

Present:

Chairperson - Mayor McCallum
Councillor Annis
Councillor Elford
Councillor Guerra
Councillor Hundial
Councillor Locke
Councillor Nagra
Councillor Patton (entered at 5:40 p.m.)
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
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 Hundial
That the agenda of the December 2, 2019,

Regular Council Land Use meeting be adopted.

RES.R19-2029

Carried

B. LAND USE APPLICATIONS**RESIDENTIAL/INSTITUTIONAL****FLEETWOOD/GUILDFORD****1. 7919-0156-00****17570 Abbey Drive**

Agent: John Curran, John Curran Neville Graham & Assoc.

Owner: K. Matharu

Development Variance Permit

to reduce the minimum east side yard setback for a proposed single family dwelling to allow parking of a recreational vehicle within the west side yard of the lot.

It was

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

Permit No. 7919-0156-00, to reduce the minimum east side yard principal building setback of the CD Zone (Bylaw No. 18891) from 3.0 metres (10 ft.) to 2.0 metres (6.5 ft.), to proceed to Public Notification.

RES.R19-2030

Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

SOUTH SURREY

- 2. **7919-0309-00**
19437 - 32 Avenue; 3338 - 194 Street
 Agent: Seven Horses Transport Ltd.
 Owner: QRD (Ch194) Holdings Inc.
Temporary Use Permit
to permit the continued operation of an unauthorized truck parking facility and outdoor storage of cargo equipment for a period not to exceed 1 year.

It was Moved by Councillor Guerra
 Seconded by Councillor Nagra
 That Application 7919-0309-00 be denied.

Before the question was put:

It was Moved by Councillor Locke
 Seconded by Councillor Hundial
 That Application 7919-0309-00 be referred

back to staff.

RES.R19-2031

Carried

RESIDENTIAL/INSTITUTIONAL

NEWTON

- 3. **7919-0120-00**
14147 - 60A Avenue
 Agent: Roger Jawanda, CitiWest Consulting Ltd.
 Owner: A. Shah
Rezoning from RA to RF-13
to allow subdivision of the property into two (2) single family small 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 "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
- 2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) submission of a finalized tree survey and a statement regarding tree preservation;
- (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (e) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services.

RES.R19-2032 Carried

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2019, No. 20004" pass its first reading.

RES.R19-2033 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. 20004" pass its second reading.

RES.R19-2034 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. 20004" be held at City Hall
on December 16, 2019, at 7:00 p.m.

RES.R19-2035 Carried

SOUTH SURREY

4. **7919-0300-00**
17907, 17939 and 17959 – 24 Avenue
Agent: Maggie Koka, Aplin & Martin Consultants Ltd.
Owners: Suncor Holdings Corp., 17939 24 Avenue Holdings Inc.
699330 B.C. Ltd.
Director Information: David Johl
No Officer Information Filed as at July 8, 2019.
699334 B.C. Ltd.
Director Information: Harjinder Johl
No Officer Information Filed as at July 8, 2019.
699339 B.C. Ltd.

Director Information: Connie Johl
No Officer Information Filed as at July 8, 2019.
699346 B.C. Ltd.
Director Information: Avtar Johl
No Officer Information Filed as at July 8, 2019.

Rezoning from A-2 to RA

Development Variance Permit

to allow subdivision into one (1) school lot, one (1) park lot, and two (2) future development lots.

It was

Moved by Councillor Guerra
Seconded by Councillor Hundial
That:

1. A Bylaw be introduced to rezone the subject site from "Intensive Agriculture Zone (A-2)" to "One-Acre Residential Zone (RA)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7919-0300-00 to vary the "Surrey Subdivision and Development Bylaw, 1986, No. 8830", by deferring works and services for the proposed subdivision (Appendix II) until future development, 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) approval from the Ministry of Transportation & Infrastructure;
 - (d) registration of a "no-build" Section 219 Restrictive Covenant until future development and provision of all required works and services; and
 - (e) registration of a Section 219 Restrictive Covenant to ensure that the applicant will adequately address the City's needs with respect to the City's Affordable Housing Strategy should the properties be redeveloped to increase the number of dwelling units beyond the two existing dwelling units.

