

**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 THE AGENDA**

It was

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the agenda of the July 22, 2019 Regular

Council – Land Use meeting be adopted.

RES.R19-1347

Carried

**B. LAND USE APPLICATIONS****COMMERCIAL/INDUSTRIAL/AGRICULTURAL****FLEETWOOD/GUILDFORD****1. 7919-0138-00**

**9781 - 186 Street**

Agent: Kerry Winkler, Cold Front Ltd.

Owner: 1042131 B.C. Ltd.

Director Information: Guff Muench, Kerry Winkler

No Officer Information Filed as at July 8, 2018.

**Development Variance Permit**

*to permit three (3) fascia signs for an existing single-storey industrial building.*

It was

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council approve Development Variance

Permit No. 7919-0138-00 (Appendix I), to vary the Sign By-law to increase the total number of allowable fascia signs from two (2) to three (3), and to allow two (2) of these fascia signs to be located on the south building elevation of an existing single-storey industrial building, to proceed to Public Notification.

RES.R19-1348

Carried

NEWTON

2. 7919-0117-00

4904 - 152 Street

Agent: Gary Grewal, Alpha West Homes Inc.

Owners: B. Biran, J. Biran

**Development Variance Permit***to reduce the minimum side yard setback of the A-1 Zone to allow the development of a storage barn.*

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That Council approve Development Variance

Permit No. 7919-0117-00 (Appendix I), to reduce the minimum side yard (north) setback of the General Agricultural Zone for an agricultural building, from 15 metres (50 ft.) to 7.3 metres (24 ft.), to proceed to Public Notification.

RES.R19-1349

CarriedRESIDENTIAL/INSTITUTIONALFLEETWOOD/GUILDFORD

3. 7919-0106-00

8972 - 160 Street

Agent: Vikas Mehta, Unibuild Construction Management Ltd.

Owners: S. Sharma, S. Sahota

**Rezoning from RA to RF***to allow subdivision into two single family residential 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 Zone (RF)" 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) submission of a finalized lot grading plan to the satisfaction of the Planning & Development Department;
- (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 site, to the satisfaction of the Planning and Development Department;
- (g) registration of a Section 219 Restrictive Covenant to require paired driveways, right-in/right-out access only and side access garages on both lots; and
- (h) 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.R19-1350

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. 19904" pass its first reading.

RES.R19-1351

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. 19904" pass its second reading.

RES.R19-1352

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. 19904" be held at the City Hall on September 16, 2019, at 7:00 p.m.

RES.R19-1353

Carried  
With Councillor Pettigrew opposed.

NEWTON

4. **7919-0184-00**  
**12710 - 54A Avenue**  
 Agent: J. Sarai  
 Owner: 1074664 B.C. Ltd.  
Director Information: Dalbir Dhaliwal, Gagandeep Matharu, Sukhwinder Singh  
No Officer Information Filed as at May 5, 2018.

**Development Variance Permit**

*to reduce the east side yard setback to facilitate tree retention.*

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Council approve Development Variance  
 Permit No. 7919-0184-00 (Appendix I), to reduce the east side yard setback for the  
 principal building from 4.5 metres (15 ft.) to 3.5 metres (11 ft.), to proceed to Public  
 Notification.

RES.R19-1354

Carried

5. **7919-0218-00**  
**5528 - 148 Street**  
 Agent: Joshua Turner, Infinity Properties Ltd.  
 Owner: Benchmark Estate (2009) Ltd.

**Development Permit Amendment**

*to eliminate upper-storey for all of the proposed 36 townhouse units that were  
 previously approved under Development Permit No. 7919-0218-00.*

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Council approve amendments to  
 Development Permit No. 7919-0218-00, in accordance with the drawings that are  
 attached as part of Appendix III.

RES.R19-1355

CarriedSOUTH SURREY

6. **7919-0139-00**  
**2017 - 168 Street**  
 Agent: Mike Kompter, Hub Engineering Inc.  
 Owner: 1131146 B.C Ltd.  
Director Information: Paramjit Singh, Harwinder Toor  
No Officer Information Filed as at August 22, 2018.

