

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
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 October 21, 2019,

Regular Council Land Use meeting be adopted.

RES.R19-1783

Carried

B. LAND USE APPLICATIONS**COMMERCIAL/INDUSTRIAL/AGRICULTURAL****CLOVERDALE/CLAYTON****1. 7919-0271-00**

19275 - 54 Avenue

Agent: Mike Ewanchuck, RMC Ready-Mix Ltd.

Owner: RMC Ready-Mix Ltd.

Development Variance Permit

to increase the maximum height of an accessory structure from 18 metres (60 ft.) to 19.2 metres (63 ft.) to permit a cement storage silo.

It was

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

Permit No. 7919-0271-00, to increase the maximum accessory building and structure height of the "High Impact Industrial Zone (IH)" from 18 metres (60 ft.) to 19.2 metres (63 ft.) to permit the installation of a new cement storage silo on the site, to proceed to Public Notification.

RES.R19-1784

Carried

NEWTON2. **7919-0087-00****12101 - 72 Avenue; 7236 - 120 Street**

Agent: Manpreet (Mona) Grewal, Paragon Design Group Ltd.

Owner: Riokim Holdings (Strawberry Hill) Inc.

Development Permit*to permit exterior renovations to an existing free-standing commercial building.*

It was

Moved by Councillor Guerra

Seconded by Councillor Nagra

That:

1. Council approve the applicant's request to vary the Sign By-law through a Comprehensive Sign Design package as described in Appendix II.
2. Council authorize staff to draft Development Permit No. 7919-0087-00 including a comprehensive sign design package generally in accordance with the attached drawings (Appendix III).
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;
 - (b) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

RES.R19-1785

CarriedSURREY CITY CENTRE/WHALLEY3. **7919-0090-00****13737 - 96 Avenue**

Agent: Jordan Desrochers, Priority Permits Ltd.

Owner: South Harper Lands Development Ltd.

Development Permit*to permit a comprehensive sign design package for an existing twelve storey commercial building in the City Centre.*

It was Moved by Councillor Guerra
 Seconded by Councillor Nagra
 That Council approve Development Permit
 Application No.7919-0090-00 for a comprehensive sign package and authorize the
 Mayor and Clerk to execute the Permit.

RES.R19-1786

Carried**CLOVERDALE/CLAYTON****4. 7919-0031-00****17277 No. 10 Highway (56 Avenue)**

Agent: Dan Cupa, PC Urban Properties Corp.

Owner: PC Urban Hwy 10 Holdings Ltd.

**Partial NCP Amendment from Highway Commercial to Parks/Open Space
 Rezoning from CD (By-law No. 16452) to CD
 Development Permit**

*to allow for the development of three light impact industrial/warehouse buildings
 with ancillary retail (showroom) and office space and one riparian lot. A
 Development Permit is required for Form and Character, Hazard Lands (Flood Prone
 Areas), Farm Protection and Sensitive Ecosystems (Streamside Areas)*

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

1. A Bylaw be introduced to rezone the subject site from "Comprehensive Development Zone (CD)" (By-law No. 16452) to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7919-0031-00 for Form and Character, Farm Protection, Hazard Lands as well as Sensitive Ecosystems, generally in accordance with the attached drawings (Appendix II), and the corresponding environmental and geotechnical reports.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) final approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

- (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (g) the applicant is to convey proposed Lot 1 to the City, without compensation, for the purpose of riparian protection;
- (h) completion of a P-15 agreement for the monitoring and maintenance of the proposed habitat restoration works within the riparian area to be conveyed to the City;
- (i) submission of a finalized Ecosystem Development Plan to the satisfaction of the Planning and Development Department;
- (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 right-of-way for public rights-of-passage for the 1.8 metre (6 ft.) wide pedestrian walkway along the southern façade of proposed Building 3 linking to the sidewalk along 57 Avenue to the west;
- (l) registration of a combined Restrictive Covenant/Statutory Right-of-Way for the 15.25 metre (50 ft.) setback area along the east side of 172 Street to accommodate the future relocation of the Class A/O (red-coded) watercourse on-site;
- (m) registration of a combined Restrictive Covenant/Statutory Right-of-Way for the variable streamside setback area for the Class A/O (red-coded) watercourse on the north side of 56 Avenue (No. 10 Highway);
- (n) discharge the Restrictive Covenants registered on title (BF009953 and BB1073234) that identify the previous landscape buffer requirements on the subject site;
- (o) discharge of Restrictive Covenant (No Build) registered on title (BB1073231) that prohibits any buildings and/or structures on the subject site until the applicant satisfies the municipal and provincial road requirements;

