

Present:

Chairperson - Mayor McCallum
Councillor Annis
Councillor Elford
Councillor Guerra
Councillor Hundial
Councillor Locke
Councillor Nagra
Councillor Patton
Councillor Pettigrew

Absent:**Staff Present:**

City Manager
City Clerk
General Manager, Corporate Services
General Manager, Engineering
General Manager, Finance
General Manager, Parks, Recreation & Culture
General Manager, Planning & Development
Deputy City Solicitor
Manager, Area Planning & Development, North Division
Manager, Area Planning & Development, South Division
Land Development Engineer

A. ADOPTION OF THE AGENDA

It was

Moved by Councillor Guerra
Seconded by Councillor Nagra
That the agenda of the November 18, 2019,

Regular Council Land Use meeting be adopted.

RES.R19-1951

Carried

B. LAND USE APPLICATIONS**COMMERCIAL/INDUSTRIAL/AGRICULTURAL****SURREY CITY CENTRE/WHALLEY****1. 7919-0179-00**

11064 Olsen Road

Agent: D. Jhudge

Owner: Jace Trucklines Ltd.

Temporary Use Permit

to permit the continued outdoor storage of industrial equipment for a maximum of 3 years.

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That Application 7919-0179-00 be denied.
Carried

RES.R19-1952

RESIDENTIAL/INSTITUTIONAL

NEWTON

- 2. **7919-0257-00**
7688 Berkeley Place
Agent: S. Kainth
Owners: J. Cheema, S. Cheema, J. Cheema
Development Variance Permit
to reduce the west side yard on flanking street setback in order to construct a single family dwelling.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council approve Development Variance
Permit No. 7919-0257-00 (Appendix I), to reduce the side yard (west) on flanking
street setback for the front entry steps from 3.6 metres (12 ft.) to 1.9 metres (6 ft.),
to proceed to Public Notification.

RES.R19-1953

Carried

FLEETWOOD/GUILDFORD

- 3. **7919-0114-00**
15895 - 88 Avenue
Agent: Avnash Banwait, Mainland Engineering Design Corp.
Owner: H. Jawanda, T. Gill
Rezoning from RA to RF and RF-SD
to allow subdivision into one (1) single family residential lot and two (2) semi-detached lots.

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 in the Survey Plan attached as Appendix II from "One Acre Residential (RA) Zone" to "Single Family Residential (RF) Zone" and the portion of the subject site shown as Block B from "One Acre Residential (RA) Zone" to "Semi-Detached Residential (RF-SD) 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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (e) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
- (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (g) registration of a Section 219 Restrictive Covenant on Lots 2 and 3 for structural independence;
- (h) registration of a Section 219 Restrictive Covenant for lane access to Lots 2 and 3;
- (i) registration of a Section 219 Restrictive Covenant for minimum front yard setback of 5.5 metres (18 feet) for Lots 2 and 3;
- (j) registration of a Section 219 Restrictive Covenant for tree protection;
- (k) registration of an access easement on Lots 2 and 3 for the maintenance and use of a party wall; and
- (l) 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.R19-1954

Carried
With Councillor Pettigrew opposed.

It was

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

Amendment Bylaw, 2019, No. 19991" pass its first reading.

RES.R19-1955

Carried
With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

It was

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

Amendment Bylaw, 2019, No. 19991" pass its second reading.

RES.R19-1956

Carried
With Councillor Pettigrew opposed.

It was then Moved by Councillor Guerra
 Seconded by Councillor Nagra
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19991" be held at the City
 Hall on December 2, 2019, at 7:00 p.m.

RES.R19-1957 Carried
 With Councillor Pettigrew opposed.

4. **7919-0009-00**
10239 - 161 Street; 16075 - 102 Avenue
 Agent: G. Basra
 Owners: H. Basra, S. Basra, G. Basra
Rezoning from RH-G to CD (based on RQ)
to allow subdivision from 2 to 3 single family suburban lots.

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

1. A Bylaw be introduced to rezone the subject site from "Half-Acre Residential Gross Density (RH-G) Zone" 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;
 - (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) the applicant satisfy the deficiency in tree replacement on site, to the satisfaction of the Planning and Development Department;
 - (f) submission of a finalized lot grading plan to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant for a 3.6 metre (12 ft.) west side yard setback on proposed Lot 1; and

- (h) the applicant adequately address the City's need with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services.

RES.R19-1958

Carried

It was

Moved by Councillor Guerra

Seconded by Councillor Nagra

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

Amendment Bylaw, 2019, No. 19992" pass its first reading.

RES.R19-1959

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. 19992" pass its second reading.

RES.R19-1960

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. 19992" be held at the City Hall on December 2, 2019, at 7:00 p.m.

RES.R19-1961

CarriedNEWTON5. **7918-0235-00****5903 - 144 Street**

Agent: Kenneth Kim, Kenneth Kim Architecture Inc.

Owner: Sullivan Plaza Ltd.

NCP Amendment for changes to the local road network.**Rezoning from RA to CD (based on RM-70 and C-5)****Development Permit***to permit the development of two (2) 4-storey mixed use buildings and one (1) 4-storey apartment building consisting of 115 residential units, and 1,359 square metres (14,628 sq.ft.) of ground-floor commercial space.*

It was

Moved by Councillor Guerra

Seconded by Councillor Nagra

That:

1. A Bylaw be introduced to rezone the subject site from "One Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.

2. Council authorize staff to draft Development Permit No. 7918-0235-00 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 to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a 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) submission of an acoustical report for the units adjacent to 144 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (i) 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
 - (j) 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.
4. Council pass a resolution to amend South Newton Neighbourhood Concept Plan to amend the local road network when the project is considered for final adoption.

