

**Present:**

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

**Absent:**

Councillor Nagra

**Staff Present:**

General Manager, Planning & Development/Acting City Manager  
City Clerk  
General Manager, Corporate Services  
General Manager, Engineering  
General Manager, Finance  
General Manager, Parks, Recreation & Culture  
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 24, 2020,

Regular Council Land Use meeting be adopted.

RES.R20-178

Carried

**B. LAND USE APPLICATIONS****COMMERCIAL/INDUSTRIAL/AGRICULTURAL****CLOVERDALE/CLAYTON****1. 7919-0359-00****18847 - 80 Avenue**

Agent: Cal Warkentin, True Level Concrete Ltd.

Owner: o696064 B.C. Ltd.

Director Information: Robert Balzer, Calvin Warkentin

Officer Information as at May 27, 2019: Robert Balzer (Secretary),

Calvin Warkentin (President)

**Temporary Use Permit**

*to permit an existing concrete restoration, repair and leveling business to continue to operate in its current location, 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 7919-0359-00, to include a temporary term of one year, 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, dedication, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
  - (b) submission of a \$5,000.00 security to ensure the trailers and open-sided storage are removed, and the site is brought into compliance with the Zoning By-law following the expiration of the Temporary Use Permit.

An amendment was

Moved by Councillor Guerra

Seconded by Councillor Patton

That the motion be amended to increase the term of Temporary Use Permit 7919-0359-00 from one year to a maximum of three years.

Amendment Carried

RES.R20-179

Main motion, as amended, Carried

### SOUTH SURREY

#### 2. **7919-0131-00**

**2919 and 2967 - 188 Street**

Agent: Lisa Jones, Taylor Kurtz Architecture + Design Inc.

Owner: 188 St. Lands Ltd.

#### **Development Permit / Development Variance Permit**

*to permit the development of two (2) industrial business park buildings with a combined gross floor area of 33,471 square metres.*

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That:

1. Council authorize staff to draft Development Permit No. 7919-0131-00, including a comprehensive sign design package generally in accordance with the attached drawings (Appendix I).
2. Council approve Development Variance Permit No. 7919-0131-00 varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback of the "Business Park 2 Zone (IB-2)" from 7.5 metres to 6.0 metres to the canopy for Building A and Building B.
3. 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;
- (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (f) registration of a shared access easement for mutual access and a parking and access easement over both properties to ensure access to the required parking; and
- (g) registration of a Section 219 Restrictive Covenant to prohibit any use that require a Metro Vancouver air quality permit from locating on the site.

RES.R20-180

CarriedRESIDENTIAL/INSTITUTIONALSOUTH SURREY3. **7919-0305-00****2388 - 157 Street and 2371 - 157A Street**

Agent: Mike Kompter, Hub Engineering Inc.

Owners: R. Day, E. Lee, T. Chung

**LAP Amendment from Mobile Home Park to Single Family Small Lots****Rezoning of 2388 – 157 Street from RF to RF-12 and a portion of 2371 -157A Street from CD (By-law No. 15162) to RF-12****Development Variance Permit***to allow subdivision into 3 new single family small lots*

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That:

- 1. A Bylaw be introduced to rezone the portion of the subject site shown as Block A on the Survey Plan attached as Appendix II, from "Single Family Residential Zone (RF)" and "Comprehensive Development Zone

(By-law No. 15162)" to "Single Family Residential (12) Zone (RF-12)" and a date be set for Public Hearing.

2. Council approve Development Variance Permit No. 7919-0305-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear yard setback of the RF-12 Zone on proposed Lot 1 and Lot 2 from 7.5 metres to 5.0 metres for 50% of the width of the principal building face, while maintaining the rear yard setback for the remaining 50% of the rear building face at 7.5 metres which may be reduced to 4.5 metres for a rear deck; and
  - (b) to reduce the minimum rear yard setback of the RF-12 Zone on proposed Lot 3 from 7.5 metres to 5.0 metres for 50% of the principal building face and from 7.5 metres to 6.0 metres for the remaining 50% of the principal building face, which may be reduced to 4.5 metres for a rear deck.
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) 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 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
  - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.
4. Council pass a resolution to amend the King George Highway Corridor Local Area Plan to redesignate the site from "Mobile Home Park" to "Single Family Small Lots" when the project is considered for final adoption.

RES.R20-181

Carried

RES.R20-182 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2020, No. 20038" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R20-183 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2020, No. 20038" pass its second reading.  
Carried

RES.R20-184 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. 20038" be held at City Hall  
on March 9, 2020, at 7:00 p.m.  
Carried

#### SURREY CITY CENTRE/WHALLEY

#### 4. 7918-0217-00

**13545, 13555, 13565, 13583 - 98A Avenue and 9905 King George Boulevard**

Agent: Patrick Cotter, ZGF Architects Inc.

