

**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  
Acting 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****SOUTH SURREY**

1. **7919-0038-00**  
**2444 - 160 Street**  
Agent: N. Russell  
Owner: Surrey South Shopping Centres Ltd.  
**Development Permit**  
*to permit exterior renovations to an existing free-standing commercial building.*

It was

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That:

1. Council approve the applicant's request to vary the Sign By-law through a Comprehensive Sign Design package as described in Appendix I.
2. Council authorize staff to draft Development Permit No. 7919-0038-00 including a comprehensive sign design package generally in accordance with the attached drawings (Appendix II).
3. 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; and

- (b) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

RES.R19-1071

Carried2. **7919-0111-00****4385 - 192 Street**

Agent: K. Thomasson

Owners: A. Thomasson, K. Thomasson, C. Thomasson

**To include the property in the ALR under Section 17(3) of the ALC Act.**  
*to allow the construction of a chicken house.*

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That Council authorize referral of the

application to the Agricultural Land Commission with a recommendation to support inclusion of the subject property into the Agricultural Land Reserve.

RES.R19-1072

CarriedNEWTON3. **7918-0135-00****12034 - 88 Avenue**

Agent: Brent Wiebe, X Architecture Inc.

Owner: 1076355 BC Ltd.

Director Information: Ajitpal Sohal, Preetpal SohalNo Officer Information Filed.**Development Permit / Development Variance Permit***to permit the development of a commercial and office building.*

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That:

1. Council authorize staff to draft Development Permit No. 7918-0135-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7918-0135-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum east and west side yard setbacks of the C-8 Zone from 7.5 metres (25 ft.) to 0.0 metres (0.0 ft.);
  - (b) to reduce the minimum north front yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for the ground floor and from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.) for the second and third floors; and

- (c) to vary the maximum building height of the C-8 Zone allowed from 12 metres (40 ft.) to 17.1 metres (56 ft.).
3. Council 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) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (d) provision of the sanitary service connection for 12044-88 Avenue and release of the existing sanitary Statutory Right-of-Way (SRW); and
  - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

RES.R19-1073

Carried**SURREY CITY CENTRE/WHALLEY****4. 7919-0097-00****10168 University Drive**

Agent: Patrick Cotter, ZGF Cotter Architects Inc.

Owner: CC Retail Office Holdings Ltd.

**Development Permit***to permit a 1.5 storey expansion to the Central City Parkade.*

It was

Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That:

1. Council authorize staff to draft Development Permit No. 7919-0097-00 generally in accordance with the attached drawings (Appendix I).
2. Council instruct staff to resolve the following issues prior to approval:
  - (a) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
  - (b) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

RES.R19-1074

Carried

RESIDENTIAL/INSTITUTIONALFLEETWOOD/GUILDFORD

5. 7917-0565-00  
17781 Barnston Drive East  
Agent: Mike Kompter, Hub Engineering Inc.  
Owner: 1136491 B.C. Ltd.  
Director Information: Hardeep Sahota, Rampal Sangha  
No Officer Information Filed.  
**OCP Amendment from Suburban to Urban**  
**Rezoning from RA to RF & RF-13**  
**Development Variance Permit**  
*to allow subdivision into 3 single family lots and 3 small single family lots.*

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

1. A Bylaw be introduced to amend the OCP by redesignating the subject site in Development Application No. 7917-0565-00 from Suburban to Urban (Appendix VII) 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 a portion of the subject site shown as Block A on the attached Survey Plan (Appendix I) from "One-Acre Residential Zone (RA)" to "Single Family Residential 13 Zone (RF-13)", and Block B on the attached Survey Plan 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. 7917-0565-00, 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 14.7 metres (48 ft.) for proposed Lots 4, 5 and 6.
5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;



- (c) approval from the Ministry of Transportation & 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) submission of an acoustical report and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and
- (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

RES.R19-1075

Carried

It was

Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Official Community Plan Bylaw,  
 2013, No. 18020, Amendment Bylaw, 2019, No. 19867" pass its first reading.