RES.R19-1962

Carried

With Councillor Pettigrew opposed.

RES.R19-1963 It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2019, No. 19993" pass its first reading.
Carried
With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

RES.R19-1964 It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2019, No. 19993" pass its second reading.
Carried
With Councillor Pettigrew opposed.

RES.R19-1965 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. 19993" be held at the City
Hall on December 2, 2019, at 7:00 p.m.
Carried
With Councillor Pettigrew opposed.

SOUTH SURREY

6. **7919-0107-00**
2585 - 141 Street
Agent: Angel Li, LeHomes Realty
Owner: Tiger First Development Ltd.
Rezoning from RA to RH
LAP Amendment from "One-Acre" to "Half-Acre Gross Density"
Development Variance Permit
to allow subdivision into 2 half-acre lots.

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

1. A Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7919-0107-00, to reduce the minimum lot width of the RH Zone from 30 metres (98 ft.) to 24.3 metres (80 ft.) for proposed Lots 1 and 2, to proceed to Public Notification.
3. Council instruct staff to resolve the following issues prior to final adoption:

- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
- (f) 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.

4. Council pass a resolution to amend the Central Semiahmoo Peninsula Local Area Plan to redesignate the site from "One-Acre" to "Half-Acre Gross Density" when the project is considered for final adoption.

RES.R19-1966

Carried

It was

Moved by Councillor Guerra
 Seconded by Councillor Nagra
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2019, No. 19994" pass its first reading.

RES.R19-1967

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. 19994" pass its second reading.

RES.R19-1968

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. 19994" be held at the City
 Hall on December 2, 2019, at 7:00 p.m.

RES.R19-1969

Carried

C. ADDITIONAL PLANNING COMMENTS

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, 2018, No. 19540"
7916-0102-00 - Ekam 68 Project Ltd.
c/o Douglas Johnson Architect Ltd. (Doug Johnson)
RA, RF and RM-D to RM-30 – 2845, 2855 King George Boulevard and
15073 - 27B Avenue to develop 42 townhouse units.

Note: At the December 3, 2018 Regular Council - Land Use Meeting Council requested staff to review additional retention of three (3) trees along the south property line. Staff have determined that these are not viable trees for retention and the applicant has agreed to provide six (6) appropriate replacement trees to be planted in the general vicinity.

Council direction received December 3, 2018

RES.R19-1970	<p>It was</p> <p>Highway Corridor Local Area Plan to redesignate the site from Townhouse (15 u.p.a) and Proposed Landscape Buffer (15m wide) to Townhouse (22 u.p.a).</p>	<p>Moved by Councillor Guerra Seconded by Councillor Nagra That Council amend the King George</p>
		<p>Carried With Councillor Pettigrew opposed.</p>

RES.R19-1971	<p>It was</p> <p>Amendment Bylaw, 2018, No. 19540" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.</p>	<p>Moved by Councillor Guerra Seconded by Councillor Nagra That "Surrey Zoning Bylaw, 1993, No. 12000,</p>
		<p>Carried With Councillor Pettigrew opposed.</p>

Development Variance Permit No. 7916-0102-00

2845, 2855 King George Boulevard and 15073 – 27B Avenue
To reduce front yard and rear yard setbacks.

Supported by Council December 3, 2018

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That Development Variance Permit
No. 7916-0102-00 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.R19-1972

Carried
With Councillor Pettigrew opposed.

Development Permit No. 7916-0102-00

2845, 2855 King George Boulevard and 15073 – 27B Avenue
To permit the development of 41 townhouse units.

Authorized to draft December 3, 2018

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That the Mayor and Clerk be authorized to
execute Development Permit No. 7916-0102-00.

RES.R19-1973

Carried
With Councillor Pettigrew opposed.

PERMIT APPROVALS

- 2. **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 Nagra
That Development Variance Permit
No. 7919-0162-00 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.R19-1974

Carried

3. **Temporary Use Permit No. 7917-0115-00**
J. and K. Dhaliwal, 0743839 B.C. Ltd. (Directors' Information: Kiranjit Kaur
Dhaliwal and Jaswinder Singh Dhaliwal)
c/o Citiwest Consulting Ltd. (Peter Moroso)
19060 and 19128 – No. 10 (56 Avenue) Highway
To allow the temporary outdoor storage of shipping containers and automobiles
for a period not to exceed three years.

Note: The conditions for a Good Neighbourhood Agreement, more robust
landscaping and outstanding requirements have been met.

Supported by Council July 23, 2018

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That Mayor and Clerk be authorized to
execute Temporary Use Permit No. 7917-0115-00.

RES.R19-1975

Carried

I. **CLERKS REPORT**

J. **OTHER BUSINESS**

K. ADJOURNMENT

It was

Moved by Councillor Guerra
Seconded by Councillor Nagra
That the November 18, 2019 Regular Council

- Land Use meeting be adjourned.

RES.R19-1976

Carried

The Regular Council - Land Use meeting adjourned at 6:01 p.m.

Certified correct:

Jennifer Ficocelli, City Clerk

Mayor Doug McCallum