RES.R19-2036

Carried

RES.R19-2037 It was Moved by Councillor Guerra
Seconded by Councillor Hundial
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2019, No. 20005" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R19-2038 It was Moved by Councillor Guerra
Seconded by Councillor Hundial
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2019, No. 20005" pass its second reading.
Carried

RES.R19-2039 It was then Moved by Councillor Guerra
Seconded by Councillor Hundial
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 20005" be held at City Hall
on December 16, 2019, at 7:00 p.m.
Carried

SURREY CITY CENTRE/WHALLEY

5. **7918-0316-00**
10653, 10663, 10673, 10675 and 10679 - 137A Street
Agent: Robert Ciccozzi, Ciccozzi Architecture Inc.
Owner: 1140375 B.C. Ltd.
Director Information: Hang Zheng
Officer Information filed as at November 6, 2018: Hang Zheng (President)

Rezoning from RF to CD (based on RM-70)

Development Permit

to permit the development of a 6-storey apartment building consisting of 86 dwelling units.

- It was Moved by Councillor Guerra
Seconded by Councillor Hundial
That:
1. A Bylaw be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
 2. Council authorize staff to draft Development Permit No. 7918-0316-00 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 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 Section 219 Restrictive Covenant to adequately address the City's needs with respect to the City’s Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services; and
- (i) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

RES.R19-2040

Carried

It was

Moved by Councillor Guerra
Seconded by Councillor Hundial
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2019, No. 20001" pass its first reading.

RES.R19-2041

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Guerra
Seconded by Councillor Hundial
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2019, No. 20001" pass its second reading.

RES.R19-2042

Carried

It was then Moved by Councillor Guerra
 Seconded by Councillor Hundial
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 20001" be held at City Hall on
 December 16, 2019, at 7:00 p.m.

RES.R19-2043

Carried**6. 7919-0226-00****14290, 14306 and 14308 – 108 Avenue**

Agent: Scott Groves, City of Surrey, Civic Facilities Division

Owner: City of Surrey

Rezoning from RM-D and RF to CD (based on C-5)**Development Permit**

*to permit a child care centre intended to be operated by the non-profit Fraser Region
 Aboriginal Friendship Centre (FRAFCA), with associated surface parking lot, on two
 abutting City-owned lots.*

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

1. A Bylaw be introduced to rezone the subject site from "Duplex Residential Zone (RM-D)" and "Single Family Residential Zone (RF) Zone" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7919-0226-00 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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) submission of building permit drawings that satisfactorily address Building Code requirements for the proposed child care centre to the satisfaction of the General Manager, Planning & Development;

- (e) registration of a Section 219 Restrictive Covenant/access easement and parking agreement for the parking area for the proposed child care centre, on separate neighbouring lots; and
- (f) submission of a road dedication plan for widening along 108 Avenue to the satisfaction of the Approving Officer.

RES.R19-2044

Carried

It was

Moved by Councillor Guerra

Seconded by Councillor Hundial

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

Amendment Bylaw, 2019, No. 20003" pass its first reading.

RES.R19-2045

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Guerra

Seconded by Councillor Hundial

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

Amendment Bylaw, 2019, No. 20003" pass its second reading.

RES.R19-2046

Carried

It was then

Moved by Councillor Guerra

Seconded by Councillor Hundial

That the Public Hearing on "Surrey Zoning

Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 20003" be held at City Hall on December 16, 2019, at 7:00 p.m.

RES.R19-2047

Carried7. **7918-0289-00****10138 Whalley Boulevard**

Agent: Rize Atelier (WLY) Properties Ltd.

Owner: Rize Atelier (WLY) Properties Ltd.

OCP Amendment of Figure 16: Central Business District Densities from**"3.5 FAR" to "5.5 FAR"****CCP Amendment from "Residential Mid to High Rise 3.5 FAR" to "Mixed-Use****5.5 FAR"****Rezoning from RM-45 to CD (based on RM-135 and C-8)****Development Permit****Housing Agreement**

to permit the development of a mixed-use project, consisting of three high-rise residential towers (23-storey, 32-storey and 39-storey), two 13-storey mid-rise market rental residential towers, one 6-storey apartment building and ground-level retail/commercial space including a café and daycare.

