

**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 November 4, 2019,

Regular Council Land Use meeting be adopted.

RES.R19-1855

Carried

**B. LAND USE APPLICATIONS****COMMERCIAL/INDUSTRIAL/AGRICULTURAL****SOUTH SURREY****1. 7919-0128-00**

**3353 - 194 Street**

Agent: Karla Castellanos, KCC Architecture and Design Ltd.

Owner: Tag Properties (2018) Ltd.

**Rezoning from A-1 to IB-1**

**Development Permit / Development Variance Permit**

*to permit the development of a 10,445 square metre (112,433 sq. ft.) multi-tenant industrial building.*

It was

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That:

1. A Bylaw be introduced to rezone the subject site from "General Agriculture Zone (A-1)" to "Business Park 1 Zone (IB-1)" and a date be set for Public Hearing.

2. Council authorize staff to draft Development Permit No. 7919-0128-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7919-0128-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum width of a vehicle maneuvering aisle from 7.5 metres (25 ft.) to 6 metres (20 ft.).
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 road dedication plan 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) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (h) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture; and
  - (i) registration of a Section 219 Restrictive Covenant to prohibit any use that requires a Metro Vancouver Air Quality Permit from locating on the site.

RES.R19-1856

Carried  
With Councillor Pettigrew opposed.

RES.R19-1857 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2019, No. 19948" pass its first reading.  
Carried  
With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

RES.R19-1858 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2019, No. 19948" pass its second reading.  
Carried  
With Councillor Pettigrew opposed.

RES.R19-1859 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. 19948" be held at the City  
Hall on November 18, 2019, at 7:00 p.m.  
Carried  
With Councillor Pettigrew opposed.

#### SURREY CITY CENTRE/WHALLEY

2. **7916-0418-00**  
**12186 - 103A Avenue**  
Agent: Sada Reddy, Sada Lift Truck Services Ltd.  
Owner: Sada Lift Truck Services Ltd.  
**Temporary Use Permit**  
*to allow for the continued assembly and storage of high-rise concrete construction forms on the lot for a period not to exceed three (3) years.*

RES.R19-1860 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Application 7916-0418-00 be denied.  
Carried  
With Councillor Locke opposed.

**RESIDENTIAL/INSTITUTIONAL**

**FLEETWOOD/GUILDFORD**

3. 7919-0252-00

8754 - 151B Street

Agent: Daman Teja, Style Elite Homes Ltd.

Owners: E. Chan, C. Chan, D. Chan

**Development Variance Permit**

*to allow basement access and a basement well to be located between the principal building and the front lot line on a through lot.*

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That Council approve Development Variance

Permit No. 7919-0252-00, to vary Section J of Part 16 "Single Family Residential Zone (RF)" to permit basement access and a basement well between the principal building and the front lot line on a through lot, to proceed to Public Notification.

RES.R19-1861

Carried

**SOUTH SURREY**

4. 7919-0130-00

14107 - 34A Avenue

Agent: Vikas Mehta, Unibuild Construction Management Ltd.

Owners: J. Lail, S. Lail

**Development Permit / Development Variance Permit**

*for a Hazard Lands Development Permit and setback variance to allow construction of a single family dwelling.*

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That:

1. Council authorize staff to draft a Hazard Lands Development Permit for Steep Slopes, generally in accordance with the Geotechnical Report, prepared by Able Geotechnical Ltd., and dated June 4, 2019.
2. Council approve Development Variance Permit No. 7919-0130-00, varying the following, to proceed to Public Notification:
  - (a) In Section F, Yards and Setbacks of Part 15- "Half-Acre Residential Gross Density Zone (RH-G)", the minimum side yard setback on flanking street is reduced from 7.5 metres (25 ft.) to 3 metres (10 ft.), for the west side yard of the proposed dwelling.
3. Council instruct staff to resolve the following issues prior to approval:

- (a) 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.
- (b) Submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect.

RES.R19-1862

Carried

**COMMERCIAL/INDUSTRIAL/AGRICULTURAL**

**CLOVERDALE/CLAYTON**

**5. 7918-0183-00  
6029 - 168 Street**

Agent: Jin Yum, Jya Jinyong Yum Architect

Owner: Crown West Development Ltd.

**Rezoning from C-4 to CD (based on C-5)**

**Development Permit**

*to permit the development of a mixed-use building with commercial uses on the ground floor and a second floor residential unit.*

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That:

1. A Bylaw be introduced to rezone the subject site from "Local Commercial Zone (C-4)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7918-0183-00 generally in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a road dedication plan for road widening on 168 Street 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) 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
- (g) 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.

