

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
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 December 16, 2019,

Regular Council Land Use meeting be adopted.

RES.R19-2215

Carried

B. LAND USE APPLICATIONS**COMMERCIAL/INDUSTRIAL/AGRICULTURAL****SOUTH SURREY****1. 7919-0203-00****3733 - 192 Street**

Agent: Heather Johnston, Place Architect Ltd.

Owner: 1044892 B.C. Ltd.

Director Information: Renato Martini

Officer Information as at August 5, 2019:

Renato Martini (President), Maria Martini (Secretary)

Development Permit

to permit the development of a 34,478 square-metre multi-tenant industrial building.

It was

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

No. 7919-0203-00 including a comprehensive sign design package and authorize the Mayor and Clerk to execute the Permit.

RES.R19-2216

Carried

With Councillor Pettigrew opposed.

RESIDENTIAL/INSTITUTIONAL

FLEETWOOD/GUILDFORD

2. 7918-0257-00

15889 - 112 Avenue

Agent: Roger Jawanda, CitiWest Consulting Ltd.

Owner: o805567 B.C. Ltd.

Director Information: Kuo-Feng Chin

Officer Information as at October 16, 2018: Kuo-Feng Chin (President)

Rezoning from RA to RH

Development Permit / Development Variance Permit

to permit subdivision into two (2) half-acre single family residential lots.

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That:

1. A Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)" and a date be set for Public Hearing.
2. Council authorize staff to draft a Hazard Lands Development Permit (Steep Slope Areas), generally in accordance with the geotechnical study prepared by Western Geotechnical Consultants Ltd., dated August 23, 2019.
3. Council approve Development Variance Permit No. 7918-0257-00 varying the following to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RH Zone, from 30 metres (100 ft.) to 27 metres (89 ft.) for proposed Lots 1 and 2; and
 - (b) to reduce the minimum side yard setbacks of the RH Zone, from 4.5 metres (15 ft.) to 3.0 metres (10 ft.) for principal buildings on proposed Lots 1 and 2.
4. Council instruct staff to resolve the following issues prior to issuance:
 - (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 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;
- (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 for proposed Lots 1 and 2 for geotechnical setback, slope stability and to ensure future house construction is in accordance with the recommendations in the submitted geotechnical report.

RES.R19-2217

Carried

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

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

Amendment Bylaw, 2019, No. 20011" pass its first reading.

RES.R19-2218

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. 20011" pass its second reading.

RES.R19-2219

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. 20011" be held at the City Hall on January 13, 2020, at 7:00 p.m.

RES.R19-2220

Carried**SURREY CITY CENTRE/WHALLEY****3. 7918-0125-00****10315, 10327 and 10335 - 133 Street**

Agent: Wilson Chang, Wilson Chang Architect Inc.

Owner: 1142374 B.C. Ltd.

Director Information: Li Jian Jiang, Mei Ping ZhangOfficer Information as at November 23, 2019:

Li Jian Jiang (President, Secretary)

OCP Amendment from Multiple Residential to Central Business District and to Figure 16: Central Business District Densities to permit a density of "3.5 FAR"**CCP Amendment from "Residential Low to Mid Rise 2.5 FAR" to "Residential Mid to High Rise 3.5 FAR" and to amend the road network on the subject site**

Rezoning from RF to CD (based on RM-135)**Development Permit**

to permit the development of a 26-storey high-rise residential tower consisting of approximately 223 dwelling units.

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That:

1. A Bylaw be introduced to amend the Official Community Plan (OCP) Figure 3: General Land Use Designations to redesignate the subject site from Multiple Residential to Central Business District Designation and include the site in Figure 16: Central Business District Densities with a permitted density of "3.5 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 "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7918-0125-00 generally in accordance with the attached drawings (Appendix II).
5. 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;
- (i) registration of a volumetric statutory right-of-way for public rights-of-passage along the south property line of the subject site for a publicly accessible walkway, as well as for the proposed corner plaza located on the northeast corner of the site;
- (j) the applicant provide a density bonus amenity contribution consistent with the Tier 1 and Tier 2 Capital Projects CAC’s outlined in Corporate Report R224 (November 18, 2019) in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department; and
- (k) the applicant adequately address the impact of reduced on site indoor amenity space.

6. Council pass a resolution to amend the City Centre Plan to redesignate the subject site from " Residential Low to Mid Rise 2.5 FAR " to "Residential Mid to High Rise 3,5 FAR" and for the addition of a public north-south lane along the west property line as shown in Appendix VIII, when the project is considered for final adoption.

