Regular Council - Land Use Minutes

Council Chambers
City Hall
13450 - 104 Avenue
Surrey, B.C.
MONDAY, MARCH 9, 2020
Time: 5:30 p.m.

Present:	**Absent:**	**Staff Present:**
Chairperson - Mayor McCallum		City Manager
Councillor Annis		City Clerk
Councillor Elford		General Manager, Corporate Services
Councillor Guerra		General Manager, Engineering
Councillor Hundial		General Manager, Finance
Councillor Locke		General Manager, Parks, Recreation & Culture
Councillor Nagra		General Manager, Planning & Development
Councillor Patton		City Solicitor
Councillor Pettigrew		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 Nagra
That the agenda of the March 9, 2020, Regular Council Land Use meeting be adopted.

RES.R20-258 — Carried

B. LAND USE APPLICATIONS

RESIDENTIAL/INSTITUTIONAL

NEWTON

1. 7918-0466-00
6248 - 144 Street
Agent: Autumn Sweet, The Board of Education of School District No. 36 (Surrey)
Owner: The Board of Education of School District No. 36 (Surrey)
Development Variance Permit
to reduce the bicycle parking requirements associated with an addition to Sullivan Heights Secondary School.

It was — Moved by Councillor Guerra
Seconded by Councillor Nagra
That Council approve Development Variance Permit No. 7918-0466-00 (Appendix I), to reduce the rate at which bicycle parking for a secondary school is calculated from 8 spaces per classroom to 1.3 spaces per classroom, to proceed to Public Notification.

RES.R20-259 — Carried

SOUTH SURREY

2. 7919-0335-00
15863 and 15867 - 28 Avenue
Agent: Kumal Kaushal, Avove Developments Ltd.
Owners: I. Kaushal, S. Kaushal, K. Sharma, K. Kaushal
Development Variance Permit
to reduce the rear yard setback of proposed detached garages

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That Council approve Development Variance Permit No. 7919-0335-00, varying the following, to proceed to Public Notification:

(a) to reduce the minimum rear yard setback of an accessory building of the "Single Family Residential (10) Zone" from 1.2 metres to 0.5 metres; and

(b) to reduce the minimum rear yard setback of an accessory building of the "Single Family Residential (13) Zone" from 1.0 metres to 0.5 metres.

RES.R20-260 Carried

3. 7919-0297-00
13118 Crescent Road
Agent: G. Judge
Owners: J. Judge, G. Judge
Development Variance Permit
to reduce the minimum side yard setbacks to permit a single family dwelling.

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That Council approve Development Variance Permit No. 7919-0297-00, to reduce the minimum side yard setbacks of the One-Acre Residential (RA) Zone from 4.5 metres to 3.8 metres for the west side, and from 4.5 metres to 1.8 metres for the east side, to proceed to Public Notification.

RES.R20-261 Carried
With Councillors Locke and Pettigrew opposed.

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

SOUTH SURREY

4. 7918-0010-00
16507 - 40 Avenue
Agent: M. Rahelu
Owners: L. Rahelu, M. Rahelu
Development Permit for Sensitive Ecosystems (Streamside Areas)
Non-adhering residential use under Section 20.1 of the ALC Act.
Development Variance Permit
to permit the development of a single family dwelling on a property within the ALR.

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

1. Council authorize staff to draft Development Permit No. 7918-0010-00 for Sensitive Ecosystems (Streamside Areas) generally in accordance with the Ecosystem Development Plan prepared by Marlim Ecological Consulting Ltd.

2. Council approve Development Variance Permit No. 7918-0010-00, varying the following, to proceed to Public Notification:

   (a) to increase the maximum setback of a single family dwelling from the front lot line of the "General Agriculture Zone (A-1)" from 50 metres to 84 metres; and

   (b) to increase the maximum depth of the farm residential footprint from the front lot line of the "General Agriculture Zone (A-1)" from 60 metres to 92 metres.

3. Council authorize referral of the application to the Agricultural Land Commission without comment.

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) approval from the Agricultural Land Commission;

   (c) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff; and

(d) registration of a Section 219 Restrictive Covenant for environmental protection.

RES.R20-262 Carried
With Councillors Annis, Hundial, Locke and Pettigrew opposed.