RES.R19-1076

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Official Community Plan Bylaw,  
 2013, No. 18020, Amendment Bylaw, 2019, No. 19867" pass its second reading.

RES.R19-1077

Carried

It was then

Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That the Public Hearing on "Surrey Official  
 Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2019, No. 19867" be  
 held at the City Hall on July 8, 2019, at 7:00 p.m.

RES.R19-1078

Carried

It was

Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2019, No. 19868" pass its first reading.

RES.R19-1079

Carried

The said Bylaw was then read for the second time.

RES.R19-1080 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2019, No. 19868" pass its second reading.  
Carried

RES.R19-1081 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. 19868" be held at the City  
Hall on July 8, 2019, at 7:00 p.m.  
Carried

### NEWTON

6. **7918-0248-00**  
**14167 – 60A Avenue**  
Agent: Rajeev Mangla, Mainland Engineering Design Corp.  
Owners: K. Sandhu, B. Sandhu  
**Rezoning from RA to RF-13**  
*to allow the subdivision of the property into two (2) lots.*

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 (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;
  - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and

- (e) 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.

RES.R19-1082 Carried

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2019, No. 19869" pass its first reading.

RES.R19-1083 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2019, No. 19869" pass its second reading.

RES.R19-1084 Carried

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. 19869" be held at the City  
 Hall on July 8, 2019, at 7:00 p.m.

RES.R19-1085 Carried

- 7. **7918-0402-00**  
**6166, 6174 and 6184 - 128 Street**  
 Agent: M. Berar  
 Owners: S. Dhillon, S. Dhillon, K. Dhillon, J. Dhillon, H. Bindra, T. Bindra,  
 T. Bindra, K. Bindra, J. Bindra, A. Bindra  
**OCP Amendment from Urban to Multiple Residential**  
**Rezoning from RA to RM-30**  
**Development Permit / Development Variance Permit**  
*to permit the development of 42 townhouse units.*

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

1. A Bylaw be introduced to amend the OCP by redesignating the subject site in Development Application No. 7918-0402-00 from Urban to Multiple Residential (Appendix VI) 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 "Multiple Residential 30 Zone" (RM-30) and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7918-0402-00 generally in accordance with the attached drawings (Appendix II).
5. Council approve Development Variance Permit No. 7918-0402-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum west setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.4 metres (11 ft.) to porch and 5.0 metres (16 ft.) to face of building for Buildings 6 and 7;
  - (b) to reduce the minimum north setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.2 metres (7 ft.) to porch and 4.0 metres (13 ft.) to face of building for Buildings 1, 7 and 8;
  - (c) to reduce the minimum east setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.3 metres (14 ft.) to the bay window and 5.0 metres (16 ft.) to face of building for Building 1 and 7.3 metres (24 ft.) to porch for Building 2; and
  - (d) to reduce the minimum south setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.1 metres (10 ft.) to bay window and 4.3 metres (14 ft.) to face of building for Building 6, and 2.3 metres (7.5 ft.) to electrical closet and 3.2 metres (10 ft.) to face of building for Building 5, and 3.4 metres (11 ft.) to electrical closet and 4.4 metres (14 ft.) to face of building for Building 3.
6. 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 (consolidation) 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) 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) 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;
- (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (i) 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;
- (j) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture;
- (k) 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.
- (l) submission of an acoustical report for the units adjacent to 128 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (m) registration of a cross access easement between the subject site and the proposed development lands to the south at 6132, 6144, and 6156 - 128 Street to facilitate improved access movements for both future townhouse projects; and
- (n) provision of a community benefit to satisfy the Official Community Plan Amendment Policy for OCP Amendment Applications.

RES.R19-1086

Carried

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That "Surrey Official Community Plan Bylaw,

2013, No. 18020, Amendment Bylaw, 2019, No. 19870" pass its first reading.

RES.R19-1087

Carried

The said Bylaw was then read for the second time.

