Carried  
With Councillor Pettigrew opposed.

**Development Variance Permit No. 7916-0309-00**

1919 – 167 Street

To allow front driveway access for lot 8 and front access double garages on lots 7 and 8 in order to maintain a consistent streetscape. The applicant is also proposing to reduce the minimum lot width for lots 6, 7 and 8 in order to achieve efficient lot layouts.

Supported by Council February 6, 2017

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Development Variance Permit No.  
7916-0309-00 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.R19-441

Carried  
With Councillor Pettigrew opposed.

6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19343"  
7915-0425-00 – 1051980 B.C. Ltd. (Director Information: Sanveer Shoker)  
c/o Barnett Dembek Architects Inc. (Maciej Dembek)  
RA and CD (By-law No. 15443) to C-5 and RM-30 – 14451, 14467, 14483 and  
14511 - 64 Avenue - to develop 2 single-storey multi-tenant commercial buildings  
and 45 townhouse units.

Council direction received July 24, 2017

RES.R19-442

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2017, No. 19343" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.

Carried  
With Councillor Pettigrew opposed.

**Development Variance Permit No. 7915-0425-00**

14451, 14467, 14483 and 14511 – 64 Avenue

To reduce various setbacks, allow 2 visitor parking spaces within the minimum front yard (south) setback and reduce the minimum setback requirement from top-of-bank for a Class A at the closest point for the townhouse development. In addition, reduce setbacks on the east and south sides of the commercial development. These variances will help achieve an efficient site plan.

Supported by Council September 11, 2017

RES.R19-443

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Development Variance Permit No.  
7915-0425-00 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.

Carried  
With Councillor Pettigrew opposed.

**Development Permit No. 7915-0425-00**

14451, 14467, 14483 and 14511 – 64 Avenue

To permit the development of two commercial buildings and 45 ground-oriented townhouse units.

Authorized to draft: July 24, 2017

RES.R19-444

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the Mayor and Clerk be authorized to  
execute Development Permit No. 7915-0425-00.

Carried  
With Councillor Pettigrew opposed.

7. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19658"  
7917-0436-00 – McNally Creek Developments Ltd.  
c/o McNally Creek Developments Ltd (James Evans)  
RA to RF-13 - 16220 and 16260 – 10 Avenue - to subdivide into 36 single family small lots.

Council direction received July 23, 2018

RES.R19-445

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2018, No. 19658" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.

Carried  
With Councillor Pettigrew opposed.

**Development Variance Permit No. 7917-0436-00**

16220 and 16260 – 10 Avenue

To increase the maximum permitted floor area, reduce the minimum front yard setbacks, reduce the minimum number of off-street parking spaces and permit a front access driveway and double garage in order to improve the tree retention for a proposed 36-lot subdivision.

Amendment Supported by Council February 25, 2019

Initially Supported by Council September 17, 2018

RES.R19-446

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Development Variance Permit No.  
7917-0436-00 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.

Carried  
With Councillor Pettigrew opposed.

**Development Permit No. 7917-0436-00**

16220 and 16260 – 10 Avenue

To allow subdivision into 36 single family lots

Authorized to draft: July 23, 2018

RES.R19-447

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the Mayor and Clerk be authorized to  
execute Development Permit No. 7917-0436-00.

Carried  
With Councillor Pettigrew opposed.

PERMIT APPROVALS

8. **Development Permit No. 7918-0371-00**  
Campbell Heights Surrey Property Ltd.  
c/o CTA Design Group (John Kristianson)  
18899 – 28 Avenue  
To permit the development of an industrial warehouse facility.

Authorized to draft: December 3, 2018

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the Mayor and Clerk be authorized to  
execute Development Permit No. 7918-0371-00.

RES.R19-448

Carried

**I. CLERKS REPORT**

**J. OTHER BUSINESS**

**K. ADJOURNMENT**

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the March 11, 2019 Regular Council –

Land Use meeting be adjourned.


RES.R19-449

Carried

The Regular Council - Land Use meeting adjourned at 5:27 p.m.

Certified correct:

  
\_\_\_\_\_  
Jennifer Ficocelli, City Clerk

  
\_\_\_\_\_  
Mayor Doug McCallum