SURREY CITY CENTRE/WHALLEY

5. 7918-0350-00
13583 - 104 Avenue and 13550 - 105 Avenue
Agent: Adrien Pratlong, Perkins & Will
Owners: Bosa Properties (Bright A.2) Inc., Bosa/SCDC Properties Inc., Bosa Properties (105) Inc.
OCP Amendment of Figure 16: Central Business District Densities from "3.5 FAR" and "5.5 FAR" to "7.5 FAR"
City Centre Plan Amendment from "Residential Mid to High Rise 3.5 FAR", "Mixed Use 3.5 FAR" and "Mixed Use 5.5 FAR" to "Mixed Use 7.5 FAR"
Rezoning from C-8 and CHI to CD
General Development Permit
Detailed Development Permit
Development Variance Permit
to permit the development of a mixed-use phased development consisting of three high-rise buildings and two low-rise buildings. Phase 1 consists of a 40-storey residential tower with ground floor commercial space.

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That Council direct staff to bring forward a Development Variance Permit waiving the City Centre Specific Capital Projects Contribution as outlined in Schedule G, Section C of the Zoning By-law 12000, and proceed with the application as currently proposed as follows:

1. A Bylaw be introduced to amend the OCP Figure 16: Central Business District Densities for the subject site from 3.5 FAR and 5.5 FAR to 7.5 FAR and a date for Public Hearing be set.

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 "Community Commercial Zone (C 8)" and "Highway Commercial Industrial Zone (CHI)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.

4. Council authorize staff to draft General Development Permit No. 7918-0350-00 generally in accordance with the attached drawings (Appendix II).

5. Council authorize staff to draft Development Permit No. 7918-0350-01 for Phase 1 of the project generally in accordance with the attached drawings (Appendix II).

6. Council approve Development Variance Permit No. 7818-0350-00 (Appendix VIII) 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. 7818-0350-00 and to proceed to Public Notification.

7. Council instruct staff to resolve the following issues prior to final adoption:

   (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

   (b) submission of a subdivision layout to the satisfaction of the Approving Officer;

   (c) 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) provision of a density bonus amenity contribution consistent with the City's Capital Projects Community Amenity Contribution and Density Bonus Program;

   (h) 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;

   (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

   (j) the applicant enter into a Housing Agreement with the City to secure the proposed market rental units;

   (k) registration of a right-of-way for public rights-of-passage for the area between the building face and the street edges for Tower 1 (corner plaza);

(l) registration of access easements to ensure access to the proposed shared parking and amenity facilities within the development;

(m) submission of an acoustical report for the units adjacent to the SkyTrain Guideway and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;

(n) 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;

(o) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services; and

(p) 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.

8. Council pass a resolution to amend the City Centre Plan to redesignate the subject site from "Residential Mid to High Rise 3.5 FAR", "Mixed-Use 3.5 FAR" and "Mixed-Use 5.5 FAR" to "Mixed-Use 7.5 FAR" as shown in Appendix VI, when the project is considered for final adoption.

RES.R20-263 Carried
With Councillors Annis, Hundial, Locke and Pettigrew opposed.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2020, No. 20049" pass its first reading.

RES.R20-264 Carried
With Councillors Annis, Hundial, 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 Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2020, No. 20049" pass its second reading.

RES.R20-265 Carried
With Councillors Annis, Hundial, Locke and Pettigrew opposed.

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, 2020, No. 20049" be held at City Hall on April 6, 2020, at 7:00 p.m.

RES.R20-266 — Carried
With Councillors Annis, Hundial, Locke and Pettigrew opposed.

It was — Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20042" pass its first reading.

RES.R20-267 — Carried
With Councillors Annis, Hundial, Locke and Pettigrew opposed.

The said Bylaw was then read for the second time.

It was — Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20042" pass its second reading.

RES.R20-268 — Carried
With Councillors Annis, Hundial, Locke and Pettigrew opposed.

It was then — Moved by Councillor Guerra
Seconded by Councillor Nagra
That the Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20042" be held at City Hall on April 6, 2020, at 7:00 p.m.

RES.R20-269 — Carried
With Councillors Annis, Hundial, Locke and Pettigrew opposed.