RES.R19-1088 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2019, No. 19870" pass its second reading.  
Carried

RES.R19-1089 It was then Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the Public Hearing on "Surrey Official  
Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2019, No. 19870" be  
held at the City Hall on July 8, 2019, at 7:00 p.m.  
Carried

RES.R19-1090 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2019, No. 19871" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R19-1091 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2019, No. 19871" pass its second reading.  
Carried

RES.R19-1092 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. 19871" be held at the City Hall  
on July 8, 2019, at 7:00 p.m.  
Carried

### SOUTH SURREY

8. **7919-0173-00**  
**14317 and 14339 - 31A Avenue**  
Agent: S. Sandhu  
Owner: K. Sandhu  
**Rezoning to Amend CD Bylaw No. 18925**  
*to permit an increased Floor Area Ratio (FAR) and Lot Coverage on two single family lots.*

The Planning & Development Department were recommending that a Bylaw be introduced to amend Comprehensive Development Bylaw No. 18925 and a date be set for Public Hearing.

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2016, No. 18925, Amendment Bylaw, 2019, No. 19872" pass its  
first reading.

RES.R19-1093 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2016, No. 18925, Amendment Bylaw, 2019, No. 19872" pass its  
second reading.

RES.R19-1094 Carried

It was then Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the Public Hearing on "Surrey Zoning  
Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18925, Amendment Bylaw,  
2019, No. 19872" be held at the City Hall on July 8, 2019, at 7:00 p.m.

RES.R19-1095 Carried

### SURREY CITY CENTRE/WHALLEY

#### 9. 7918-0250-00

13932 - 96 Avenue

Agent: Mike Kompter, Hub Engineering Inc.

Owners: M. Virk, S. Virk, R. Kaur, A. Singh

#### **Development Variance Permit**

*to allow subdivision into three (3) single family lots with reduced lot width.*

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

1. Council approve Development Variance Permit No. 7918-0250-00, 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 13.4 metres (44 ft.) for proposed Lots 1 to 3.

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.

RES.R19-1096

Carried**10. 7917-0295-00****13942 - 96 Avenue**

Agent: Mike Kompter, Hub Engineering Inc.

Owner: J. Mann, R. Bajwa

**Development Variance Permit***to allow subdivision into five (5) single family lots, three (3) with reduced lot width.*

It was

Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That:

1. Council approve Development Variance Permit No. 7917-0295-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot width of the RF Zone for proposed Lot 1 and 2 from 15 metres (50 ft.) to 13.2 metres (43 ft.); and
  - (b) to reduce the minimum lot width of the RF Zone for proposed Lot 3 from 15 metres (50 ft.) to 13.6 metres (45 ft.).
2. Council instruct staff to resolve the following issues prior to 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 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.R19-1097 Carried

**11. 7919-0103-00**

**13639 George Junction**

Agent: Brad Howard, PCI Developments Corp.

Owner: KGS Holdings Ltd.

**Development Permit Amendment**

*to permit the reduction in outdoor amenity space and associated landscaping plan revisions for an approved 34-storey mixed-use residential tower with a single-storey retail podium.*

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

1. Council approve the applicant's request to reduce the amount of required outdoor amenity space from 1,113 square metres (11,980 square feet) to 1,057 square metres (11,377 square feet).
2. Council authorize staff to draft Development Permit No. 7919-0103-00 generally in accordance with the attached drawings (Appendix III).
3. Council instruct staff to resolve the following issues prior to approval:
  - (a) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (b) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
  - (c) the applicant adequately address the impact of reduced outdoor amenity space.

RES.R19-1098 Carried

**12. 7918-0085-00**

**14409 - 115 Avenue**

Agent: Anya Paskovic, Aplin & Martin Consultants Ltd.

Owner: 1172587 B.C. Ltd.

Director Information: Sukhwinder Dhaliwal, Asif Hussain,  
Anthony Leung, Linda Schucroft

No Officer Information filed.