RES.R19-2221

Carried

It was

Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2019, No. 20009" pass its first reading.

RES.R19-2222

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2019, No. 20009" pass its second reading.

RES.R19-2223

Carried

- RES.R19-2224 It was then Moved by Councillor Guerra
Seconded by Councillor Patton
That the Public Hearing on "Surrey Official
Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2019, No. 20009" be
held at the City Hall on January 13, 2020, at 7:00 p.m.
Carried
- RES.R19-2225 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2019, No. 20010" pass its first reading.
Carried
- The said Bylaw was then read for the second time.
- RES.R19-2226 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2019, No. 20010" pass its second reading.
Carried
- RES.R19-2227 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. 20010" be held at the City
Hall on January 13, 2020, at 7:00 p.m.
Carried

C. ADDITIONAL PLANNING COMMENTS

RESIDENTIAL/INSTITUTIONAL

SOUTH SURREY

1. **7917-0100-01**
2145 and 2171 - 168 Street
Agent: Mike Kompter, Hub Engineering Inc.
Owner: 0942748 B.C. Ltd.
Director Information: David Leung Jung, Robert George Wiens
Officer Information as at June 8, 2017: Robert George Wiens (President)
Development Variance Permit
*to reduce the minimum required separation distance between the principal building
and the detached garage.*

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council approve Development Variance
 Permit No. 7917-0100-01, to reduce the minimum separation distance between the
 principal building and the detached garage of the Single Family Residential (10)
 Zone (RF-10) on proposed Lot 13 from 6.5 metres to 5.8 metres to proceed to Public
 Notification.

RES.R19-2228

Carried**SURREY CITY CENTRE/WHALLEY**

2. 7917-0397-00

7917-0397-01

13317 and 13335 King George Boulevard; 13377 Barker Street

Agent: Renante Solivar, MCM Architects

Owner: 0915726 B.C. Ltd.

Director Information: Li Chen, Jun He, Xue Yuan Hu, Can Ming XiaoOfficer Information as at July 18, 2019:

Jun He (President), Can Ming Xiao (Secretary)

OCP Amendment from Multiple Residential to Central Business District and to**Figure 16: Central Business District Densities to permit a density of 3.5 FAR****City Centre Plan Amendment from "Residential Low to Mid Rise up to 2.5****FAR" to "Residential Mid to High Rise 3.5 FAR"****Rezoning from RF, CHI and CD (By-law No. 17223) to CD****Development Permits***to permit the development of a multiple residential development consisting of three
high-rise buildings with podiums, including a 26-storey mixed-use high rise in Phase
1, two low-rise buildings, a child care centre and café.*

It was

Moved by Councillor Guerra
 Seconded by Councillor Patton
 That:

1. A Bylaw be introduced to amend the OCP Figure 3: General Land Use Designations by redesignating the subject site in Development Application No. 7917-0397-00 from Multiple Residential to Central Business District and include the subject site in OCP Figure 16: Central Business District Densities at a density of "3.5 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 in Development Application No. 7917-0397-00 from "Single Family Residential Zone (RF)", "Highway Commercial Industrial Zone (CHI)" and "Comprehensive

Development Zone (CD) (By-law No. 17223)" to "Comprehensive Development Zone (CD) " and a date be set for Public Hearing.

4. Council authorize staff to draft general Development Permit No. 7917-0397-00 generally in accordance with the attached drawings (Appendix II).
5. Council authorize staff to draft Development Permit No. 7917-0397-01 for Phase 1 of the project generally in accordance with the attached drawings (Appendix II).
6. 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) completion of the road closure and acquisition of Barker Street;
 - (g) submission of an acoustical report for the units adjacent to King George Boulevard and the SkyTrain guideway and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (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;
 - (i) registration of a right-of-way for public rights-of-passage for the area between the building face and the street edges;
 - (j) registration of access easements to ensure access to the proposed shared amenity facilities within the development;
 - (k) the applicant provide a density bonus amenity contribution consistent with the Capital Projects CAC Program outlined in Corporate

Report R224 (November 18, 2019) in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department, and confirm the tenure relative to the proposed child care centre; and

- (l) the applicant ensure all requirements associated with the provision of MODO car share vehicles are addressed and/or provide a cash-in-lieu contribution to offset the deficiency in on-site parking to the satisfaction of the General Manager, Engineering

7. Council pass a resolution to amend the City Centre Plan to redesignate the land from "Residential Low to Mid Rise up to 2.5 FAR" to "Residential Mid to High Rise 3.5 FAR" when the project is considered for final adoption.