6. **7919-0215-00**
10867 Scott Road
Agent: Rajinder Warraich, Flat Architecture Inc.
Owner: 1110450 B.C. Ltd.
Director Information: Sukhvir Dhaliwal, Sukhchain Dhaliwal
No Officer Information Filed as at March 9, 2019.
OCP Amendment from Commercial to Mixed Employment
Rezoning from IL-1 to IB
Development Permit
Development Variance Permit
to permit the development of a 3-storey industrial and office building in South Westminster.

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

1. A Bylaw be introduced to amend the OCP Figure 3: General Land Use Designations for the subject site from Commercial to Mixed Employment.

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 "Light Impact Industrial 1 Zone (IL-1)" to "Business Park Zone (IB)" and a date be set for Public Hearing.

4. Council authorize staff to draft Development Permit No. 7919-0215-00 including a comprehensive sign design package generally in accordance with the attached drawings (Appendix I) and the geotechnical report**.**

5. Council approve Development Variance Permit No. 7919-0215-00, varying the following, to proceed to Public Notification:

   (a) to reduce the minimum front yard setback of the IB Zone from 7.5 metres to 6.0 metres to the principal building face and 4.3 metres to the balcony;

   (b) to reduce the minimum side (northeast) yard setback of the IB Zone from 7.5 metres to 1.5 metres to the principal building face;

   (c) to reduce the minimum side (southwest) yard setback of the IB Zone from 7.5 metres to 0 metres to the principal building face;

   (d) to reduce the minimum rear yard setback of the IB Zone from 7.5 metres to 2.0 metres to the principal building face; and

(e) to reduce the minimum rear yard setback from 7.5 metres to 0 metres to the Natural Gas Transmission Right-of-Way.

6. 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) submission of a finalized Geotechnical Report to the satisfaction of City staff;

(f) registration of a Section 219 Restrictive Covenant to restrict habitable floor area below the Flood Construction Level (FCL) and to inform current and future owners that the subject property is located within a floodplain area and that any buildings or structures constructed upon the lot may be damaged by flooding or erosion; and

(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.

RES.R20-270 Carried

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2020, No. 20044" pass its first reading.

RES.R20-271 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2020, No. 20044" pass its second reading.

RES.R20-272 Carried

It was then — Moved by Councillor Guerra
Seconded by Councillor Nagra
That the Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2020, No. 20044" be held at City Hall on April 6, 2020, at 7:00 p.m.

RES.R20-273 Carried

It was — Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20045" pass its first reading.

RES.R20-274 Carried

The said Bylaw was then read for the second time.

It was — Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20045" pass its second reading.

RES.R20-275 Carried

It was then — Moved by Councillor Guerra
Seconded by Councillor Nagra
That the Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20045" be held at City Hall on April 6, 2020, at 7:00 p.m.

RES.R20-276 Carried

RESIDENTIAL/INSTITUTIONAL

FLEETWOOD/GUILDFORD

7. 7919-0324-00
14494 Chartwell Drive
Agent: N. Cheema
Owners: R. Cheema, S. Cheema, G. Cheema, N. Cheema
Development Variance Permit
to reduce the minimum front and rear yard setbacks for a lot encumbered by a natural gas transmission (Fortis BC) right-of-way in order to construct a single family dwelling on the lot.

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That Council approve Development Variance Permit No. 7919-0324-00, varying the following, to proceed to Public Notification:

(a) to reduce the minimum front yard setback for the principal building of the RF Zone from 7.5 metres to 6.5 metres;

(b) to vary Part 4 General Provisions of the Zoning By-law No. 12000 to reduce the minimum rear yard setback from the natural gas transmission (Fortis BC) right-of-way for the principal building from 7.5 metres to 0.0 metres.

RES.R20-277 Carried

8. 7919-0311-00
15577 - 82 Avenue
Agent: Steve Salvidge, JW Congregation Support
Owner: Greater Vancouver Assembly Hall of Jehovah's Witnesses #18
Rezoning from PA-2 to CD (based on PA-2)
to permit a third dwelling unit within the existing assembly hall building, and to increase the permitted maximum total combined floor area of the dwelling units to 345 square metres.

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That a Bylaw be introduced to rezone the subject site from "Assembly Hall 2 (PA-2) Zone" to "Comprehensive Development (CD) Zone" and a date be set for Public Hearing.