**Rezoning from RA to RF and RF-13**

**Development Permit / Development Variance Permit**

*to allow subdivision into 1 single family lot and 9 single family small lots.*

It was

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That:

1. A Bylaw be introduced to rezone the portion of the subject site shown as Block A on the Survey Plan, attached as Appendix I, from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and the portion of the subject site shown as Block B on the Survey Plan from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council authorize staff to draft Hazard Lands and Sensitive Ecosystems Development Permit No. 7918-0085-00, generally in accordance with the Geotechnical Assessment Report by Western Geotechnical Consultants Limited, dated June 4, 2019 and the Environmental Report by Envirowest Consultants Limited, dated, May 30, 2019.
3. Council approve Development Variance Permit No. 7918-0085-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot width required for a Type II 'Interior' lot in the RF-13 Zone from 13.4 metres (44 ft.) to 13.1 metres (43 ft.) for proposed Lot 7; and
  - (b) to reduce the minimum lot width required for a front-accessed, double garage (two vehicles parked side-by-side) in the RF-13 Zone from 13.4 metres (44 ft.) to 13.1 metres (43 ft.) for proposed Lot 7.
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 finalized Ecosystem Development Plan, to the specifications and satisfaction of the Planning and Development Department;
  - (e) 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;
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and

- (g) registration of a Section 219 Restrictive Covenant to ensure that all on-site preparation and construction complies with the recommendations of the accepted geotechnical report.

RES.R19-1099

Carried  
With Councillors Locke and Pettigrew opposed.

It was

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2019, No. 19873" pass its first reading.

RES.R19-1100

Carried  
With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

It was

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2019, No. 19873" pass its second reading.

RES.R19-1101

Carried  
With Councillor Pettigrew opposed.

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. 19873" be held at the City Hall on July 8, 2019, at 7:00 p.m.

RES.R19-1102

Carried  
With Councillor Pettigrew opposed.

**13. 7918-0025-00**

**10515 - 132 Street**

Agent: Rajeev Mangla, Mainland Engineering Consultants Corporation

Owners: H. Gill, S. Gill

**Rezoning from RF to RF-10**

*in order to allow subdivision into two (2) single family small lots.*

It was

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That:

1. A Bylaw be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential (10) Zone (RF-10)" 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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (e) 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;
- (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (g) 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.

RES.R19-1103

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. 19874" pass its first reading.

RES.R19-1104

Carried  
With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

It was

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2019, No. 19874" pass its second reading.

RES.R19-1105

Carried  
With Councillor Pettigrew opposed.



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. 19874" be held at the City  
 Hall on July 8, 2019, at 7:00 p.m.

RES.R19-1106

Carried

With Councillor Pettigrew opposed.

**14. 7918-0319-00****10826 -132A Street; 13265 - 108 Avenue**

Agent: Martin Liew, Martin Liew Architecture Inc.

Owner: D. Yu

**Rezoning from RF to CD (based on RM-70)****Development Permit***to permit the development of a 6-storey apartment building consisting of 80 dwelling units in the City Centre.*

It was

Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That:

1. A Bylaw be introduced to rezone the subject site from "Single-Family Residential Zone (RF) " to "Comprehensive Development Zone (CD)" 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 240 square metres (2,583 square feet) to 182 square metres (1,960 square feet).
3. Council authorize staff to draft Development Permit No. 7918-0319-00 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 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 108 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 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 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) the applicant adequately address the impact of reduced indoor amenity space.

RES.R19-1107

Carried

With Councillor Hundial opposed.

It was

Moved by Councillor

Seconded by Councillor

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

Amendment Bylaw, 2019, No. 19875" pass its first reading.

RES.R19-1108

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor

Seconded by Councillor

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

Amendment Bylaw, 2019, No. 19875" pass its second reading.

RES.R19-1109

Carried

It was then

Moved by Councillor

Seconded by Councillor

That the Public Hearing on "Surrey Zoning

Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19875" be held at the City Hall on July 8, 2019, at 7:00 p.m.

