

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 February 10, 2020,

Regular Council Land Use meeting be adopted.

RES.R20-107

Carried

B. LAND USE APPLICATIONS**COMMERCIAL/INDUSTRIAL/AGRICULTURAL****FLEETWOOD/GUILDFORD****1. 7920-0008-00****15615 - 104 Avenue**

Agent: Alireza Danesh, ABBARCH Architecture Inc.

Owner: 673168 B.C. Ltd.

Director Information: Ryan Barrington-Foote, David Bell, Nick Desmarais

Officer Information as at July 10, 2019: Ryan Barrington-Foote (President),
David Bell (Vice President), Nick Desmarais (Secretary),

Michael Lee (Vice President)

Development Variance Permit

to increase maximum allowable height in the C-8 Zone from 12 metres to 15 metres to accommodate an elevator shaft and staircase for an approved retail and commercial project.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council approve Development Variance
Permit No. 7920-0008-00, to vary the maximum building height of the C-8 Zone
allowed from 12 metres to 15 metres for Building C only within the commercial
development on the site, to proceed to Public Notification.

RES.R20-108

Carried**SOUTH SURREY**

2. **7919-0310-00**
16071 - 24 Avenue (2444 - 160 Street)
Agent: Kelly Tsang, Earl's Restaurant (Grandview Corners) Ltd.
Owner: Surrey South Shopping Centres Limited
Liquor License Amendment
*to permit an extension to the hours of operation for a food primary licensed
establishment (Earl's Restaurant).*

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council approve the following
proposed food primary liquor license amendment to proceed to Public
Notification:

- (a) the extension of hours past midnight, to permit a closing time of 1:00 a.m.
from Monday to Thursday, and a closing time of 1:30 a.m. on Fridays and
Saturdays.

RES.R20-109

Carried**RESIDENTIAL/INSTITUTIONAL****CLOVERDALE/CLAYTON**

3. **7916-0354-00**
5634 - 182 Street
Agent: Michael Helle, Coastland Engineering & Surveying Ltd.
Owner: 1070738 B.C. Ltd.
Director Information: Kamalpreet Dhot, Navtej Dhot
No Officer Information Filed as at April 4, 2019.
Rezoning from RF to RF-13
Development Variance Permit
Heritage Revitalization Agreement
*to allow subdivision into 3 lots (one with future subdivision potential), and the
relocation and restoration of the Robert D. MacKenzie House.*

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

1. A Bylaw be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. A Bylaw be introduced to allow the property owner and the City of Surrey to enter into a Heritage Revitalization Agreement to allow for the restoration and maintenance of the Robert D. MacKenzie House at 5634-182 Street, to be relocated to proposed Lot 2 (Appendix IX).
3. Council approve Development Variance Permit No. 7916-0354-00, varying the following, to proceed to Public Notification:
 - (a) to vary Section H – Off Street Parking requirements of the RF-13 Zone to permit a double side-by-side garage on lots less than 13.4 metres wide for proposed Lots 1 and 3.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (f) the applicant satisfy the Tier 1 Capital Project Community Amenity Contributions (CAC) requirement to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant for "no build" within 7.5 metres of the west property line of proposed Lot 2;
 - (h) registration of a Section 219 Restrictive Covenant for increased building front yard setbacks (7.5 metres) for proposed Lots 1 and 3;
 - (i) registration of a Section 219 Restrictive Covenant for "no build" on proposed Lot 1 and 3 until the restoration and conservation

measures of the HRA have been completed, to the satisfaction of the Planning and Development Department;

- (j) registration of a Section 219 Restrictive Covenant for "no sale" of the Robert D. MacKenzie House on Proposed Lot 2 until the restoration and conservation measures of the HRA have been completed, to the satisfaction of the Planning and Development Department; and
- (k) registration of a Section 219 Restrictive Covenant on proposed Lot 2 to require the payment of an amount equal to 5% of the market value of the lands being subdivided under Development Application No. 7916-0354-00, should proposed Lot 2 be consolidated and further subdivided within five(5) years of the date in which the plan of subdivision associated with Development Application No. 7916-0354-00 is executed by the Approving Officer.