- (p) registration of a Section 219 Restrictive Covenant to protect the existing landscape buffer along the north lot line, adjacent the townhouse development at 17222 - 57 Avenue, as well as the proposed landscape buffer adjacent to the Agricultural Land Reserve (ALR) on the west lot line (i.e. adjacent 172 Street);
- (q) registration of a Section 219 Restrictive Covenant to identify the maximum amount of mezzanine space permitted on-site; and
- (r) registration of a Section 219 Restrictive Covenant to restrict habitable floor area below the minimum Flood Construction Level (FCL) and to inform future owners that the subject property is located within a flood plain area and that any buildings and/or structures constructed on the lot may be damaged by flooding or erosion.

4. Council pass a resolution to amend the Cloverdale Town Centre Plan to redesignate a portion of the subject site from "Highway Commercial" to "Parks/Open Space" when the project is considered for Final Adoption (Appendix VII).

RES.R19-1787

Carried

It was

Moved by Councillor Guerra

Seconded by Councillor Nagra

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

Amendment Bylaw, 2019, No. 19943" pass its first reading.

RES.R19-1788

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Guerra

Seconded by Councillor Nagra

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

Amendment Bylaw, 2019, No. 19943" pass its second reading.

RES.R19-1789

Carried

It was then

Moved by Councillor Guerra

Seconded by Councillor Nagra

That the Public Hearing on "Surrey Zoning

Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19943" be held at the City Hall on November 4, 2019, at 7:00 p.m.

RES.R19-1790

Carried

NEWTON

5. 7919-0195-00

12451 and 12525 - 88 Avenue

Agent: Gurmeet Dhaliwal, Burger King

Owner: Calloway Reit (Surrey W) Inc.

Development Permit*to permit renovations to an existing drive-through restaurant.*

It was

Moved by Councillor Guerra

Seconded by Councillor Nagra

That:

1. Council authorize staff to draft Development Permit No. 7919-0195-00 including a comprehensive sign design package generally in accordance with the attached drawings (Appendix II).
2. Council approve the applicant's request to vary the Surrey Sign By-law, No. 13656 through a Comprehensive Sign Design Package as described in Appendix I.
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; and
 - (b) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

RES.R19-1791

CarriedRESIDENTIAL/INSTITUTIONALSOUTH SURREY

6. 7919-0104-00

2858 - 128 Street

Agent: S. Nercessian

Owners: N. Nercessian, S. Nercessian

Development Variance Permit*to increase the maximum lot coverage to permit the construction of a pool house.*

It was

Moved by Councillor Guerra

Seconded by Councillor Nagra

That:

1. Council approve Development Variance Permit No. 7919-0104-00, to increase the maximum lot coverage of the RF Zone, for a lot with an area

greater than 560 square metres (6,000 sq. ft.) or more, from 28% to 30%, to proceed to public notification.

2. Council instruct staff to resolve the following issue prior to approval:

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

RES.R19-1792

Carried

C. ADDITIONAL PLANNING COMMENTS

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

SURREY CITY CENTRE/WHALLEY

1. **7918-0428-00**

10045 King George Boulevard

Agent: Patrick Cotter, ZGF Architects Inc.

Owner: CC Retail Holdings Ltd.

City Centre Plan Amendment to amend the road network on the subject site.

Rezoning of a portion from C-8 to CD

Development Permit

to permit the development of a 25-storey office tower on the southeast corner of the Central City Mall site in City Centre.