RES.R20-278 Carried

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20043" pass its first reading.

RES.R20-279 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20043" pass its second reading.

RES.R20-280 Carried

It was then Moved by Councillor Guerra
Seconded by Councillor Nagra
That the Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20043" be held at City Hall on April 6, 2020, at 7:00 p.m.

RES.R20-281 Carried

9. 7919-0192-00
9762 - 182A Street
Agent: Rajinder Warraich, Flat Architecture Inc.
Owner Sivia Developments Inc.
OCP Amendment from Suburban to Urban
LAP Amendment for a portion from Low Density Townhouses 12-15 UPA Gross to Townhouse 15-20 UPA Gross
Rezoning from RA to CD (based on RM-15)
Development Permit
to permit the development of 34 townhouses.

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

1. A Bylaw be introduced to amend the OCP Figure 3: General Land Use Designations for the subject site from Suburban to Urban and a date for Public Hearing be set.

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 "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.

4. Council authorize staff to draft Development Permit No. 7919-0192-00 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 road dedication plan to the satisfaction of the Approving Officer;

(c) approval from the Ministry of Transportation & Infrastructure;

(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 satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

(h) provision of a density bonus amenity contribution consistent with the City's Capital Projects Community Amenity Contribution (CAC) and Density Bonus Program;

(i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

(j) submission of an acoustical report for the units adjacent to the Golden Ears Connector and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;

(k) 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;

(l) 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 Department; and

(m) registration of a Section 219 Restrictive Covenant to adequately address the City's needs to alert future owners of site access restrictions for future maintenance of the sanitary main running through the site.

6. Council pass a resolution to amend the Abbey Ridge Local Area Plan (LAP) to redesignate a portion of the subject site from "Low Density Townhouse 12-15 UPA Gross" to "Townhouse 15-20 UPA Gross", as shown in Appendix VI, when the project is considered for final adoption.

RES.R20-282 Carried

It was — Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2020, No. 20046" pass its first reading.

RES.R20-283 Carried

The said Bylaw was then read for the second time.

It was — Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2020, No. 20046" pass its second reading.

RES.R20-284 Carried

It was then — Moved by Councillor Guerra
Seconded by Councillor Nagra
That the Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2020, No. 20046" be held at City Hall on April 6, 2020, at 7:00 p.m.

RES.R20-285 Carried

It was — Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20041" pass its first reading.

RES.R20-286 Carried

The said Bylaw was then read for the second time.

It was — Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20041" pass its second reading.

RES.R20-287 Carried

It was then — Moved by Councillor Guerra
Seconded by Councillor Nagra
That the Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20041" be held at City Hall on April 6, 2020, at 7:00 p.m.

RES.R20-288 Carried

SOUTH SURREY

10. 7918-0454-00
3549 - 156 Street
Agent: Mike Kompter, Hub Engineering Inc.
Owner: R. Lidder
Rezoning from RA to RH and RQ
to allow subdivision into 2 lots

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

1. A Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)" for the portion shown as Block A on the attached Survey Plan (Appendix I); and to "Quarter Acre Residential Zone (RQ)" for the portion shown as Block B on the attached Survey Plan; and a date be set for Public Hearing.

2. Council instruct staff to resolve the following issues prior to final adoption:

   (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

   (b) submission of a subdivision layout to the satisfaction of the Approving Officer;

   (c) submission of a finalized tree survey and a statement regarding tree preservation 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 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;

   (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and

   (g) registration of a Section 219 Restrictive Covenant for tree protection.

RES.R20-289 Carried
With Councillor Pettigrew opposed.

It was — Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20047" pass its first reading.

RES.R20-290 — Carried
With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

It was — Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20047" pass its second reading.

RES.R20-291 — Carried
With Councillor Pettigrew opposed.

It was then — Moved by Councillor Guerra
Seconded by Councillor Nagra
That the Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20047" be held at City Hall on April 6, 2020, at 7:00 p.m.

RES.R20-292 — Carried
With Councillor Pettigrew opposed.

11. 7918-0455-00
15558 - 36 Avenue
Agent: Mike Kompter, Hub Engineering Inc.
Owners: R. Lidder, Chimney Ridge Investments Ltd.
Rezoning from RA to RQ
Development Variance Permit
to allow subdivision into 3 lots and relaxations to building setbacks to allow retention of an existing dwelling on one of the lots.

