

**Present:**

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

**Absent:**

Councillor Elford

**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 January 27, 2020,

Regular Council Land Use meeting be adopted.

RES.R20-53

Carried

**B. LAND USE APPLICATIONS****COMMERCIAL/INDUSTRIAL/AGRICULTURAL****CLOVERDALE/CLAYTON****1. 7919-0301-00**

**5795 - 176 Street**

Agent: Irene Horvath, DA Horvath Consultants Inc.

Owner: JKY259 Enterprises Ltd.

**Development Variance Permit**

*to vary the minimum 400-metre separation requirement between a proposed small-scale drug store and an existing small-scale drug store.*

It was

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That:

1. Council approve Development Variance Permit No. 7919-0301-00, varying the following, to proceed to Public Notification:

- (a) In Section E.28 of the Part 4 General Provisions of Zoning By-law No. 12000, the minimum separation requirement between a proposed small-scale drug store and an existing small-scale

drug store is reduced from 400 metres to 114 metres to accommodate a small-scale drug store on the subject site.

2. Council instruct staff to resolve the following issues prior to Development Variance Permit issuance:
  - (a) a section 219 Restrictive Covenant be registered on title to allow the small-scale drug store to operate only in conjunction with a medical clinic, and to require the small-scale drug store to have the same hours of operation as the medical clinic on the site; and
  - (b) the applicant adequately address the shortfall of one on-site parking spaces, in accordance with Sub-section A.3(c) of Part 5 Parking and Loading/Unloading of Surrey Zoning By-law No. 12000.

RES.R20-54

Carried

With Councillor Pettigrew opposed.

**SOUTH SURREY**

2. **7919-0307-00**  
**3088 Croydon Drive**  
 Agent: Jordan Desrochers, Priority Permits Ltd.  
 Owner: Gramercy Croydon Investments Ltd.  
**Development Variance Permit**  
*to permit an additional fascia sign on the second storey of a multi-tenant office building.*

It was

Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That:

1. Council approve Development Variance Permit No. 7919-0307-00, varying the following, to proceed to Public Notification:
  - (a) to permit a second fascia sign above the first storey on the southwest (Croydon Drive) elevation of the principal building; and
  - (b) to permit a fascia sign for the tenant that does not occupy the largest percentage of the total floor area of the building above the first storey.

RES.R20-55

Carried

**SURREY CITY CENTRE/WHALLEY**

3. **7919-0318-00**  
**10460 City Parkway**  
Agent: Matthew Brock, Bosa Properties Inc.  
Owner: Bosa Properties (King George) Inc.  
**Temporary Use Permit**  
*to permit the development of a temporary real estate sales centre for a nearby proposed mixed-use high-rise project in City Centre for a period not to exceed three (3) years.*

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

1. Council approve Temporary Use Permit No. 7919-0318-00 to proceed to Public Notification.
2. Council instruct staff to resolve the following issues prior to final approval:
  - (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; and
  - (b) submission of a \$5,000 security to ensure that the site is restored following termination of the Temporary Use Permit.

RES.R20-56

Carried

4. **7919-0061-00**  
**11002 Olsen Road**  
Agent: Sami Ghuman, Westcoast Bins Ltd.  
Owner: Westcoast Bins Ltd.  
**Temporary Use Permit**  
*to allow for the continued outdoor storage of construction waste bins for a period not to exceed three (3) years.*

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Application 7919-0061-00 be denied.  
Carried  
With Councillors Annis, Hundial and Locke opposed.

RES.R20-57

**RESIDENTIAL/INSTITUTIONAL****FLEETWOOD/GUILDFORD**

5. 7917-0578-00

16524 - 88 Avenue

Agent: Mike Helle, Coastland Engineering and Surveying Ltd.

Owner: 1071422 B.C. Ltd.

Director Information: Sarbjit Bassi, Paramjeet Johal,  
Sukhjinder Diogan, Avtar Sandhu, Jasbir Lail

No Officer Information Filed as at April 8, 2019.