It was

Moved by Councillor Guerra
Seconded by Councillor Hundial
That:

1. A Bylaw be introduced to amend Figure 16: Central Business District Densities of the OCP for the subject site from "3.5 FAR" to "5.5 FAR" and a date be set for Public Hearing.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A Bylaw be introduced to rezone the subject site from "Multiple Residential 45 Zone (RM-45)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. A Bylaw be introduced authorizing Council to enter into a Housing Agreement.
5. Council authorize staff to draft Development Permit No. 7918-0289-00 generally in accordance with the attached drawings (Appendix II).
6. Council approve the applicant's request to reduce the amount of required outdoor amenity space from 3,378 square metres (36,360 sq. ft.) to 3,354 square metres (36,102 sq. ft.).
7. 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) 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;

- (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;
- (h) registration of a Section 219 Restrictive Covenant to reflect the 172 rental units and ensure that the applicant will adequately address the City's needs with respect to public art, should the project be converted from rental housing to market units, at any point in the future;
- (i) the applicant to enter into a Housing Agreement with the City to restrict a total of 172 dwelling units on the subject site to rental housing for a period of twenty (20) years;
- (j) registration of a Section 219 Restrictive Covenant for "no build" on a portion of the subject site (Lot 2 and 3) to prohibit new construction until the existing rental building fronting Whalley Boulevard is demolished (after tenant relocation);
- (k) registration of a Section 219 Restrictive Covenant for "no occupancy" on the subject site until all strata plans, for all phases are approved by the Approving Officer;
- (l) registration of a reciprocal access and parking easement for the entire subject site; to the satisfaction of the Engineering Department;
- (m) registration of a shared access and maintenance easement between all lots for shared use of the proposed indoor and outdoor amenity spaces located throughout the development site;
- (n) ensure all requirements associated with the provision of MODO car share vehicles are addressed to the satisfaction of the General Manager, Engineering;
- (o) the applicant provide a cash-in-lieu contribution to offset the deficiency in on-site parking;
- (p) registration of a volumetric statutory right-of-way for public rights-of-passage over the publicly accessible open space/piazzas within the site;
- (q) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (r) the applicant provide an additional density bonus amenity contribution in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;

- (s) registration of a Section 219 Restrictive Covenant to secure the proposed daycare space within the proposed development;
- (t) the applicant adequately address the impact of reduced on-site indoor amenity space; and
- (u) the applicant adequately address the impact of reduced on-site outdoor amenity space.

8. Council pass a resolution to amend the City Centre Plan to redesignate the subject site from " Residential Mid to High Rise 3.5 FAR " to "Mixed-Use 5.5 FAR" as shown in Appendix VIII, when the project is considered for final adoption.

RES.R19-2048

Carried

With Councillor Pettigrew opposed.

It was

Moved by Councillor Guerra

Seconded by Councillor Hundial

That "Surrey Official Community Plan Bylaw,

2013, No. 18020, Amendment Bylaw, 2019, No. 20006" pass its first reading.

RES.R19-2049

Carried

With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

It was

Moved by Councillor Guerra

Seconded by Councillor Hundial

That "Surrey Official Community Plan Bylaw,

2013, No. 18020, Amendment Bylaw, 2019, No. 20006" pass its second reading.

RES.R19-2050

Carried

With Councillor Pettigrew opposed.

It was then

Moved by Councillor Guerra

Seconded by Councillor Hundial

That the Public Hearing on "Surrey Official

Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2019, No. 20006" be held at City Hall on December 16, 2019, at 7:00 p.m.

RES.R19-2051

Carried

With Councillor Pettigrew opposed.

It was

Moved by Councillor Guerra

Seconded by Councillor Hundial

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

Amendment Bylaw, 2019, No. 19717" pass its first reading.

RES.R19-2052

Carried

With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

RES.R19-2053 It was Moved by Councillor Guerra
Seconded by Councillor Hundial
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2019, No. 19717" pass its second reading.
Carried
With Councillor Pettigrew opposed.

RES.R19-2054 It was then Moved by Councillor Guerra
Seconded by Councillor Hundial
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19717" be held at City Hall on
December 16, 2019, at 7:00 p.m.
Carried
With Councillor Pettigrew opposed.