RES.R20-110 Carried
With Councillor Pettigrew opposed.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2020, No. 20023" pass its first reading.

RES.R20-111 Carried
With Councillor 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. 20023" pass its second reading.

RES.R20-112 Carried
With Councillor Pettigrew opposed.

It was then Moved by Councillor Guerra
Seconded by Councillor Patton
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20023" be held at City Hall
on February 24, 2020, at 7:00 p.m.

RES.R20-113 Carried
With Councillor Pettigrew opposed.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Heritage Revitalization
Agreement Bylaw, 2020, No. 20024" pass its first reading.

RES.R20-114 Carried
With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

RES.R20-118 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2020, No. 20021" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R20-119 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2020, No. 20021" pass its second reading.
Carried

RES.R20-120 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. 20021" be held at City Hall
on February 24, 2020, at 7:00 p.m.
Carried

5. **7919-0251-00**
16120 - 84 Avenue
Agent: Swarn Johal, Panama Enterprises Ltd.
Owner: Panama Enterprises Ltd., Dreamstar Enterprises Ltd., 0916622 B.C. Ltd.
Director Information: Parvinder Rai
Officer Information as at July 27, 2019: Parvinder Rai (President, Secretary)

Temporary Use Permit

to permit the development of a temporary automotive sales use on the lot 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 7919-0251-00 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;
 - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and

- (c) installation of Tree Protection Fencing for off-site trees OS-0613 and OS-0606, to the satisfaction of the Planning and Development Department.

RES.R20-121

Carried**SOUTH SURREY****6. 7919-0321-00****12725 - 15A Avenue**

Agent: Amardeep Garcha, Swift Management Group

Owners: H. Garcha, A. Garcha

Development Variance Permit*to reduce the required number of off-street parking spaces.*

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That:

1. Council approve Development Variance Permit No. 7919-0321-00, to reduce the required off-street parking spaces from three (3) to two (2), 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) registration of a Section 219 Restrictive Covenant prohibiting a secondary suite on the property, as long as two off-street parking spaces are provided.

RES.R20-122

Carried**7. 7919-0289-00****16423 - 10 Avenue**

Agent: Bob Barrette, Watercrest Construction Inc.

Owners: F. Fyfe, R. Fyfe

Development Variance Permit*to reduce the front yard setback requirements on a lot located along a collector road to permit the construction of a deck.*

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council approve Development Variance
 Permit No. 7919-0289-00, to reduce the minimum required front yard setback of
 the RF Zone from 7.5 metres to 5.8 metres for the principal building on the lot, to
 proceed to Public Notification.

RES.R20-123

Carried**SURREY CITY CENTRE/WHALLEY****8. 7919-0299-00****13505 - 87A Avenue**

Agent: S. Ball

Owners: M. Ball, S. Ball

Development Variance Permit*to reduce the front and rear yard setbacks to allow the construction of a single-family dwelling on a lot encumbered by a gas pipeline right-of-way.*

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council approve Development Variance
 Permit No. 7919-0299-00, varying the following, to proceed to Public Notification:

- (a) to reduce the minimum front (south) yard setback of the RF Zone, from 7.5 metres to 6.0 metres as measured from the front entry staircase; and
- (b) to vary Part 4 General Provisions of Zoning By-law No. 12000 to reduce the minimum rear (north) yard setback from the natural gas transmission right-of-way (FortisBC Energy Inc.), from 7.5 metres to 3.0 metres for the basement access well and 5.9 metres to the principal building.

RES.R20-124

Carried

With Councillor Pettigrew opposed.