RES.R19-1863

Carried

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

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

Amendment Bylaw, 2019, No. 19949" pass its first reading.

RES.R19-1864

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. 19949" pass its second reading.

RES.R19-1865

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. 19949" be held at the City Hall on November 18, 2019, at 7:00 p.m.

RES.R19-1866

Carried**FLEETWOOD/GUILDFORD****6. 7917-0047-00****15110 and 15140 - 101 Avenue**

Agent: Joseph Lau, ZGF Cotter Architects Inc.

Owner: 1064762 B.C. Ltd.

Director Information: Cho-Yeup YooOfficer Information as at February 15, 2019:

Cho-Yeup Yoo (President, Secretary)

**Rezoning from C-8 to CD (based on RM-135 & C-5)****Development Permit***to permit two mixed-use high rise buildings (24-storey and a 12-storey) with ground floor commercial uses in Guildford Town Centre.*

It was

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That:

1. A Bylaw be introduced to rezone the subject site from "Community Commercial Zone (C-8)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7917-0047-00 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 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;
  - (h) registration of a right-of-way for public rights-of-passage for the area between the building face and the street edges;
  - (i) registration of a shared access easement with the abutting property to the east (15190 – 101 Avenue) for a future shared driveway access;
  - (j) discharge of Restrictive Covenant S50758;
  - (k) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

- (l) the applicant provide a density bonus community amenity contribution in support of the requested increased density from 3.5 FAR to 4.2 FAR (gross), to the satisfaction of the General Manager, Planning and Development Department; and
- (m) Council approval of Stage 2 of the Guildford Town Centre – 104 Avenue Corridor Plan (TCP) and corresponding Official Community Plan (OCP) Amendments to support the densities envisioned in the TCP.

RES.R19-1867 Carried

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2019, No. 19950" pass its first reading.

RES.R19-1868 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. 19950" pass its second reading.

RES.R19-1869 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. 19950" be held at the City  
 Hall on November 18, 2019, at 7:00 p.m.

RES.R19-1870 Carried

**SOUTH SURREY**

- 7. **7919-0029-00**  
**15350 and 15400 Croydon Drive**  
 Agent: Ray Spence, Berezan (Juniper) Enterprises Ltd.  
 Owner: Berezan Management (32<sup>nd</sup> Avenue) Ltd.  
**Development Permit Amendment**  
*to permit the addition of a one level underground parkade within a proposed commercial building.*

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

- 1. Council authorize staff to draft Development Permit No. 7919-0029-00 generally in accordance with the attached drawings (Appendix II).



- 2. Council instruct staff to resolve the following issues prior to 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) compensating the City for the removal of trees located in the City-owned pedestrian pathway to the east of the subject property, to the satisfaction of Parks, Recreation, and Culture Department.

RES.R19-1871

Carried

**RESIDENTIAL/INSTITUTIONAL**

**NEWTON**

- 8. **7919-0200-00**  
**7480 - 146B Street**  
 Agent: J. Turnbull  
 Owners: L. Turnbull, J. Turnbull  
**Rezoning from CD (By-law No. 12898) to CD**  
*to permit the development of a secondary suite within the existing single family dwelling.*

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

- 1. A Bylaw be introduced to rezone the subject site from "Comprehensive Development (CD) Zone (Bylaw No. 12898)" to "Comprehensive Development (CD) Zone" and a date be set for Public Hearing.
- 2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) 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
  - (b) Registration of a Section 220 Restrictive Covenant Modification to amend Covenant BK387953 to allow the construction of a secondary suite.

RES.R19-1872

Carried

RES.R19-1873 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2019, No. 19951" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R19-1874 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2019, No. 19951" pass its second reading.  
Carried

RES.R19-1875 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. 19951" be held at the City Hall  
on November 18, 2019, at 7:00 p.m.  
Carried

9. **7919-0174-00**  
**5677 - 146 Street**  
Agent: Dexter Hirabe, WSP Canada Inc.  
Owner: L. Baggio  
**NCP Amendment to redesignate the site from Suburban Residential  
Half-Acre to Suburban Residential Quarter-Acre  
Rezoning from RH to RQ**  
*to allow subdivision into two (2) 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 "Half-Acre Residential Zone (RH)" to "Quarter Acre Residential Zone (RQ)" and a date be set for Public Hearing.
2. Council file Rezoning Bylaw No. 18824, and close Development Application No. 7915-0388-00.
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) 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) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 2 until future consolidation with the adjacent property at 5671 - 146 Street;
- (f) the applicant satisfy the deficiency in tree replacement on the site, 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.