It was — Moved by Councillor Guerra
Seconded by Councillor Nagra
That:

1. A Bylaw be introduced to rezone the 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. 7918-0455-00, varying the following, to proceed to Public Notification:

   (a) to reduce the minimum side yard setback of the "Quarter Acre Residential Zone (RQ)" for proposed Lot 2 from 2.4 metres to 2.1 metres; and

(b) to reduce the minimum front yard setback of the "Quarter Acre Residential Zone (RQ)" for proposed Lot 2 from 7.5 metres to 3.9 metres.

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 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;

(f) registration of a Section 219 Restrictive Covenant for tree protection; and

(g) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 3 to facilitate future consolidation and subdivision with the adjacent property at 3549-156 Street.

RES.R20-293 Carried
With Councillor Locke and Pettigrew opposed.

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20048" pass its first reading.

RES.R20-294 Carried
With Councillor Locke and Pettigrew opposed.

The said Bylaw was then read for the second time.

It was — Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20048" pass its second reading.

RES.R20-295 — Carried
With Councillor Locke and Pettigrew opposed.

It was then — Moved by Councillor Guerra
Seconded by Councillor Nagra
That the Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20048" be held at City Hall on April 6, 2020, at 7:00 p.m.

RES.R20-296 — Carried
With Councillor Locke and Pettigrew opposed.

12. 7915-0002-00
3581 - 156 Street
Agent: Mike Kompter, Hub Engineering Inc.
Owner: R. Demichina
NCP Amendment from Suburban 1/2 Acre to Suburban 1/4 Acre
Rezoning from RA to RQ
Development Variance Permit
to allow subdivision into 3 lots

It was — Moved by Councillor Annis
Seconded by Councillor Hundial
That Application 7915-0002-00 be referred back to staff to work with the applicant on a development proposal that is more in keeping with the Rosemary Heights Central Neighbourhood Concept Plan (NCP).

RES.R20-297 — Carried

C. ADDITIONAL PLANNING COMMENTS

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

SURREY CITY CENTRE/WHALLEY

1. 7917-0462-00
9677, 9681 King George Boulevard
Agent: Richard Bernstein, Chris Dikeakos Architects Inc.
Owner: Square Nine King George Development Ltd.
Amend CD Bylaw No. 19681
Development Variance Permit
to reduce the minimum streamside setback area for a Class A Channelized Stream (West Quibble Creek), as measured from top-of-bank, and amend CD Bylaw No. 19681 to accommodate additional streamside protection area dedication and to

accommodate the previously supported high-rise residential tower with ground floor commercial uses.

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

1. Council rescind Resolution R18-2058 granting Third Reading of Bylaw No. 19681 at the October 1, 2018 Regular Council – Public Hearing meeting.

2. Council rescind Resolution R18-1792 granting Second Reading of Bylaw No. 19681 at the September 17, 2018 Regular Council – Land Use meeting.

3. Council amend Bylaw No. 19681 to incorporate the following revised density, lot coverage and height provisions, as shown in Appendix B:

   (a) Maximum floor area ratio amended from 5.4 to 5.7;

   (b) Maximum lot coverage amended from 33% to 38%; and

   (c) Maximum building height has been amended from 85 metres to 92.5 metres.

4. Council consider Second Reading of Bylaw No. 19681 (Appendix B), as amended, and set a date for a new Public Hearing.

5. Council approve Development Variance Permit No. 7917-0462-00, varying the following, to proceed to Public Notification:

   (a) to reduce the minimum streamside setback area for a Class A Channelized Stream (West Quibble Creek) from 25 metres to setbacks ranging from 15.5 metres to 26 metres, for an average of 22.5 metres, as measured from top-of-bank.

6. Council instruct staff to resolve the following issues prior to final adoption, in addition to those identified in the initial Planning Report:

   (a) registration of a Statutory Right-of-Way outside of the identified Streamside Protection Area for access, of varying widths from 2.0 metres to 5.0 metres; and

   (b) submission of a finalized Impact Mitigation Plan by the project Environmental Consultant, including a landscaping plan and cost estimate, to the specifications and satisfaction of the Planning and Development Department.