Owner: Holland Parkside Holdings Ltd.

**City Centre Plan Amendment of a portion from "High Rise Residential 5.5 FAR"  
to "Mixed Use 5.5 FAR" and to amend the road network on the subject site.**

**Rezoning from C-35 to CD**

**Development Permit**

*to permit the development of a mixed-use project including 2 market residential towers,  
1 rental tower, 1 office building and ground-level commercial in multiple phases.*

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

1. Council file By-law No. 16781 and close Land Development Application No. 7908-0093-00 and all applications associated with that previous proposal.
2. A Bylaw be introduced to rezone the subject site from "Downtown Commercial Zone (C-35)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
3. Council authorize staff to draft Development Permit No. 7918-0217-00 generally in accordance with the attached drawings (Appendix I).
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) final approval from TransLink;
- (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (g) the applicant enter into a Housing Agreement with the City to secure the proposed market rental units;
- (h) registration of access easements to ensure access to the proposed shared amenity facilities within the development;
- (i) provision of cash-in-lieu or other demand management measures to address the shortfall in residential parking spaces to the satisfaction of the General Manager, Engineering;
- (j) registration of a right-of-way for public rights-of-passage for the area between the building face and the street edges;
- (k) registration of access easements to ensure access to the proposed shared parking and amenity facilities within the development;
- (l) 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;
- (m) 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
- (n) 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.

- (o) registration of a Section 219 Restrictive Covenant requiring the applicant to pay all applicable Community Amenity Contributions should the market rental units be stratified and converted to market condominiums (CACs) at any time after the Housing Agreement has expired.

- 6. Council pass a resolution to amend Surrey City Centre Plan for a portion of the subject site from "High Rise Residential 5.5 FAR" to "Mixed Use 5.5 FAR" and to amend the road network on the subject site when the project is considered for final adoption (Appendix VI).

RES.R20-185

Carried

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2008, No. 16781" be filed.

RES.R20-186

Carried

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2020, No. 20027" pass its first reading.

RES.R20-187

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. 20027" pass its second reading.

RES.R20-188

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. 20027" be held at City Hall  
 on March 9, 2020, at 7:00 p.m.

RES.R20-189

Carried

- 5. **7919-0341-00**  
**9776 - 130A Street**  
 Agent: J. Padda  
 Owner: J. Padda  
**Development Variance Permit**  
*to reduce the front yard setback on a lot fronting a cul-de-sac bulb in order to construct a new single family dwelling.*

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Council approve Development Variance  
 Permit No. 7919-0341-00, to reduce the minimum front yard setback of a proposed  
 new single family dwelling on the lot in the Single Family Residential Zone (RF)  
 from 7.5 metres to 4.7 metres from the southwest corner of the front property line  
 along the cul-de-sac bulb, to proceed to Public Notification.

RES.R20-190 Carried

C. ADDITIONAL PLANNING COMMENTS

RESIDENTIAL/INSTITUTIONAL

FLEETWOOD/GUILDFORD

1. **7919-0164-00**  
**14706 - 104 Avenue**  
 Agent: Ron Hart, Ron Hart Architect Ltd.  
 Owner: City of Surrey  
**Housing Agreement**  
**Development Permit**  
*to regulate and permit the development of a 6-storey modular apartment building  
 with 61 supportive housing units for the homeless, those at risk of becoming  
 homeless, and ancillary support services.*

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.
2. Council authorize staff to draft Development Permit No. 7919-0164-00 in  
 accordance with the attached drawings (Appendix A).

RES.R20-191 Carried

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Provincial Rental Housing Corporation  
 Authorization Bylaw, 2020, No. 20039" pass its first reading.

RES.R20-192 Carried

The said Bylaw was then read for the second time.



RES.R20-193 It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Provincial Rental Housing Corporation  
 Authorization Bylaw, 2020, No. 20039" pass its second reading.  
Carried

The said Bylaw was then read for the third time.