4. Council pass a resolution to amend the South Newton Neighbourhood Concept Plan to redesignate the land from "Suburban Residential 1/2 Acre" to "Suburban Residential 1/4 Acre" when the project is considered for final adoption.

RES.R19-1876

Carried

It was

Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Application No. 7915-0388-00 be closed  
 and "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18824" be filed.

RES.R19-1877

Carried

It was

Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19952" pass its first reading.

RES.R19-1878

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. 19952" pass its second reading.

RES.R19-1879

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. 19952" be held at the City  
 Hall on November 18, 2019, at 7:00 p.m.  
 RES.R19-1880 Carried

### SOUTH SURREY

- 10. 7919-0134-00**  
**1740 - 140 Street**  
 Agent: Natalie Pullman, CitiWest Consulting Ltd.  
 Owners: S. Maheem, A. Maheem, R. Loodu, G. Loodu  
**Rezoning from RF to RF-9**  
*to allow subdivision into 3 single family small lots.*

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

1. A Bylaw be introduced to rezone the site from "Single Family Residential Zone (RF)" to "Single Family Residential (9) Zone" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (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;
  - (f) registration of a Section 219 Restrictive Covenant to ensure tree retention on the proposed lots; and

(g) registration of a Section 219 Restrictive Covenant to prohibit secondary suites on all proposed lots.  
 RES.R19-1881 Carried  
 With Councillors Annis, Hundial, 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. 19953" pass its first reading.  
 RES.R19-1882 Carried  
 With Councillors Annis, Hundial, 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. 19953" pass its second reading.  
 RES.R19-1883 Carried  
 With Councillors Annis, Hundial, 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. 19953" be held at the City Hall on November 18, 2019, at 7:00 p.m.  
 RES.R19-1884 Carried  
 With Councillors Annis, Hundial, Locke and Pettigrew opposed.

**11. 7915-0310-00**

**13539 – 16 Avenue**

Agent: Mike Kompter, Hub Engineering Inc

Owners: G. Kooner, N. Kooner

**Heritage Revitalization Agreement**

*to facilitate the restoration and long term protection of the Verna Porter Residence and subdivision into four single family lots and one park lot.*

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

1. A Bylaw be introduced to allow the property owner and the City of Surrey to enter into a Heritage Revitalization Agreement to allow for the restoration and maintenance of the Verna Porter Residence property at

13539 – 16 Avenue, on proposed Lot 3 (Appendix V), and a date be set for Public Hearing.

- 2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) demolition of existing accessory buildings and structures to the satisfaction of the Planning and Development Department;
  - (e) registration of a Section 219 Restrictive Covenant on title for tree protection on the subject site; and
  - (f) submission of a tree windfirm assessment for the trees to be located within the lot to be conveyed to the City as Park (Lot 5) to identify any hazard trees.

RES.R19-1885 Carried

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "City of Surrey Heritage Revitalization Agreement Bylaw, 2019, No. 19954" pass its first reading.

RES.R19-1886 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "City of Surrey Heritage Revitalization Agreement Bylaw, 2019, No. 19954" pass its second reading.

RES.R19-1887 Carried

It was then Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the Public Hearing on "City of Surrey Heritage Revitalization Agreement Bylaw, 2019, No. 19954" be held at the City Hall on November 18, 2019, at 7:00 p.m.

RES.R19-1888 Carried

**SURREY CITY CENTRE/WHALLEY**

12. **7919-0260-00**  
**13530 - 111A Avenue**  
 Agent: S. Sahota  
 Owners: S. Sahota, G. Sahota, J. Sahota  
**Development Variance Permit**  
*to allow for the off-street parking space for a secondary suite to be located on a second driveway that does not lead to the garage on the lot.*

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Council approve Development Variance Permit No. 7919-0260-00 to proceed to Public Notification. The Development Variance Permit is to allow for the off-street parking space for a secondary suite to be located on a second driveway that does not lead to the garage on the lot, under the RF Zone.

RES.R19-1889

Carried

**NEWTON**

13. **7919-0166-00**  
**5438 - 127 Street**  
 Agent: Rajeev Mangla, Mainland Engineering Design Corporation  
 Owners: P. Mann, J. Mann, G. Mann, C. Mann  
**Rezoning from RH to CD**  
*to permit the development of a covered tennis court in the rear yard.*

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Council refer the application back to staff to work with the applicant to address concerns raised by area residents and the West Panorama Ridge Ratepayers Association to further mitigate the visual impact of the proposed covered tennis court, through landscape buffering, and potential design revisions.

Defeated  
 With Mayor McCallum and Councillors Annis, Elford, Guerra, Hundial, Locke, Nagra, Patton and Pettigrew opposed.