RES.R19-2229

Carried

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That "Surrey Official Community Plan Bylaw,

2013, No. 18020, Amendment Bylaw, 2019, No. 20012" pass its first reading.

RES.R19-2230

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That "Surrey Official Community Plan Bylaw,

2013, No. 18020, Amendment Bylaw, 2019, No. 20012" pass its second reading.

RES.R19-2231

Carried

It was then

Moved by Councillor Guerra

Seconded by Councillor Patton

That the Public Hearing on "Surrey Official

Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2019, No. 20012" be held at the City Hall on January 13, 2020, at 7:00 p.m.

RES.R19-2232

Carried

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

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

Amendment Bylaw, 2019, No.20013" pass its first reading.

RES.R19-2233

Carried

The said Bylaw was then read for the second time.

RES.R19-2234 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2019, No.20013" pass its second reading.
Carried

RES.R19-2235 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.20013" be held at the City Hall
 on January 13, 2020, at 7:00 p.m.
Carried

D. LAND USE CONTRACT TERMINATIONS

RESIDENTIAL/INSTITUTIONAL

SOUTH SURREY

1. **7916-0484-00**
**Generally, between 157 Street and 160 Street, and 16 Avenue and McBeth Road
 and King George Boulevard**
Terminate Land Use Contract No. 76
Rezoning a portion of the site from C-8 to RM-15
*to permit the Zoning Bylaw to come into effect with a zone that aligns with the
 existing land uses on the subject site.*

RES.R19-2236 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That:
 1. A Bylaw be introduced to terminate Land Use Contract No. 76 and set
 Public Hearing for January 27, 2020; and
 2. A Bylaw be introduced to rezone a portion of the site from "Community
 Commercial Zone (C-8)" to "Multiple Residential 15 Zone (RM-15)" and set
 Public Hearing for January 27, 2020.
Carried

RES.R19-2237 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Land Use Contract No. 76,
 Termination Bylaw, 2019, No. 19776" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R19-2238 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Land Use Contract No. 76,
Termination Bylaw, 2019, No. 19776" pass its second reading.
Carried

RES.R19-2239 It was then Moved by Councillor Guerra
Seconded by Councillor Patton
That the Public Hearing on "Surrey Land Use
Contract No. 76, Termination Bylaw, 2019, No. 19776" be held at the City Hall on
January 27, 2020, at 7:00 p.m.
Carried

RES.R19-2240 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2019, No. 19777" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R19-2241 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2019, No. 19777" pass its second reading.
Carried

RES.R19-2242 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. 19777" be held at the City
Hall on January 27, 2020, at 7:00 p.m.
Carried

E. CORPORATE REPORTS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BYLAWS AND PERMITS

BYLAWS

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18482"
7914-0359-00 – S. Patel
c/o Mainland Engineering Corporation (Rajeev Mangla)
RA to RF – 7027 – 123 Street - to subdivide into 2 single family lots.

Note: Change of Ownership

Council direction received: July 13, 2015

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18482" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R19-2243

Carried
With Councillor Pettigrew opposed.

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19906"
7919-0165-00 - Gibb Investments Inc.
c/o Kevin Woronchak
IL to CD - 9346 - 193 Street - to permit the inclusion of a pet crematorium as a
permitted use in an existing industrial building.

Council direction received July 22, 2019

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2019, No. 19906" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R19-2244

Carried

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19951"
7919-0200-00 - J. and L. Turnball
c/o J. Turnball
CD By-law No. 12898 to CD – 7480 – 146B Street - to develop a secondary suite
within the existing single family dwelling.

Note: At November 4, 2019 Regular Council – Land Use meeting, Council instructed staff to resolve issues regarding the City's Affordable Housing Strategy and Restrictive Covenant Modification for the construction of a secondary suite. Staff determined that the application is exempt from the Affordable Housing Contribution and that secondary suites are exempt from the Affordable House Contribution.

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2016, No. 18854" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
 RES.R19-2248 Carried

6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18540B"
 7915-0046-00 - (7917-0348-00) – Ocean Park Developments Ltd. and JJ Jackson
 Developments Ltd.
 c/o WSP Group (Scott Pelletier)
 RA to RF-10 – 16645 – 21 Avenue - to subdivide into 10 single family lots.