RES.R20-298 Carried

It was — Moved by Councillor Guerra
Seconded by Councillor Nagra
That Council rescind third reading of Bylaw No. 19681 granted by Resolution No. R18-2058 at the October 1, 2018 Regular Council – Public Hearing meeting.

RES.R20-299 — Carried

It was — Moved by Councillor Guerra
Seconded by Councillor Nagra
That Council rescind second reading of Bylaw No. 19681 granted by Resolution No. R18-1792 at the September 17, 2018 Regular Council – Land Use meeting.

RES.R20-300 — Carried

It was — Moved by Councillor Guerra
Seconded by Councillor Nagra
That Council amend Bylaw No. 19681 to incorporate the revised density, lot coverage and height provisions, as shown in Appendix B to adjust the maximum floor area ratio to 5.7, the maximum lot coverage to 38% and the maximum building height to 92.5 metres.

RES.R20-301 — Carried

It was — Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19681" pass its second reading, as amended.

RES.R20-302 — Carried

It was then — Moved by Councillor Guerra
Seconded by Councillor Nagra
That the Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19681" be held at City Hall on April 6, 2020, at 7:00 p.m.

RES.R20-303 — 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 Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19747"
7917-0347-00 – 1098629 B.C. Ltd. (Director Information: Ross Elliott and Martina Rempel)
c/o Focus Architecture Incorporated (Colin A. Hogan)
To redesignate the site - 18805 and 18855 – 72 Avenue - from Urban to Multiple Residential.

Council direction received on February 11, 2019

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19747" be finally adopted.

RES.R20-304 Carried
With Councillor Pettigrew opposed.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19748"
7917-0347-00 – RA to CD – 18805 and 18855 – 72 Avenue – to develop 96 townhouse units and a 5-storey mixed-use building containing 8 ground floor commercial retail units and 71 apartment units.

Council direction received on January 13, 2020

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That Council amend the East Clayton Extension North of 72 Avenue Neighbourhood Concept Plan (NCP) amendment to redesignate a portion of the site from "Neighbourhood Commercial" to "High Density Residential (22-45 u.p.a)" and a portion from "Neighbourhood Commercial" to "Mixed Use Commercial/Residential (4-5 storeys)".

RES.R20-305 Carried
With Councillor Pettigrew opposed.

It was — Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19748" be finally adopted.

RES.R20-306 — Carried
With Councillor Pettigrew opposed.

Development Permit No. 7917-0347-00
18805 and 18855 – 72 Avenue
To permit the development of a 5-storey mixed-use building and 96 townhouse units.

Authorized to draft on February 11, 2019

It was — Moved by Councillor Guerra
Seconded by Councillor Nagra
That Council authorize the issuance of Development Permit No. 7917-0347-00.

RES.R20-307 — Carried
With Councillor Pettigrew opposed.

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19916"
7919-0213-00 - 612508 B.C. Ltd. (Director Information: Jasbir Nijjar)
c/o Coastland Engineering and Surveying Ltd. (Mike Helle)
RA to CD – 15272 - 66 Avenue – to develop a standalone surface parking lot for the use of the occupants at 6638 - 152A Street.

Council direction received September 16, 2019

It was — Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19916" be finally adopted.

RES.R20-308 — Carried

Development Permit No. 7919-0213-00
15272 – 66 Avenue
To permit the development of a standalone surface parking lot for the use of occupants at 6638 – 152A Street

Authorized to draft on September 16, 2019

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That Council authorize the issuance of Development Permit No. 7919-0213-00.

RES.R20-309 Carried

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2002, No. 14723B, Amendment Bylaw, 2019, No. 19789"
7918-0201-00 – Excellent Ice (Surrey) Properties Ltd.
c/o Lark Projects (Matthew Alexander)
To amend CD By-law No. 14723B - 15000 - 54A Avenue - in order to allow a private school as a permitted use within an existing ice rink complex.

Council direction received February 11, 2019

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That Council amend the East Panorama Ridge Local Area Plan to introduce a new land use designation "Institution and Recreation" and to redesignate the site from "Ice Rink" to "Institution and Recreation".