**Rezoning from RA to RQ****Development Variance Permit***to permit subdivision into two (2) small suburban residential lots and one (1) remnant lot with reduced lot width.*

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 "Quarter Acre Residential Zone (RQ)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7917-0578-00, varying the minimum lot width of the RQ Zone from 24 metres to 23 metres for proposed Lot 3, 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) 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) the applicant satisfy the Tier 1 Capital Project Community Amenity Contributions (CAC) requirement 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 on proposed Lots 1 and 2 advising future homeowners of the potential farm operations occurring on the nearby agricultural lands to the northeast;
- (i) registration of a Section 219 Restrictive Covenant on proposed Lot 1 restricting driveway access to the rear lane only;
- (j) registration of a Section 219 Restrictive Covenant for "No Build" on proposed Lot 3 until future consolidation with the adjacent property to the west (16506 - 88 Avenue); and
- (k) registration of a Section 219 Restrictive Covenant on proposed Lot 3 to require the payment of an amount equal to 5% of the market value of the lands being subdivided under Development Application No. 7917-0578-00, should proposed Lot 3 be consolidated and further subdivided within five (5) years of the date in which the plan of subdivision associated with Development Application No. 7917-0578-00 is executed by the Approving Officer.

RES.R20-58

Carried

It was

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2020, No. 20016" pass its first reading.

RES.R20-59

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, 2020, No. 20016" pass its second reading.

RES.R20-60

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, 2020, No. 20016" be held at City Hall  
on February 10, 2020, at 7:00 p.m.

RES.R20-61

Carried

**COMMERCIAL/INDUSTRIAL/AGRICULTURAL**

**FLEETWOOD/GUILDFORD**

6. 7919-0344-00

10355 - 152 Street

Agent: Cy Atkinson, Five Star Permits

Owner: 4239431 Canada Inc.

**Development Permit**

*to permit additional fascia signage through a comprehensive sign design package for an existing bank on the Guildford Town Centre Mall site.*

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That Council approve Development Permit

No. 7919-0344-00 for a comprehensive sign design package and authorize the Mayor and Clerk to execute the Permit.

RES.R20-62

Carried

**RESIDENTIAL/INSTITUTIONAL**

**NEWTON**

7. 7919-0185-00

12101 - 72 Avenue

Agent: Barry Weih, Wensley Architecture Ltd.

Owner: Riokim Holdings (Strawberry Hill) Inc.

**Development Permit**

**Development Variance Permit**

**Housing Agreement**

*to permit the development of a six-storey rental apartment building containing 123 one- and two-bedroom dwelling units.*

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That:

1. A Bylaw be introduced to enter into a Housing Agreement and be given First, Second and Third Readings, to allow the property owner and the City of Surrey to enter into a Housing Agreement to secure the rental apartment units (Appendix VII) for a period of 20 years.

2. Council authorize staff to draft Development Permit No. 7919-0185-00 generally in accordance with the attached drawings (Appendix I)

3. Council approve Development Variance Permit No. 7919-0185-00, varying the following, to proceed to Public Notification:

- (a) to vary the maximum building height of CD Bylaw No. 19761 from 14 metres to 19.8 metres; and
- (b) to reduce the minimum number of on-site parking spaces from 199 to 170.

4. Council instruct staff to resolve the following issues prior to final approval:

- (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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (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 a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
- (e) registration of a Section 219 Restrictive Covenant to register the Housing Agreement on the property.

RES.R20-63

Carried

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "The Riokim Holdings (Strawberry Hill)  
 Inc. Housing Agreement Authorization Bylaw, 2020, No. 20015" pass its first  
 reading.

RES.R20-64

Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "The Riokim Holdings (Strawberry Hill)  
 Inc. Housing Agreement Authorization Bylaw, 2020, No. 20015" pass its second  
 reading.

RES.R20-65

Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "The Riokim Holdings (Strawberry Hill)  
 Inc. Housing Agreement Authorization Bylaw, 2020, No. 20015" pass its third  
 reading.

RES.R20-66

Carried**8. 7917-0432-00****5959 - 144 Street**

Agent: Piyush Verma, DF Architecture Inc.