Council direction received October 20, 2015

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council amend the Sunnyside Heights
 Neighbourhood Concept Plan to redesignate the site from "Low Density
 Residential (6-10 u.p.a.)" to "Medium Density Residential (10-15 u.p.a.)".
 RES.R19-2249 Carried
 With Councillor Pettigrew opposed.

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2015, No. 18540B" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
 RES.R19-2250 Carried
 With Councillor Pettigrew opposed.

BYLAWS WITH PERMITS

7. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18233"
 7914-0059-00 – City of Surrey
 c/o City of Surrey (Ken Woodward)
 RF to CD - 9671, 9677 and 9687 – 137 Street - to accommodate a future combined
 emergency shelter/transition house facility.

Council direction received: May 26, 2014

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2014, No. 18233" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
 RES.R19-2251 Carried

Note: Bylaw application 7914-0059-00 is running in conjunction with Development Variance Permit and Development Permit No. 7918-0210-00.

Development Variance Permit No. 7918-0210-00

City of Surrey

c/o Gordon MacKenzie Architect Inc. (Gordon MacKenzie)

9671, 9677 and 9687 – 137 Street

To reduce the number of required parking spaces and bicycle spaces, side yard (south) setback and lot size and increase the building height and allow the outdoor amenity space to be located within the rear yard (west) setback. These variances will allow the development of a 5-storey transitional housing facility.

Supported by Council: April 1, 2019

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That Development Variance Permit

No. 7918-0210-00 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.R19-2252

Carried

Development Permit No. 7918-0210-00

City of Surrey

9671, 9677 and 9687 – 137 Street

To permit the development of a five-storey transitional housing building in City Centre.

Authorize to draft on: March 11, 2019

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That the Mayor and Clerk be authorized to

execute Development Permit No. 7918-0210-00.

RES.R19-2253

Carried

8. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19129"
7916-0365-00 – R. Sihota
c/o Mainland Engineering Design Corporation (Rajeev Mangla)
RA to RF-10 and RF-13 – 5975 – 142 Street - to subdivide into 4 single family lots.

Council direction received: February 6, 2017

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Development Variance Permit
 No. 7917-0290-00 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.R19-2257 Carried

10. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018,
 No. 19493"
 7917-0008-00 - Hayer 156 Properties Ltd.
 c/o Barnett Dembek Architects Inc. (Maciej Dembek)
 To redesignate the site at 2528 – 156 Street (previously known as 2533 No. 99 Highway)
 from Urban to Multiple Residential.

Council direction received: January 22, 2018

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Official Community Plan Bylaw,
 2013, No. 18020, Amendment Bylaw, 2018, No. 19493" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R19-2258 Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19494"
 RF to RM-30 – 2528 – 156 Street (previously known as 2533 – Highway No.99) to
 develop 8 townhouse units.

Council direction received January 22, 2018

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council amend the King George Highway
 corridor Local Area Plan to redesignate the site from Townhouse (15 u.p.a) to
 Townhouses (25 u.p.a).

RES.R19-2259 Carried

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2018, No. 19494" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.

RES.R19-2260 Carried

Development Variance Permit No. 7917-0008-00
 2528 – 156 Street (previously known as 2533 No. 99 Highway)
 To reduce the minimum south and east yard setbacks in order to create an
 efficient site plan.

Supported by Council: February 6, 2018

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Development Variance Permit

No. 7917-0008-00 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.R19-2261

Carried

Development Permit No. 7917-0008-00

2528 – 156 Street (previously known as 2533 No. 99 Highway)

To permit the development of 8 townhouse units.

Authorize to draft on: January 22, 2018

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That the Mayor and Clerk be authorized to
execute Development Permit No. 7917-0008-00.

RES.R19-2262

Carried

11. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19754"
7918-0055-00 – West Point Pacific Construction (64th Ave) Ltd.
c/o Citiwest Consulting Services Ltd. (Roger Jawanda)
RA to RM-30 - 14239 – 64 Avenue - to develop 12 townhouse units.

Council direction received December 17, 2018

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council amend the South
Neighbourhood Concept Plan to redesignate the site from "Townhouses
(15 u.p.a max)" to "Townhouse (20 u.p.a max)."

RES.R19-2263

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. 19754" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R19-2264

Carried

With Councillor Pettigrew opposed.