C. ADDITIONAL PLANNING COMMENTS**COMMERCIAL/INDUSTRIAL/AGRICULTURAL****SOUTH SURREY****1. 7919-0309-00****19437 - 32 Avenue and 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 Patton
That:

1. Council approve Temporary Use Permit No. 7919-0309-00, to proceed to Public Notification.
2. Council instruct staff to resolve the following issues by May 1, 2020 to facilitate issuance of the Temporary Use Permit:
 - (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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (c) the applicant pay all fines and permit fees associated with unauthorized removal of on-site, off-site and City trees;
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction for the Planning and Development Department;
 - (e) the applicant pay all Municipal Ticket Information (MTI) fines associated with the unauthorized importing of fill onto the subject site; and
 - (f) remediation of the site to the satisfaction of the Planning and Development Department.

RES.R20-125

Carried

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, 2016, No. 18666"
7914-0363-00 – 1193344 B.C. LTD. (Director Information: Sukhbir Gill, Harbinder Athwal, and Gurjeet Nagra)
c/o Barnett Dembeck Architect Inc. (Lance Barnett)
RF-SS to C-5 – 7192 – 124 Street – to develop a 2-storey commercial/office building.

Note: Change of Ownership

Council direction received February 22, 2016

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2016, No. 18666" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.

RES.R20-126

Carried

Development Variance Permit No. 7914-0363-00

7192 – 124 Street

To reduce setbacks and increase the building height in order to achieve a more pedestrian-oriented streetscape.

Supported by Council on March 7, 2016

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Development Variance Permit
 No. 7914-0363-00 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.R20-127

Carried

Development Permit No. 7914-0363-00

7192 – 124 Street

To permit the development of a two-storey commercial/office building.

Authorized to draft on February 22, 2016

RES.R20-128 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That the Mayor and Clerk be authorized to
execute Development Permit No. 7914-0363-00.
Carried

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 20003"
7919-0226-00 – City of Surrey
c/o Civic Facilities Division (Scott Groves)
RM-D and RF to CD - 14290, 14306 and 14308 – 108 Avenue - to permit a child care
centre with an associated surface parking lot on the site to be operated by the
non-profit Fraser Region Aboriginal Friendship Centre (FRAFCA).

Council direction received on December 2, 2019

RES.R20-129 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2019, No. 20003" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

Development Permit No. 7919-0226-00

14290, 14306 and 14308 – 108 Avenue

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

Authorize to draft on December 2, 2019

RES.R20-130 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That the Mayor and Clerk be authorized to
execute Development Permit No. 7919-0226-00.
Carried

PERMIT APPROVALS

3. **Development Variance Permit No. 7919-0130-00**
J. and S. Lail
c/o Unibuild Construction Management Ltd. (Vikas Mehta)
14107 – 34A Avenue
To reduce the minimum side yard (west) setback on a flanking street (141 Street)
from 7.5 metres (25 ft.) to 3.0 metres (10ft.) in order to allow for the construction of
a new single family dwelling.

Supported by Council on November 18, 2019

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Development Variance Permit
No. 7919-0130-00 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.R20-131

Carried

Development Permit No. 7919-0130-00

14107 – 34A Avenue

A Hazard Lands Development Permit for Steep Slopes.

Authorized to draft on November 4, 2019

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That the Mayor and Clerk be authorized to
execute Development Permit No. 7919-0130-00.

RES.R20-132

Carried

4. Development Variance Permit No. 7919-0206-00

Little Rock Property Management Ltd.

c/o Project Sustainable Architecture, (Roger Amenyogbe)

13507 – 105A Avenue and 13508 – 106 Avenue

To waive the requirement that a child care centre be located on the same lot as its
associated open space and play area located on the neighbouring lot to the south
at 13507 – 105A Avenue.

Supported by Council on October 21, 2019

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Development Variance Permit
No. 7919-0206-00 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.R20-133

Carried

Development Permit No. 7919-0206-00

13507 – 105A Avenue and 13508 – 106 Avenue

To permit a child care centre with its associated outdoor play area and surface parking on a neighbouring lot.

Authorized 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. 7919-0206-00.

RES.R20-134

Carried

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 February 10, 2020 Regular Council –

Land Use meeting be adjourned.

RES.R20-135

Carried

The Regular Council - Land Use meeting adjourned at 5:39 p.m.

Certified correct:

Jennifer Ficocelli, City Clerk

Mayor Doug McCallum