**NCP Amendment from Low Density Residential 6-10 upa to Medium Density  
 Residential 10-15 upa and for changes to the road network and drainage network.  
 Rezoning from RA to RF-10 and RF-SD**

*to allow subdivision into 4 single family lots and 10 semi-detached duplex lots.*

It was

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That:

1. Council file Bylaw No. 19511 and direct staff to close Land Development Application No. 7917-0271-00 and all applications associated with this project.
2. A Bylaw be introduced to rezone the portion of the subject site shown on the attached Survey Plan (Appendix I) as Block A from "One-Acre Residential Zone" (RA) to "Semi-Detached Residential Zone" (RF-SD) and the portion of the subject site shown as Block B from "One-Acre Residential Zone" (RA) to "Single Family Residential (10) Zone" (RF-10) and a date be set for Public Hearing.
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) submission of a landscaping plan and landscaping cost estimate for the 168 Street landscape buffer to the specifications and satisfaction of the Planning and Development Department;
  - (e) registration of a Section 219 restrictive covenant on proposed Lots 1 to 10 to increase the minimum setback from 168 Street to 7.0 metres (23 ft.) to the porch or veranda and to 7.5 metres (25 ft.) to the principal building, and for the protection of the 2.3 metre (7.5 ft.) landscape buffer;
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (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; and
  - (h) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.
4. Council pass a resolution to amend the Sunnyside Heights NCP from Low Density Residential 6-10 upa to Medium Density Residential 10-15 upa, and

for modifications to the road network and drainage corridor when the project is considered for final adoption (Appendix VII).

RES.R19-1356

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, 2018, No. 19511" be filed.

RES.R19-1357

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. 19905" pass its first reading.

RES.R19-1358

Carried

With Councillors Locke and 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. 19905" pass its second reading.

RES.R19-1359

Carried

With Councillors Locke and 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. 19905" be held at the City Hall on September 16, 2019, at 7:00 p.m.

RES.R19-1360

Carried

With Councillors Locke and Pettigrew opposed.

### SURREY CITY CENTRE/WHALLEY

7. 7919-0102-00

14313 and 14321 - 108 Avenue

Agent: Robert Billard, Billard Architecture

Owners: M. Wali, D. Wali, Van-Rae Developments Ltd.

**OCP Amendment from Urban to Multiple Residential****Rezoning from RF to RM-30**

**Development Permit / Development Variance Permit**

*to permit the development of 11 townhouse units.*

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That Application 7919-0102-00 be denied and

that Council direct staff to close the application.

RES.R19-1361

Carried

**COMMERCIAL/INDUSTRIAL/AGRICULTURAL****FLEETWOOD/GUILDFORD****8. 7919-0165-00**

**9346 - 193 Street**

Agent: K. Woronchak

Owner: Gibb Investments Inc.

**Rezoning from IL to CD (based on IL)**

*to permit the inclusion of a pet crematorium use in an existing industrial building.*

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That:

1. A Bylaw be introduced to rezone the subject site from "Light Impact Industrial Zone (IL)" to "Comprehensive Development Zone (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; and
  - (b) final approval from the Ministry of Transportation and Infrastructure.

RES.R19-1362

Carried

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

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

Amendment Bylaw, 2019, No. 19906" pass its first reading.

RES.R19-1363

Carried

The said Bylaw was then read for the second time.

RES.R19-1364 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2019, No. 19906" pass its second reading.  
Carried

RES.R19-1365 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. 19906" be held at the City  
Hall on September 16, 2019, at 7:00 p.m.  
Carried

### NEWTON

9. **7916-0493-00**  
**12725, 12741, 12749 and 12759 - 76 Avenue**  
Agent: Trevor Dickson, Barnett Dembek Architects Inc.  
Owners: Future 2000 Developments Ltd.  
1058482 B.C. Ltd.  
Director Information: Navtej Bains, Kanwar Dhamrait, Jaswant Sandhu  
No Officer Information Filed as at December 15, 2017.

**OCP Amendment of a portion from Urban and Industrial to Commercial  
Rezoning from RA and RF to CD and RF**  
*to permit the development of industrial and commercial buildings and a remnant  
RF lot for future development with adjacent land.*

RES.R19-1366 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Application 7916-0493-00 be referred  
back to staff to work with the applicant to consider major revisions to the proposal  
that are consistent with the intent of the Official Community Plan (OCP), and  
Metro Vancouver's Regional Growth Strategy (RGS).  
Carried

### SURREY CITY CENTRE/WHALLEY

10. **7919-0129-00**  
**13685 - 102 Avenue**  
Agent: Alexander Wright, Anthem Properties Group Ltd.  
Owner: Anthem Surrey Holdings Ltd.  
**Development Permit**  
*to permit temporary on-site real estate development marketing signage for a  
mixed-use high rise project under construction in the City Centre.*



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

1. Council approve the applicant's request to vary the Sign By-law for temporary on-site real estate development/construction signage, as described in Appendix I.
2. Council approve Development Permit No. 7919-0129-00 for a comprehensive sign design package and authorize the Mayor and Clerk to execute the Permit (see Appendix II).