Development Variance Permit No. 7918-0055-00

14239 – 64 Avenue

To reduce north, south, east and west yard setbacks and to allow parking in the east yard setback area in order to create an efficient site plan.

Supported by Council: January 14, 2019

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Development Variance Permit
No. 7918-0055-00 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.R19-2265

Carried
With Councillor Pettigrew opposed.

Development Permit No. 7918-0055-00

14239 – 64 Avenue

To permit the development of 12 townhouses and one lot for the protection of riparian area.

Authorized to draft on: December 17, 2018

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That the Mayor and Clerk be authorized to
execute Development Permit No. 7918-0055-00.

RES.R19-2266

Carried
With Councillor Pettigrew opposed.

- 12. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2005, No. 15642, Amendment Bylaw, 2019, No. 19794"
7918-0207-00 - 538699 B.C. Ltd. (Director Information: Arnold Gill and David Porte)
c/o Porte Communities (Louis Kwan)
To amend CD (By-law No. 15642) in order to remove references to the subject property at 1881 – 152 Street.

Council direction received February 25, 2019

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2005, No. 15642, Amendment Bylaw, 2019, No. 19794" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R19-2267

Carried
With Councillor Pettigrew opposed.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19795"
CD (By-law No. 15642) to CD – 1881 - 152 Street - to develop a 6-storey mixed-use
building containing 7 commercial retail units and 119 residential units.

Council direction received February 25, 2019

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2019, No. 19795" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R19-2268

Carried
With Councillor Pettigrew opposed.

"538699 B.C. Ltd. Housing Agreement, Authorization Bylaw, 2019, No. 19907"
To enter into a Housing Agreement for 1881 - 152 Street in order to secure market
and non-market residential units for a period of twenty years.

Council direction received July 22, 2019

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "538699 B.C. Ltd. Housing Agreement,
Authorization Bylaw, 2019, No. 19907" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R19-2269

Carried
With Councillor Pettigrew opposed.

Development Permit No. 7918-0207-00

1881 - 152 Street

To permit the development of a six-storey mixed-use building with commercial on
the ground floor and rental apartment units above.

Note: The reduction in indoor amenity space was incorrect in the February 25,
2019 report to Council. The report indicated that, of the required 354
square metres (3,810 square feet), the applicant was providing 196 square
metres (2,110 square feet). In fact the applicant provided
306 square metres (3,294 square feet). Cash-in-lieu has been provided for
the difference.

Authorized to draft on: February 25, 2019

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That the Mayor and Clerk be authorized to
execute Development Permit No. 7918-0207-00.

RES.R19-2270

Carried
With Councillor Pettigrew opposed.

PERMIT APPROVALS

- 13. **Temporary Use Permit No. 7918-0234-00**
 H. and H. Visscher
 c/o DOM Santi Management Inc. (Robert Papau)
 6455 - 176 Street
 To permit the continued storage of RV's on proposed Lot 1 for a period not to exceed three (3) years.

Supported by Council: October 21, 2019

It was
 Moved by Councillor Guerra
 Seconded by Councillor Patton
 That the Mayor and Clerk be authorized to
 execute Temporary Use Permit No. 7918-0234-00.

RES.R19-2271

Carried

- Development Variance Permit No. 7918-0234-00**
 6455 - 176 Street
 To reduce the minimum front yard (west) setback for proposed Lot 2. This will allow for the development of an addition to an automotive repair shop on proposed Lot 2.

Supported by Council: October 21, 2019

It was
 Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Development Variance Permit
 No. 7918-0234-00 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.R19-2272

Carried

- Development Permit No. 7918-0234-00**
 6455 - 176 Street
 To permit the development of an addition to an automotive repair shop, and permit the continuation of outdoor RV storage, for a period not to exceed three (3) years on two industrial lots.

Authorize to draft on: October 7, 2019

It was
 Moved by Councillor Guerra
 Seconded by Councillor Patton
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7918-0234-00.

RES.R19-2273

Carried

I. CLERKS REPORT

J. OTHER BUSINESS

K. ADJOURNMENT

It was

Moved by Councillor
Seconded by Councillor
That the December 16, 2019 Regular Council

- Land Use meeting be adjourned.

RES.R19-2274

Carried

The Regular Council - Land Use meeting adjourned at 5:35 p.m.

Certified correct:

Jennifer Ficocelli, City Clerk

Mayor Doug McCallum