Owner: SJM Investments Corp.

**NCP Amendment from Apartments (45 u.p.a. max) to Mixed  
 Commercial Residential (Apartments)****Rezoning from RA to CD (based on RM-70 and C-5)****Development Permit***to permit the development of a four-storey mixed-use building consisting of  
 71 residential units and 532 square metres of ground-floor commercial space.*

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 "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7917-0432-00 generally in accordance with the attached drawings (Appendix I).
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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (f) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;



- (g) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (i) 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;
- (j) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture; and
- (k) the applicant adequately address the impact of reduced on-site indoor amenity space.

4. Council pass a resolution to amend the South Newton Neighbourhood Concept Plan to amend the plan from "Apartment (45 u.p.a. max)" to "Mixed Commercial-Residential (Apartments)".

RES.R20-67

Carried  
With Councillors Locke and Pettigrew opposed.

It was

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2020, No. 20017" pass its first reading.

RES.R20-68

Carried  
With Councillors 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, 2020, No. 20017" pass its second reading.

RES.R20-69

Carried  
With Councillors Locke and Pettigrew opposed.

RES.R20-70

It was then Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That the Public Hearing on "Surrey Zoning  
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20017" be held at City Hall  
 on February 10, 2020, at 7:00 p.m.

Carried  
 With Councillors Locke and Pettigrew  
 opposed.

**9. 7919-0168-00**  
**7561 - 140 Street**  
 Agent: Rupinder Cheema, Kekinow Native Housing Society  
 Owner: Kekinow Native Housing Society  
**Development Permit**  
*to permit the development of two apartment buildings containing 104 proposed units  
 for affordable, non-market housing.*

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

1. Council authorize staff to draft Development Permit No. 7919-0168-00 generally in accordance with the attached drawings (Appendix I).
2. Council instruct staff to resolve the following issues prior to final approval:
  - (a) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (b) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
  - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R20-71 Carried

**C. ADDITIONAL PLANNING COMMENTS**

This section has no items to consider.

**D. ITEMS REFERRED BACK**

This section has no items to consider.

**E. CORPORATE REPORTS**

This section has no items to consider.

**F. CORRESPONDENCE**

This section has no items to consider.

**G. NOTICE OF MOTION**

This section has no items to consider.

**H. BYLAWS AND PERMITS**

**BYLAWS WITH PERMITS**

- 1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 20005"  
7919-0300-00  
The Board of Education of School District No. 36 (Surrey),  
Suncor Holdings Corp.,  
699330 B.C. Ltd. (Director Information: David Johl),  
699334 B.C. Ltd. (Director Information: Harjinder Johl),  
699339 B.C. Ltd. (Director Information: Connie Johl),  
699346 B.C. Ltd. (Director Information: Avtar Johl)  
c/o Aplin & Martin Consultants Ltd. (Maggie Koka)  
A-2 to RA - 17907, 17939 and 17959 – 24 Avenue - to subdivide into 1 school lot,  
1 park lot, and 2 future development lots.

**Note:** Additional Owner Added

Council direction received December 2, 2019

It was	Moved by Councillor Guerra
	Seconded by Councillor Patton
	That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 20005" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R20-72

Carried  
With Councillor Pettigrew opposed.

**Development Variance Permit No. 7919-0300-00**

17907, 17939 and 17959 – 24 Avenue

To defer the requirement to provide vehicular and pedestrian highway systems, water distribution, sanitary sewer, drainage works, underground wiring and street lighting systems in conjunction with the proposed subdivision until future development of the Land.

Supported by Council on December 16, 2019

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That Development Variance Permit

No. 7919-0300-00 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.R20-73

Carried

With Councillor Pettigrew opposed.

**I. CLERKS REPORT**

This section has no items to consider.

**J. OTHER BUSINESS**

This section has no items to consider.

**K. ADJOURNMENT**

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That the January 27, 2020 Regular Council –

Land Use meeting be adjourned.

RES.R20-74

Carried

The Regular Council - Land Use meeting adjourned at 5:38 p.m.

Certified correct:

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

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