RES.R19-1367

Carried**11. 7919-0182-00****11411 Bridgeview Drive**

Agent: Jason Noseworthy, Priority Permits Ltd.

Owner: CCBD Realty Holding Corp.

**Development Permit**

*to permit a comprehensive sign design package for a two-storey brewery, distillery and private liquor store building (Central City Brewers) in Bridgeview.*

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

1. Council approve the applicant's request to vary the Sign By-law as described in Appendix II.
2. Council approve Development Permit Application No. 7919-0182-00 including a comprehensive sign design package and authorize the Mayor and Clerk to execute the Permit.

RES.R19-1368

Carried**RESIDENTIAL/INSTITUTIONAL****SOUTH SURREY****12. 7916-0575-00****7917-0095-00****16611, 16651 and 16681 – 20 Avenue**

Agent: Maggie Koka, Anya Paskovic, Aplin &amp; Martin Consultants Ltd.

Owners: Marathon Homes Sunnyside Ltd.

1054227 B.C. Ltd.

Director Information: Gurdial Bath, Jasvinder Basi, Aleksander Jankovic,  
Rod Midgley, Ravinder Purewal

Officer Information as at November 2, 2018: Gurdial Bath (President)

**NCP Amendment from Cluster Residential 6-10 upa and Low Density  
Residential 6-10 upa to Multiple Residential 15-25 upa**

**Rezoning from RA to RM-30  
Development Permit / Development Variance Permit**  
*to permit the development of approximately 145 townhouse units.*

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Development Application

Nos. 7916-0575-00 and 7917-0095-00 be supported in concept and referred back to staff for more detailed site-planning review, including urban design, servicing, and community consultation among other considerations.

RES.R19-1369

Carried**C. ADDITIONAL PLANNING COMMENTS**RESIDENTIAL/INSTITUTIONALSOUTH SURREY**1. 7918-0207-00****1881 - 152 Street**

Agent: Louis Kwan, Porte Communities

Owner: 538699 B.C. Ltd.

Director Information: Arnold Gill, David PorteOfficer Information as at March 14, 2019: David Porte (President)**Development Permit including a parking variance; and  
Housing Agreement***to regulate the tenure in a proposed six-storey mixed-use building.*

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

1. A Bylaw be introduced, and be given three readings, to allow the property owner and the City of Surrey to enter into a Housing Agreement to secure for both the market and non-market residential units (Appendix III) for a period of twenty years.
2. Council authorize staff to draft Development Permit No. 7918-0207-00, with an updated concept, including a reduction in the number of required parking spaces from 218 to 171, generally in accordance with the attached drawings (Appendix II).
3. Council approve the proposed parking variance, reducing the number of required parking spaces from 218 to 171, to proceed to Public Notification.
4. Council approve the applicant's request to reduce the amount of required outdoor amenity space from 354 square metres (3,810 square feet) to 178 square metres (1,920 square feet).

5. Council instruct staff to resolve the following issues, in addition to the conditions noted in the February 25, 2019 report, prior to final approval:
  - (a) the applicant address the concern that the development will place additional pressure on existing park facilities, for the market rental units only, to the satisfaction of the General Manager, Parks, Recreation and Culture;
  - (b) registration of a Section 219 Restrictive Covenant to ensure that, if the rental use is discontinued in the future, the City's needs with respect to public art will be adequately met, to the satisfaction of the General Manager Parks, Recreation and Culture;
  - (c) registration of a Section 219 Restrictive Covenant to ensure that, if the rental use is discontinued in the future, the City's needs with respect to the City's Affordable Housing Strategy will be adequately met, to the satisfaction of the General Manager, Planning & Development Services;
  - (d) registration of a Section 219 Restrictive Covenant to register the Housing Agreement on the property; and
  - (e) the applicant adequately address the impact of reduced outdoor amenity space.

RES.R19-1370

Carried

It was

Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "538699 B.C. Ltd. Housing Agreement,  
 Authorization Bylaw, 2019, No. 19907" pass its first reading.

RES.R19-1371

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "538699 B.C. Ltd. Housing Agreement,  
 Authorization Bylaw, 2019, No. 19907" pass its second reading.

RES.R19-1372

Carried

The said Bylaw was then read for the third time.