RES.R20-194 It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Provincial Rental Housing Corporation  
 Authorization Bylaw, 2020, No. 20039" pass its third reading.  
Carried

### SOUTH SURREY

2. **7915-0118-00**  
**155, 161, 193 – 172 Street**  
 Agent: Joe Nae-Jer Hwang, WG Architecture Inc.  
 Owner: Peace Park Developments Ltd.  
**OCP Amendment for a portion of the site from Urban to Multiple Residential**  
**NCP Amendment for a portion of the site from Townhouse (15 upa) to**  
**Townhouse (30 upa) and for modifications to the local road network**  
**Rezoning from RA to RM-30 and CD**  
**Development Permit / Development Variance Permit**  
*to permit the development of 45 townhouse units and a three-storey mixed-use building with commercial units on the ground floor and 29 apartment units on the upper floors.*

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

1. Council amend Bylaw No. 19939 to incorporate the following revised provisions, as shown in Appendix II:
  - (a) Section D.1.is amended to reflect the recent introduction of Community Amenity Contributions, with respect to Affordable Housing and Capital Projects Contributions;
  - (b) Section D. Density is amended in Section D.2. to reduce the floor area ratio (FAR) from 1.47 to 1.40; and
  - (c) Section G. Height of Buildings is amended in Section G.1. to reduce the maximum height for a principal building from 15.0 metres to 12.9 metres.
2. Council consider Third Reading of Bylaw No. 19939 (Appendix II), as amended (mixed-use portion of site) to rezone the subject property.

3. Council grant Third Reading to Bylaw No. 19938 for the OCP Amendment.
4. Council grant Third Reading to Bylaw No. 19940 (townhouse portion of site) to rezone the subject property.
5. Council authorize staff to draft Development Permit No. 7915-0118-00 generally in accordance with the attached drawings (Appendix III).
6. Council support Development Variance Permit No. 7915-0118-00 and consider issuance of the Permit upon final adoption of the associated Bylaws.

RES.R20-195

Carried

With Councillor Pettigrew opposed.

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That Council amend Bylaw No. 19939 to incorporate revised provisions, as shown in Appendix II, to reflect the changes resulting from the introduction of Community Amenity Contributions, to amend the maximum floor area ratio to 1.40 and to amend the maximum building height to 12.9 metres.

RES.R20-196

Carried

With Councillor Pettigrew opposed.

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19939", pass its third reading, as amended.

RES.R20-197

Carried

With Councillor Pettigrew opposed.

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2019, No. 19938" pass its third reading.

RES.R20-198

Carried

With Councillor Pettigrew opposed.

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19940" pass its third reading.

RES.R20-199

Carried

With Councillor Pettigrew opposed.

**D. ITEMS REFERRED BACK**

This section has no items to consider.

**E. CORPORATE REPORTS**

The Corporate Reports under date of February 24, 2020 were considered and dealt with as follows:

**Item No. L001** Use of Surety Bond for Servicing Agreement Nos. 7818-0058-00, 7818-0207-00, 7818-0276-00, 7818-0289-00 and 7818-0122-00  
File: 5250-78

The General Manager, Engineering submitted a report to seek Council's approval to bring forward the associated Development Variance Permits ("DVPs") to vary the definition of "Bond" in the *Surrey Subdivision and Development By-law, 1986, No. 8830, as amended*, to include the use of a Surety Bond for the Servicing Agreement associated with five land development projects as part of the Surety Bond Pilot Program.

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

1. Approve Development Variance Permit No. 7918-0058-00, to vary the definition of "Bond" in the *Surrey Subdivision and Development By-law, 1986, No. 8830, as amended*, to include the use of a Surety Bond for Servicing Agreement No. 7818-0058-00, to proceed to Public Notification;
2. Approve Development Variance Permit No. 7918-0207-00, to vary the definition of "Bond" in the *Surrey Subdivision and Development By-law, 1986, No. 8830, as amended*, to include the use of a Surety Bond for Servicing Agreement No. 7818-0207-00, to proceed to Public Notification;
3. Approve Development Variance Permit No. 7918-0276-00, to vary the definition of "Bond" in the *Surrey Subdivision and Development By-law, 1986, No. 8830, as amended*, to include the use of a Surety Bond for Servicing Agreement No. 7818-0276-00, to proceed to Public Notification;
4. Approve Development Variance Permit No. 7918-0289-00, to vary the definition of "Bond" in the *Surrey Subdivision and Development By-law, 1986, No. 8830, as amended*, to include the use of a Surety Bond for Servicing Agreement No. 7818-0289-00, to proceed to Public Notification; and
5. Approve Development Variance Permit No. 7918-0305-00, to vary the definition of "Bond" in the *Surrey Subdivision and Development By-law, 1986, No. 8830, as amended*, to include the use of a Surety Bond for Servicing Agreement No. 7818-0122-00, to proceed to Public Notification.

RES.R20-200

Carried  
With Councillor Pettigrew opposed.

**F. CORRESPONDENCE**

This section has no items to consider.

**G. NOTICE OF MOTION**

This section has no items to consider.

**H. BYLAWS AND PERMITS**

This section has no items to consider.

**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 24, 2020 Regular Council –

Land Use meeting be adjourned.

RES.R20-201

Carried

The Regular Council - Land Use meeting adjourned at 5:41 p.m.

Certified correct:

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

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