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

1. Council introduce a By-law to rezone the subject site from "Half-Acre Residential Zone (RH)" 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) 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;
- (b) submission of a finalized arborist report, tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (c) approval from the Ministry of Transportation & Infrastructure;
- (d) ensure that all engineering requirements are addressed to the satisfaction of the General Manager, Engineering; and
- (e) submission of a Code Consultant Report that demonstrates adherence to BC Building Code requirements, to the satisfaction of the General Manager, Planning & Development Services.

RES.R19-1890

Carried

It was

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2019, No. 19956" pass its first reading.

RES.R19-1891

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. 19956" pass its second reading.

RES.R19-1892

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. 19956" be held at the City  
Hall on November 18, 2019, at 7:00 p.m.

RES.R19-1893

Carried



C. ADDITIONAL PLANNING COMMENTS

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

SURREY CITY CENTRE/WHALLEY

1. **7918-0348-00**  
**13245 King George Boulevard**  
 Agent: Mania Hormozi, BC Housing  
 Owner: Provincial Rental Housing Corp.  
**Housing Agreement**  
*to regulate 93 supportive housing units for the homeless and those at risk of becoming homeless and ancillary support services*

RES.R19-1894 It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That a Bylaw be introduced to enter into a  
 Housing Agreement and be given First, Second and Third Reading.  
Carried

RES.R19-1895 It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Provincial Rental Housing Corporation  
 Housing Agreement Authorization Bylaw, 2019, No. 19955" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R19-1896 It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Provincial Rental Housing Corporation  
 Housing Agreement Authorization Bylaw, 2019, No. 19955" pass its second reading.  
Carried

The said Bylaw was then read for the third time.

RES.R19-1897 It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Provincial Rental Housing Corporation  
 Housing Agreement Authorization Bylaw, 2019, No. 19955" pass its third reading.  
Carried

D. ITEMS REFERRED BACK

E. CORPORATE REPORTS

## F. CORRESPONDENCE

## G. NOTICE OF MOTION

1. **Reconsideration of Application No. 7918-0136-00**

File: 7918-0136-00

At the September 16, 2019 Regular Council – Land Use meeting, Application No. 7918-0136-00 was reconsidered and Council supported, in principle, the applicant's proposal for a Development Variance Permit No. 7918-0136-00 to reduce the minimum streamside setback for a Natural Class A Stream from 30 metres to 20 metres, as shown in Appendix I of the Planning Report dated July 22, 2019, and that staff be directed to bring back Application No. 7918-0136-00 for Bylaw introduction following staff's completion of the detailed site planning for the revised proposal which incorporates the streamside setback relaxation to 20 metres, including obtaining consent for the required stream crossing from the Ministry of Forests, Lands, Natural Resource Operations and Rural Development.

On September 16, 2019, after the vote was taken, a Memorandum dated September 16, 2019, regarding Additional Information for Regular Council – Land Use Meeting Agenda Item G.2, was distributed to Council in order to correct information that was presented at the September 16, 2019 Regular Council Land Use meeting.

Councillor Pettigrew has submitted a Notice of Motion to rescind and reconsider the matter.

Therefore, the following motion is put forward:

**"That Council rescind Resolution RES.R19-1576 and bring back Application No. 7918-0136-00 for reconsideration at this meeting."**

It was

Moved by Councillor Pettigrew  
Seconded by Councillor Hundial  
That Council rescind Resolution

RES.R19-1576 and bring back Application No. 7918-0136-00 for reconsideration at this meeting.

Defeated

With Mayor McCallum and Councillors  
Annis, Guerra, Locke, Nagra and Patton  
opposed.

**H. BYLAWS AND PERMITS**

## BYLAWS

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19567"  
7917-0494-00 – 3831 Ventures Inc.  
c/o Platinum Projects Ltd. (Harp Hoonjan)  
RA to RQ – 3831 – 156 Street - to subdivide into 9 single family lots.

Council direction received April 9, 2018

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council amend the Rosemary Heights  
Central Neighbourhood Concept Plan to redesignate the site from Suburban 1 Acre  
Residential to Suburban 1/4 Acre Residential.

RES.R19-1898

Carried

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2018, No. 19567" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.

RES.R19-1899

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17236"  
7910-0084-00 -K. and K. Dhani  
c/o Coastland Engineering & Surveying Ltd. (Michael Helle)  
RA to CD - 18537 - 54 Avenue - to permit subdivision into two (2) suburban single  
family lots.

Council direction received July 26, 2010

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2010, No. 17236" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.