It was

Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "538699 B.C. Ltd. Housing Agreement,  
 Authorization Bylaw, 2019, No. 19907" pass its third reading.

RES.R19-1373

Carried

**D. ITEMS REFERRED BACK****RESIDENTIAL/INSTITUTIONAL****SOUTH SURREY**

1. **7918-0136-00**  
**3063 - 160 Street**  
 Agent: Fahad Abrahani, H.Y. Engineering Ltd.  
 Owner: SJY Developments Ltd.  
**Rezoning from RA to RM-15**  
**Development Permit / Development Variance Permit**  
*to permit the development of approximately 11 townhouse units.*

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Application 7918-0136-00 be referred  
 back to staff to work with the applicant on revisions to the proposal that are  
 consistent with the Streamside Setback Areas as outlined in Part 7A Streamside  
 Protection of the Zoning Bylaw.

RES.R19-1374

Carried**E. CORPORATE REPORTS**

The Corporate Report, under the date of July 22, 2019, was considered and dealt with as follows:

**Item No. L002** Zoning Regulation Options for Licensee Retail Stores  
 (Private Liquor Stores)  
 File: 3900-30

The General Manager, Planning & Development, submitted a report to provide Council with detailed information outlining previous zoning changes and City policies that regulate the location of Licensee Retail Stores within the City, and to provide Council with options regarding possible changes to the related zoning regulations that could facilitate private liquor stores to be located in additional zones beyond the Community Commercial Zone (C-8") and Town Centre Commercial Zone ("C-15"), which permit a private liquor store as a principal use. This review was requested by Council at the Regular Council – Public Hearing Meeting of May 27, 2019, and staff have recommendation with respect to these options.

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

1. Receive Corporate Report L002 for information; and
2. Support the City's existing approach identified as Option "A" in the report, which is to retain the status quo whereby Licensee Retail Stores are permitted uses only

in the Community Commercial (C-8) Zone, the Town Centre Commercial (C-15) Zone, and in select Comprehensive Development (CD) Zones as endorsed by Council through a rezoning process.

Defeated

With Mayor McCallum and Councillors Elford, Guerra, Nagra and Patton opposed.

It was

Moved by Councillor Nagra  
Seconded by Councillor Patton  
That Council:

1. Receive Corporate Report Loo2 for information; and
2. Support the approach identified as Option "B" in the report, which is to amend the C-5 and CHI Zones to allow a private Liquor Store – in addition to the C-8 and C-15 Zones.

RES.R19-1375

Carried

With Councillors Annis, Hundial, Locke and Pettigrew opposed.

**F. CORRESPONDENCE**

**G. NOTICE OF MOTION**

**H. BYLAWS AND PERMITS**

BYLAWS

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19258" 7916-0494-00 – 1469 Onkar Construction Ltd.  
c/o Coastland Engineering & Surveying Ltd. (Mike Helle)  
RF to RF-13 – 5891 – 172A Street - to subdivide into 3 single family small lots.

**Note:** Change of Ownership

Council direction received May 8, 2017

It was

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19258" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R19-1376

Carried

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19745"  
7918-0167-00 – J. Sivia; H., S., R. and R. Badesha  
c/o Coastland Engineering & Surveying Ltd. (Michael Helle)  
RH to RQ – 5700 – 146 Street - to subdivide into 2 single family residential lots.

Council direction received December 3, 2018

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council amend the South Newton  
Neighbourhood Concept Plan to introduce a new land use designation of  
"Suburban Residential 1/4 Acre" and redesignate the site from "Suburban  
Residential 1/2 Acre" to "Suburban Residential 1/4 Acre".

RES.R19-1377

Carried  
With Councillor Pettigrew opposed.

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2018, No. 19745" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.

RES.R19-1378

Carried  
With Councillor Pettigrew opposed.

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19761"  
7918-0360-00 – Riokim Holdings (Strawberry Hill) Inc.  
c/o Liveable City Planning (Michael Mortensen)  
C-15 to CD – 12101 – 72 Avenue and 7350 – 120 Street - to allow for a maximum of  
20 arcade machines as a permitted use in an existing Cineplex arcade.

**Note:** A Good Neighbour Agreement has been arranged by both Cineplex and the  
City of Surrey as directed by Council at the February 11, 2019 Regular Council  
Public Hearing meeting.

Council direction received January 14, 2019

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2019, No. 19761" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.