RES.R19-2055 It was Moved by Councillor Guerra
Seconded by Councillor Hundial
That "Rize Atelier (WLY) Properties Ltd.
Housing Agreement, Authorization Bylaw, 2019, No. 20007" pass its first reading.
Carried
With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

RES.R19-2056 It was Moved by Councillor Guerra
Seconded by Councillor Hundial
That "Rize Atelier (WLY) Properties Ltd.
Housing Agreement, Authorization Bylaw, 2019, No. 20007" pass its second
reading.
Carried
With Councillor Pettigrew opposed.

The said Bylaw was then read for the third time.

RES.R19-2057 It was Moved by Councillor Guerra
Seconded by Councillor Hundial
That "Rize Atelier (WLY) Properties Ltd.
Housing Agreement, Authorization Bylaw, 2019, No. 20007" pass its third reading.
Carried
With Councillor Pettigrew opposed.

8. 7918-0401-00**10595, 10601, 10609, 10619, 10629 and 10637 - 137A Street**

Agent: Robert Ciccozzi, Robert Ciccozzi Architecture Inc.

Owner: 1140375 B.C. Ltd.

Director Information: Hang ZhengOfficer Information as at November 6, 2018: Hang Zheng (President)**Rezoning from RF to CD (based on RM-70)****Development Permit***to permit the development of a 6-storey apartment building consisting of 127 dwelling units.*

It was

Moved by Councillor Guerra

Seconded by Councillor Hundial

That:

1. A Bylaw be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7918-0401-00 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 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 Section 219 Restrictive Covenant to adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services; and
- (i) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

RES.R19-2058 Carried

Councillor Patton entered the meeting at 5:40 p.m.

It was Moved by Councillor Guerra
 Seconded by Councillor Hundial
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2019, No. 20002" pass its first reading.

RES.R19-2059 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Guerra
 Seconded by Councillor Hundial
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2019, No. 20002" pass its second reading.

RES.R19-2060 Carried

It was then Moved by Councillor Guerra
 Seconded by Councillor Hundial
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 20002" be held at City Hall
 on December 16, 2019, at 7:00 p.m.

RES.R19-2061 Carried

C. ADDITIONAL PLANNING COMMENTS

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

1. **7918-0341-01**
17508, 17524, 17534 and 17544 - 60 Avenue
 Agent: Doug Johnson, Douglas Johnson Architect Ltd.
 Owners: R. Lewis, H. Lewis, 60 Cloverdale Holdings Inc.
Development Variance Permit
*to reduce the minimum required indoor amenity space for a 25-unit townhouse
 development in Cloverdale Town Centre.*

It was Moved by Councillor Guerra
 Seconded by Councillor Hundial
 That Council approve Development Variance
 Permit No. 7918-0341-01, to reduce the minimum indoor amenity space required
 for a 25-unit townhouse development from 74 square metres (800 sq. ft.) to
 0 square metres (0 sq. ft.), to proceed to Public Notification.

RES.R19-2062

Carried

FLEETWOOD/GUILDFORD

2. **7918-0404-01**

8129 - 164 Street

Agent: Douglas Johnson, Douglas E Johnson Architect Ltd.

Owner: 1072127 B.C. Ltd.

Director Information: John Trainer, Sander van der Vorm

No Officer Information filed as at April 14, 2019.

Development Variance Permit

*to reduce the minimum required indoor amenity space for an 11-unit townhouse
development in Fleetwood Town Centre.*

It was Moved by Councillor Guerra
 Seconded by Councillor Hundial
 That Council approve Development Variance
 Permit No. 7918-0404-01, to reduce the minimum indoor amenity space required
 for an 11-unit townhouse development from 37 square metres (400 sq. ft.) to
 0 square metres (0 sq. ft.), to proceed to Public Notification.

RES.R19-2063

Carried

With Councillor Pettigrew opposed.

D. ITEMS REFERRED BACK

E. CORPORATE REPORTS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BYLAWS AND PERMITS

BYLAWS

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 1993, No. 12144, Amendment Bylaw, 2019, No. 19919"
7919-0143-00 - 0912712 B.C. Ltd. (Director Information: Samuel Y Lu)
c/o Willow Industries (Steve and Glen Vilio)
To amend CD Bylaw No. 12144 - 11125 - 124 Street - in order to allow a family recreation/entertainment centre with a roller-skating rink, bowling lanes, a mini-golf course, and an arcade with 65 devices/machines within the existing building on the site.