RES.R19-1900

Carried

BYLAWS WITH PERMITS

- 3. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19650"  
7917-0596-00 – Amson Centre 72 Ltd.  
c/o DF Architecture Inc. (Jessie Arora)  
To redesignate the site 14418 and 14462 – 72 Avenue from Urban to Multiple Residential.

Council direction received July 23, 2018

It was  
Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council amend East Newton South Neighbourhood Concept Plan to introduce a new land use designation: "Mixed-Use Commercial/Residential" and to amend the NCP to redesignate the site from "Townhouse (15 u.p.a)" to "Mixed-Use Commercial/Residential".

RES.R19-1901 Carried

It was  
Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19650" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R19-1902 Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19651"  
RA to CD – 14418 and 14462 – 72 Avenue - to develop two 5-storey commercial/residential buildings containing 18 commercial retail units and 90 residential apartment 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. 19651" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R19-1903 Carried

**Development Permit No. 7917-0596-00**

14418 and 14462 - 72 Avenue

To permit the development of a mixed-use commercial/residential development with 90 residential units and commercial and office uses.

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. 7917-0596-00.

RES.R19-1904

Carried

- 4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19501" 7916-0490-00 - J., A., J. and D. Tsai and S. Bentley c/o Hub Engineering Inc. (Mike Kompter) RA to RF-13 - 1837 - 168 Street - to subdivide into 9 new single family lots.

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." for changes to the local road and drainage networks.

RES.R19-1905

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. 19501" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R19-1906

Carried

With Councillor Pettigrew opposed.

**Development Variance Permit No. 7916-0490-00**

1837 - 168 Street

To reduce the minimum lot depth for proposed Lots 3 to 6 to accommodate the proposed cul-de-sac and minimum front and rear yard setbacks for proposed Lots 4 and 5 in order to allow for more functional floor plans.

Supported by Council February 6, 2018

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Development Variance Permit  
 No. 7916-0490-00 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.R19-1907

Carried

With Councillor Pettigrew opposed.

5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19823"  
 7918-0438-00 – 1152414 B.C. Ltd. (Director Information: Nachhattar Singh Kooner  
 and Anjali Sharma)  
 c/o LO Studio Architecture (Marco Ciriello)  
 CD (By-law No. 17404) to CD – 15315 – 66 Avenue - to develop a multi-tenant  
 industrial/business park building.

Council direction received April 29, 2019

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2019, No. 19823" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.

RES.R19-1908

Carried**Development Variance Permit No. 7918-0438-00**

15315 – 66 Avenue

To reduce the number of required parking spaces from 75% to 73%, resulting in a  
 reduction from 177 to 130 parking spaces. Additional parking spaces will be  
 available as part of an existing shared parking agreement at the adjacent property  
 at 6638 – 152A Street.

Supported by Council April 29, 2019

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Development Variance Permit  
 No. 7918-0438-00 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.R19-1909

Carried

**Development Permit No. 7918-0438-00**

15315 - 66 Avenue

To permit the development of an 8,231 square metre (88,595 sq. ft.) multitenant industrial/business park building.

Authorize to draft April 15,2019

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That the Mayor and Clerk be authorized to

execute Development Permit No. 7918-0438-00.

RES.R19-1910

Carried

PERMIT APPROVALS

**6. Development Variance Permit No. 7919-0162-00**

R. Schultz

c/o R. Schultz

13076 Crescent Road

To permit an addition to the existing single family dwelling.

Supported by Council October 21, 2019

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That Development Variance Permit

No. 7919-0162-00 be supported.

RES.R19-1911

Carried

**7. Development Permit No. 7919-0087-00**

12102 - 72 Avenue

Riokim Holding (Strawberry Hill) Inc.

c/o Paragon Design Group Ltd. (Manpreet (Mona) Grewal)

To permit exterior renovations to an existing free-standing commercial building.

Authorized to draft October 21, 2019

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That the Mayor and Clerk be authorized to

execute Development Permit No. 7919-0087-00.

RES.R19-1912

Carried

APPLICATIONS/BYLAWS/PERMITS TO BE CLOSED

- 8. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19784"  
7918-0177-00 – S. Dhaliwal and DHAP Developments Ltd.  
c/o Citiwest Consulting Ltd. (Roger Jawanda)  
RA to RF-13 – 10659 and 10669 – 160 Street - to subdivide into 3 single family small lots.

Council direction received February 11, 2019

It was  
 Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Application No. 7918-0177-00 be closed  
 and "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19784" be filed.

RES.R19-1913 Carried

I. CLERKS REPORT

J. OTHER BUSINESS

K. ADJOURNMENT

It was  
 Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That the November 4, 2019 Regular Council –

Land Use meeting be adjourned.  
 RES.R19-1914 Carried

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

Certified correct:

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

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