RES.R19-1379

Carried

4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 19032"  
7916-0226-00 – G. Dhaliwal  
c/o Hub Engineering Inc. (Mike Kompter)  
RF to RF-13 – Portion of 18382 – 60 Avenue - to subdivide into 4 single family small lots.

Council direction received December 5, 2016

**Note:** Four (4) trees that were previously retained will be removed due to poor suitability, upon reinspection by an ISA Certified Arborist. Additional fees have been collected for the Green City Fund (Cash-in-Lieu) by the Trees & Landscape Division.

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 19032" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R19-1380

Carried

5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19499"  
7917-0180-00 – 1084327 B.C. Ltd. (Director information: Devinder Bains)  
c/o Hub Engineering Inc. (Mike Kompter)  
RA to RF-13 – 16763 - 18 Avenue - to subdivide into 9 single family small lots.

**Note:** Change of ownership

Council direction received January 22, 2018

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That Council amend the Sunnyside Heights Neighbourhood Concept Plan to redesignate the land from Urban Transitional up to 8 u.p.a. to Medium Density Residential 10-15 u.p.a. and for the changes to the local road and drainage networks.

RES.R19-1381

Carried

With Councillor Pettigrew opposed.

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19499" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R19-1382

Carried

With Councillor Pettigrew opposed.

6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18480"  
7908-0073-00 – S. Grewal c/o Hub Engineering Inc. (Mike Kompter)  
RA to RH – 12715 – 56 Avenue - to subdivide into 3 half-acre residential lots and  
1 future park lot.

Council direction received July 13, 2015

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council amend the West Panorama  
Ridge Local Area Plan to redesignate the land from "Suburban Residential (1 Acre)"  
to "Suburban Residential (1/2 Acre)".

RES.R19-1383 Carried

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2015, No. 18480" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.

RES.R19-1384 Carried

7. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19668"  
7917-0020-00 - 0939090 B.C. Ltd. (Director Information: Bhupinder Ajula,  
Malkiat Sandhu and Nirmal Takhar) c/o 0939090 B.C. Ltd.  
IL to CD – 13479 and 13535 – 77 Avenue - to allow an existing private school to  
continue at this location on a permanent basis with a maximum of 32 classrooms  
and 650 students.

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. 19668" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.

RES.R19-1385 Carried



## BYLAWS WITH PERMITS

8. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19807"  
7918-0237-00 – Zenterra Croydon Ltd.  
c/o Zenterra Developments Ltd. (Rick Johal)  
RA to CD – 2830 – 156 Street - to develop 16 townhouse units.

Council direction received April 1, 2019

RES.R19-1386 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council amend the North Grandview  
Heights Neighbourhood Concept Plan to redesignate the land from "Cluster Housing  
(6-8 upa)" to "Multiple Residential (15-25 upa)".  
Carried  
With Councillor Pettigrew opposed.

RES.R19-1387 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2019, No. 19807" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.  
Carried  
With Councillor Pettigrew opposed.

**Development Permit No. 7918-0237-00**

2830 – 156 Street

To permit the development of a 16 unit townhouse project.

Authorized to draft: April 1, 2019

RES.R19-1388 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the Mayor and Clerk be authorized to  
execute Development Permit No. 7918-0237-00.  
Carried  
With Councillor Pettigrew opposed.

9. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19835"  
7918-0453-00 – South Laurel Lands Development Ltd.  
c/o Lark Group (Matthew Alexander)  
CD (Bylaw No. 19373) to CD - 13761 – 96 Avenue - to allow additional floor area for  
an approved 10-storey office/retail building.

Council direction received May 13, 2019

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2019, No. 19835" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.  
RES.R19-1389 Carried

**Development Variance Permit No. 7918-0453-00**

13761 – 96 Avenue

To vary the minimum separation requirement between a proposed small-scale  
drug store and an existing small-scale drug in order to allow a Wellness pharmacy  
associated with a medical clinic.

Supported by Council: May 27, 2019

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Development Variance Permit No.  
7918-0453-00 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.R19-1390 Carried

**Development Permit No. 7918-0453-00**

13761 - 96 Avenue

To allow additional floor area on an approved 10-storey office/retail building and  
to vary the minimum 400-metre (1,300 ft.) separation requirement between a  
proposed small-scale drug store and an existing small-scale drug store.