Council direction received September 16, 2019

Note: The Applicant has entered into a Good Neighbour Agreement.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 1993, No. 12144, Amendment Bylaw, 2019, No. 19919" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R19-2064

Carried

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19832"
7918-0307-00 - J. McKay
c/o CitiWest Consulting Ltd. (Natalie Pullman)
RA to RH - Portion of 13762 - 26 Avenue - to subdivide into 3 residential lots and 1 park lot.

Council direction received April 29, 2019

It was Moved by Councillor Guerra
Seconded by Councillor Hundial
That Council amend the Central Semiahmoo Peninsula Local Area Plan to redesignate a portion of the land from "One Acre" to "Half Acre Gross Density."

RES.R19-2065

Carried

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19832" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R19-2066

Carried

BYLAWS WITH PERMITS

3. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19487"
7915-0268-00 – Progressive Inter-Cultural Community Services Society and H. and H. Visscher
c/o DOM Santi Management Inc. (Robert Papau)
To redesignate the site 17505 and 17515 – 64 Avenue and Portion of 6455 – 176 Street from Urban and Mixed Employment to Multiple Residential and insert the subject site into "Table 7a: Land Use Designation Exceptions".

Note: Change of Agent

Council direction received January 8, 2018

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19487" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R19-2067

Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19488"
RA and IL to CD – 17505 and 17515 – 64 Avenue and Portion of 6455 – 176 Street - to allow the development of a 5-storey seniors care facility containing ground floor commercial space and a childcare centre.

Council direction received January 8, 2018

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19488" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R19-2068

Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19489"
RA to IL – Portion of 6455 – 176 Street - to create a remnant Light Industrial lot.

Council direction received January 8, 2018

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19489" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R19-2069

Carried

Development Permit No. 7915-0268-00

17505, 17515 – 64 Avenue and 6455 – 176 Street

To permit the development of a 5-storey seniors care facility and the creation of a remnant IL-zone parcel.

Authorized to draft January 8, 2018

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That the Mayor and Clerk be authorized to
execute Development Permit No. 7915-0268-00.

RES.R19-2070

Carried

Development Variance Permit No. 7915-0268-00

6455 – 176 Street

To reduce the setback to the future 175A Street in order to retain an existing building on the Light Industrial lot.

* Planning and Development advise (see memorandum dated November 27, 2019 in the back up) that Development Variance Permit No. 7915-0268-00 be filed as a subsequent Development Variance Permit No. 7918-0234-00 has been submitted by the applicant and received support from Council at the October 7, 2019 Regular Council – Land Use meeting.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Development Variance Permit
Application No. 7915-0268-00 be closed.

RES.R19-2071

Carried

PERMIT APPROVALS

4. Development Permit No. 7918-0300-00

18929 Ch Lot 11 Ltd. (Director Information: Omar Rawji)

c/o Prism Construction Ltd. (David Lee)

18929 - 32 Avenue

To permit the development of a 3,045 square metre (32,776 sq ft.) industrial building.

Authorized to draft September 16, 2019

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That the Mayor and Clerk be authorized to
execute Development Permit No. 7918-0300-00.

RES.R19-2072

Carried

APPLICATIONS/BYLAWS/PERMITS TO BE CLOSED

- 5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2011, No. 17482"
7911-0082-00 – C. and S. Saran,
c/o CitiWest Consulting Ltd. (Roger Jawanda)
RA to RF - 15694 - 112 Avenue - to permit subdivision into four (4) single family lots
(proposed lot 2 has further subdivision potential).

Council direction received September 12, 2011

- * Planning and Development advise (see memorandum dated November 28, 2019 in the back up) that a registered letter was sent to the applicant and owners on August 17, 2018 advising that unless outstanding requirements were addressed within 30 days the file would be closed. There has been no contact from the owners since early 2019.

It was
 Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Application No. 7911-0082-00 be closed
 and "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17482"
 be filed.

RES.R19-2073 Carried

I. CLERKS REPORT

J. OTHER BUSINESS

K. ADJOURNMENT

It was
 Moved by Councillor Guerra
 Seconded by Councillor Patton
 That the December 2, 2019 Regular Council –
 Land Use meeting be adjourned.

RES.R19-2074 Carried

The Regular Council - Land Use meeting adjourned at 5:42 p.m.

Certified correct:

Jennifer Ficocelli, City Clerk

Mayor Doug McCallum