RES.R19-1110

Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURALSOUTH SURREY

15. 7918-0440-00  
1540 - 184 Street  
Agent: John Buchanan, Precision Restorations Inc.  
Owner: R. Klann  
**Development Permit for Sensitive Ecosystems / Development Variance Permit**  
*to allow additions to an existing dwelling and a new septic field.*

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

1. Council authorize staff to draft Development Permit No. 7918-0440-00 for Sensitive Ecosystems, generally in accordance with the Ecosystem Development Plan prepared by Pinchin Ltd., dated June 17, 2019.
2. Council approve Development Variance Permit No. 7918-00440-00, varying the following, to proceed to Public Notification:
  - (a) to increase the maximum setback of a single family dwelling in the "General Agricultural Zone (A-1)" from 50 metres (164 ft.) to 65 metres (213 ft.);
  - (b) to increase the maximum depth for the farm residential footprint in the "General Agricultural Zone (A-1)" from 60 metres (197 ft.) to 80 metres (262 ft.); and
  - (c) to increase the maximum size of the farm residential footprint in the "General Agricultural Zone (A-1)" from 2,000 square metres (0.5 acres) to 2,302 square metres (0.57 acres).
3. Council instruct staff to resolve the following issues prior to final approval:
  - (a) submission of a finalized Ecosystem Development Plan, including a planting plan and cost estimate, to the satisfaction of the Planning and Development Department; and
  - (b) registration of a combined Statutory Right-of-Way/Restrictive Covenant (SRW/RC) against the property title to ensure minimum safeguarding of the existing watercourse and riparian area.

RES.R19-1111

Carried

RESIDENTIAL/INSTITUTIONAL

FLEETWOOD/GUILDFORD

16. 7917-0383-00  
16120 – 84 Avenue  
Agent: Lance Barnett, Barnett Dembek Architects Inc.  
Owners: Panama Enterprises Ltd., Dreamstar Developments Ltd., 0916622 B.C. Ltd.  
Director Information: Parvinder Rai  
Officer Information as at July 27, 2017: Parvinder Rai (President, Secretary)  
**Rezoning from RA to CD (based on C-5)**  
**Development Permit**  
*to permit the development of a two-storey office building with surface parking in Fleetwood Town Centre.*

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Application 7917-0383-00 be referred  
back to staff to work with the applicant to identify an appropriate temporary use  
for the subject site until such time as the property can be consolidated and  
redeveloped as part of a higher-density mixed-use proposal, in compliance with  
the Fleetwood Town Centre Plan.

RES.R19-1112

Carried

C. ADDITIONAL PLANNING COMMENTS

D. ITEMS REFERRED BACK

E. CORPORATE REPORTS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BYLAWS AND PERMITS

BYLAWS

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19231"  
7917-0021-00 – J. and P. Nagra  
c/o Terra-Nobis Consulting (Pawan Gill)  
RA to RF-10 – 6029 – 128A Street - to subdivide into 2 single family small lots.

Council direction received April 24, 2017



RES.R19-1113

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19231" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

Carried  
 With Councillor Pettigrew opposed.

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19304"  
 7916-0040-00 – S., J., D. and K. Sidhu  
 c/o Hub Engineering Inc. (Mike Kompter)  
 RH to CD – 8245 – 170A Street - to subdivide into 2 small suburban single family lots.

Council direction received June 26, 2017

RES.R19-1114

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19304" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

Carried

#### BYLAWS WITH PERMITS

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19275"  
 7916-0107-00 – 1066879 B.C. Ltd. (Director Information: Kuljinder S. Sandhu and Khushdave S. Sidhu)  
 c/o Mortise Construction (Baljit Johal)  
 RA to RM-30 – 5964 – 142 Street - to develop 18 townhouse units.

Council direction received May 29, 2017

RES.R19-1115

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Council amend the South Newton Neighbourhood Concept Plan to redesignate the site from "Townhouses (15 upa max)" to "Townhouses (20 upa max)".

Carried

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2017, No. 19275" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.

RES.R19-1116 Carried

**Development Variance Permit No. 7916-0107-00**

5964 – 142 Street

To reduce the front, rear and side yard setbacks in order to achieve more livable  
rear yards and a more urban, pedestrian streetscape.