Authorized to draft: May 13, 2019

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the Mayor and Clerk be authorized to  
execute Development Permit No. 7918-0453-00.  
RES.R19-1391 Carried

10. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2019, No. 19787"  
7918-0206-00 - Green Tree Estates Ltd.  
c/o DS (Fraser) Developments Ltd. (Matt Reid)  
To redesignate a portion of 15815 - 85 Avenue, 15825 - 85 Avenue, 15835 - 85 Avenue, 15848 Fraser Highway and 15858 Fraser Highway (Previously 15820 Fraser Highway) from Urban to Multiple Residential.

**Note:** The applicant received confirmation from a car-share provider (Modo) that there is currently no interest in extending the car-share network to the subject property. As such, the applicant will register a statutory right-of-way/restrictive covenant on title so that, in future, car-share services can be provided on-site should there be demand for extending the car-share network to include the subject property.

Council direction received February 11, 2019

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council amend the Fleetwood Town  
Centre Plan to redesignate 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.

RES.R19-1392

Carried  
With Councillor Pettigrew opposed.

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2019, No. 19787" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R19-1393

Carried  
With Councillor Pettigrew opposed.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19788"  
RM-M to CD - 15815 - 85 Avenue, 15825 - 85 Avenue, 15835 - 85 Avenue,  
15848 Fraser Highway and 15858 Fraser Highway (Previously Portion of  
15820 Fraser Highway) - to develop one 5-storey and four 6-storey apartment  
buildings containing 426 dwelling units.

Council direction received February 11, 2019

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2019, No. 19788" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.

RES.R19-1394

Carried  
With Councillor Pettigrew opposed.

"Green Tree Estates Ltd. Housing Agreement, Authorization Bylaw, 2019, No 19866"  
To enter into a Housing Agreement for 43 rental dwelling units in a proposed  
6-storey apartment building for a period of twenty years.

Council direction received June 10, 2019

RES.R19-1395 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Green Tree Estates Ltd. Housing  
Agreement, Authorization Bylaw, 2019, No 19866" be finally adopted, signed by the  
Mayor and Clerk, and sealed with the Corporate Seal.  
Carried  
With Councillor Pettigrew opposed.

**Development Permit No. 7918-0206-00**

15820 Fraser Highway

To permit the development of one 5-storey and four 6-storey apartment buildings  
on the northern portion of this site in Fleetwood.

Authorized to draft: February 11, 2019

RES.R19-1396 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the Mayor and Clerk be authorized to  
execute Development Permit No. 7918-0206-00.  
Carried  
With Councillor Pettigrew opposed.

PERMIT APPROVALS

**11. Development Variance Permit No. 7918-0383-00**

A-Class Holdings Ltd.

c/o KCC Architecture & Design Ltd. (Karla Castellanos)

19178 – 34A Avenue

To reduce the minimum rear yard setback of Comprehensive Development By-law  
No. 17934 in order to allow Van Gogh Designs to expand their existing building on  
the subject site.

Supported by Council: May 13, 2019

RES.R19-1397 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Development Variance Permit No.  
7918-0383-00 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

**Development Permit No. 7918-0383-00**

19178 – 34A Avenue

To permit the development of a 4,007 square metre (43,136 sq. ft.) industrial building.

Authorized to draft: April 29, 2019

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That the Mayor and Clerk be authorized to

execute Development Permit No. 7918-0383-00.

RES.R19-1398

Carried**12. Development Permit No. 7919-0097-00**

CC Retail Office Holdings Ltd.

c/o ZGF Cotter Architects Inc. (Patrick Cotter)

To permit a 1.5 storey expansion to the Central City Parkade.

**Note:** Council requested that staff confirm no impacts to view corridors for neighbouring residential properties from the proposed parkade expansion. Staff performed a site visit and determined that neighbouring residential low-rise buildings would not be impacted by the 1.5 storey expansion of the parkade.

Authorized to draft: June 24, 2019

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That the Mayor and Clerk be authorized to

execute Development Permit No. 7919-0097-00.

RES.R19-1399

Carried**13. Development Permit No. 7919-0103-00**

KGS Holdings Ltd.

c/o PCI Developments Corp. (Brad Howard)

13639 George Junction

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.

Authorized to draft: June 24, 2019

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That the Mayor and Clerk be authorized to

execute Development Permit No. 7919-0103-00.

RES.R19-1400

Carried

I. CLERKS REPORT

J. OTHER BUSINESS

K. ADJOURNMENT

It was

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the July 22, 2019 Regular Council – Land

Use meeting be adjourned.

RES.R19-1401

Carried

The Regular Council - Land Use meeting adjourned at 5:56 p.m.

Certified correct:



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Jennifer Ficocelli, City Clerk



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Mayor Doug McCallum