It was

Moved by Councillor Guerra
Seconded by Councillor Nagra
That:

1. A Bylaw be introduced to rezone the portion of the subject site shown as Block A on the Survey Plan attached in Appendix A from "Community Commercial Zone (C-8)" to "Comprehensive Development Zone (CD)" (Appendix B) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7918-0428-00 generally in accordance with the attached drawings (Appendix C).
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 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) 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
- (h) final acceptance by TransLink of the building siting adjacent to the SkyTrain guideway.

4. Council pass a resolution to amend the City Centre Plan to amend the road network on the subject site (Appendix D).

RES.R19-1793

Carried

It was

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

Amendment Bylaw, 2019, No. 19918" pass its first reading.

RES.R19-1794

Carried

The said Bylaw was then read for the second time.

It was

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

Amendment Bylaw, 2019, No. 19918" pass its second reading.

RES.R19-1795

Carried

It was then

Moved by Councillor Guerra
 Seconded by Councillor Nagra
 That the Public Hearing on "Surrey Zoning

Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19918" be held at the City Hall on November 4, 2019, at 7:00 p.m.

RES.R19-1796

Carried

D. ITEMS REFERRED BACK

E. CORPORATE REPORTS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BYLAWS AND PERMITS

BYLAWS WITH PERMITS

- 1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18866"
7915-0337-00 – S. Purewall and City of Surrey
c/o Barnett Dembek Architects Inc. (Maciej Dembek)
RA to RF-12 and RM-30 - 6173 – 144 Street and Portion of 62 Avenue - to develop
57 three-storey townhouse units, 2 single family small lots and 1 park lot.

Council direction received September 12, 2016

It was Moved by Councillor Guerra
 Seconded by Councillor Nagra
 That Council amend the South Newton
 Neighbourhood Concept Plan to redesignate the site from Detention Pond,
 Townhouses (15 upa max) and Proposed Schools & Parks to Townhouses
 (20 upa max), Single Family Residential Flex 6-14 upa and Proposed
 School & Parks, with road network and park boundary adjustments.

RES.R19-1797

Carried
With Councillor Pettigrew opposed.

It was Moved by Councillor Guerra
 Seconded by Councillor Nagra
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2016, No. 18866" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.

RES.R19-1798

Carried
With Councillor Pettigrew opposed.

Development Variance Permit No. 7915-0337-00

6173 – 144 Street and Portion of 62 Avenue
 To reduce north, east, west, and south yard setbacks for the townhouses facing the
 street in order to maintain consistency with other developments in the area.
 A setback reduction for visitor parking stalls 10 and 11 will assist with tree
 retention.

Supported by Council October 3, 2016

It was Moved by Councillor Guerra
 Seconded by Councillor Nagra
 That Development Variance Permit No.
 7915-0337-00 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.R19-1799

Carried

With Councillor Pettigrew opposed.

Development Permit No. 7915-0337-00

6173 - 144 Street

To permit the development of 57 townhouses.

Authorized to draft September 12, 2016

It was Moved by Councillor Guerra
 Seconded by Councillor Nagra
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7915-0337-00.

RES.R19-1800

Carried

With Councillor Pettigrew opposed.

APPLICATIONS/BYLAWS/PERMITS TO BE CLOSED

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19394"
 7916-0681-00 - Gweb Holdings Ltd.
 c/o Aplin & Martin Consultants Ltd. (Anya Paskovic)
 A-2 to IB-1 and IB-2 - 3230 - 192 Street (3294 - 192 Street) and 19317 - 32 Avenue -
 To allow the future development of 4 business park lots.

Council direction received October 23, 2017

It was Moved by Councillor Guerra
 Seconded by Councillor Nagra
 That Application No. 7916-0681-00 be closed
 and Bylaw "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No.
 19394" be filed.

RES.R19-1801

Carried**I. CLERKS REPORT****J. OTHER BUSINESS**

K. ADJOURNMENT

It was

Moved by Councillor Guerra
Seconded by Councillor Nagra
That the October 21, 2019 Regular Council –

Land Use meeting be adjourned.

RES.R19-1802

Carried

The Regular Council - Land Use meeting adjourned at 5:49 p.m.

Certified correct:



Jennifer Ficocelli, City Clerk



Mayor Doug McCallum