Supported by Council: June 12, 2017

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Development Variance Permit No.  
7916-0107-00 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.R19-1117 Carried

**Development Permit No. 7916-0107-00**

5964 – 142 Street

To permit the development of 18 townhouse units.

**Note:** At the January 30, 2019 Regular Council Land Use meeting considered  
an amendment to the Development Permit for the site plan to bring  
the number of townhouse units to twenty (20) instead of eighteen (18).  
The applicant has decided to proceed with the original Development  
Permit for eighteen (18) units that Council authorized to draft on May  
29, 2017.

Authorized to draft: May 29, 2017

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the Mayor and Clerk be authorized to  
execute Development Permit No. 7916-0107-00.

RES.R19-1118 Carried

4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19706"  
7917-0599-00 – Mosaic Parker Properties Ltd.  
c/o Mosaic Avenue Developments Ltd. (Adrien Herberts)  
RF and RM-D to CD – 10558, 10576, 10596 and 10604 – 139 Street - to develop  
three 4-storey apartment buildings with a 2-storey townhouse base, including  
approximately 201 apartment units and 17 townhouse units.

Council direction received November 19, 2018

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2018, No. 19706" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.

RES.R19-1119

Carried

**Development Variance Permit No. 7917-0599-00**

10558, 10576, 10596 and 10604 – 139 Street  
To include the use of a Surety Bond as part of a pilot program to increase housing  
options and affordability. A Surety Bond, which is a three-party agreement  
between the Developer, Surety Bond Insurer ("Surety") and the City, obligates the  
Surety to pay the City in instances of debt or default of the Developer.

Supported by Council: December 3, 2018

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Development Variance Permit No.  
7917-0599-00 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.R19-1120

Carried

**Development Permit No. 7917-0599-00**

10558, 10576, 10596 and 10604 – 139 Street  
To permit the development of three, 4-storey apartment buildings consisting of  
approximately 218 dwelling units.

Authorized to draft: November 19, 2018

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the Mayor and Clerk be authorized to  
execute Development Permit No. 7917-0599-00.

RES.R19-1121

Carried

5. "Surrey Land Use Contract No. 6, Authorization Bylaw, 1973, No. 3896, Discharge Bylaw, 2018, No. 19659"  
7914-0208-00 -0949152 B.C. Ltd. (Director Information: Rick Ilich)  
c/o Townline Homes Inc. (Stefan Slot)  
Discharge LUC Contract No. 6 - 13333 Old Yale Road - to allow the underlying RM-70 zone come into effect.

Council direction received July 23, 2018

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Land Use Contract No. 6, Authorization Bylaw, 1973, No. 3896, Discharge Bylaw, 2018, No. 19659" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R19-1122

Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19660"  
RF and RM-70 to CD - 10158, 10170 and 10182 – 133 Street; Portion of 13333 Old Yale Road To develop a 25-storey high-rise residential tower containing 241 apartment units and 9 three-storey ground-oriented townhouse units.

Council direction received July 23, 2018

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19660" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R19-1123

Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19661"  
RM-70 to CD - Portion of 13333 Old Yale Road – to allow the existing Fraser Health care facility to continue to operate after LUC No. 6 has been discharged.

Council direction received July 23, 2018

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19661" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R19-1124

Carried



**Development Permit No. 7914-0208-00**

10158, 10170 and 10182 – 133 Street and 13333 Old Yale Road

To permit the development of a 25-storey residential high-rise tower on a portion of the site and the interim retention of the existing care facility on a portion of the site.

Authorized to draft: July 23, 2018

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That the Mayor and Clerk be authorized to

execute Development Permit No. 7914-0208-00.

RES.R19-1125

Carried

**I. CLERKS REPORT**

**J. OTHER BUSINESS**

**K. ADJOURNMENT**

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That the June 24, 2019 Regular Council –

Land Use meeting be adjourned.


RES.R19-1126

Carried

The Regular Council - Land Use meeting adjourned at 5:45 p.m.

Certified correct:

  
\_\_\_\_\_  
Jennifer Ficoelli, City Clerk

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