RES.R20-310 Carried

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2002, No. 14723B, Amendment Bylaw, 2019, No. 19789" be finally adopted.

RES.R20-311 Carried

Development Permit No. 7918-0201-00
15000 – 54A Avenue
To permit the expansion to the existing facility to accommodate classrooms for a Kindergarten through grade 12 private school.

Authorized to draft on February 11, 2019

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That Council authorize the issuance of Development Permit No. 7918-0201-00.

RES.R20-312 Carried

4. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19633"
7918-0072-00 – 1034786 B.C. Ltd. (Director Information: Gurrjit Daara)
To redesignate the site - 6529 – 196 Street - from Urban to Multiple Residential.

Council direction received July 9, 2018

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That Council amend the East Clayton Neighbourhood Concept Plan (NCP) to redesignate a portion, from 22-45 u.p.a (High Density) to 30 -70 u.p.a (High Density).

RES.R20-313 Carried
With Councillors Locke and Pettigrew opposed.

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That Council rescind third reading of Bylaw No. 19633 granted by Resolution No. R18-1633 at the July 23, 2018 Regular Council – Public Hearing meeting.

RES.R20-314 Carried
With Councillors Locke and Pettigrew opposed.

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That Council amend Bylaw No. 19633 by deleting Section 1(b) in its entirety.

RES.R20-315 Carried
With Councillors Locke and Pettigrew opposed.

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19633" pass its third reading, as amended.

RES.R20-316 Carried
With Councillors Locke and Pettigrew opposed.

It was — Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19633" be finally adopted.

RES.R20-317 — Carried
With Councillors Locke and Pettigrew opposed.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19634"
RA to CD – 6529 – 196 Street - to develop two 5-storey apartment buildings with 69 units in proposed Building 1 and 78 units in proposed Building 2.

Council direction received July 9, 2018

It was — Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19634" be finally adopted.

RES.R20-318 — Carried
With Councillors Locke and Pettigrew opposed.

Development Permit No. 7918-0072-00
6529 – 196 Street
To permit the development of two, 5 storey apartment buildings.

Authorized to draft on July 9, 2018

It was — Moved by Councillor Guerra
Seconded by Councillor Nagra
That Council authorize the issuance of Development Permit No. 7918-0072-00.

RES.R20-319 — Carried
With Councillors Locke and Pettigrew opposed.

5. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2019, No. 19887"
7918-0348-00 – Provincial Rental Housing Corp.
c/o BC Housing (Mania Mormozi)
To redesignate the site - 13245 King George Boulevard - from Commercial to Multiple Residential.

Council direction received on July 8, 2019

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2019, No. 19887" be finally adopted.

RES.R20-320 Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19888"
CD By-law No. 17045 to CD – 13245 King George Boulevard - to develop a 3-storey modular apartment building with approximately 38 supportive housing units and support services for the homeless and those at risk of becoming homeless.

Council direction received July 8, 2019

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19888" be finally adopted.

RES.R20-321 Carried

"Provincial Rental Housing Corporation Housing Agreement, Authorization Bylaw, 2019, No. 19955"
To regulate 93 supportive housing units for the homeless and those at risk of becoming homeless and ancillary support services.

Council direction received November 4, 2019

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Provincial Rental Housing Corporation Housing Agreement, Authorization Bylaw, 2019, No. 19955" be finally adopted.

RES.R20-322 Carried

Development Permit No. 7918-0348-00
13245 King George Boulevard
To permit the development of a 3-storey modular apartment building.

Authorize to draft on July 8, 2019

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That Council authorize the issuance of Development Permit No. 7918-0348-00.

RES.R20-323 Carried

6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18450"
7913-0296-00 – S. Khawaja
c/o Gerry Blonski Architect (Gerry Blonski)
C-4 to RM-30 – 14922 Fraser Highway - to develop 4 townhouse units.

Approved by Council on April 27, 2015

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18450" be finally adopted.

RES.R20-324 Carried

Development Variance Permit No. 7913-0296-00
14922 Fraser Highway
To reduce setbacks and allow 1 visitor parking space to be located within the east side yard setback.

Supported by Council on May 11, 2015

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That Council authorize the issuance of Development Variance Permit No. 7913-0296-00.

RES.R20-325 Carried

Development Permit No. 7913-0296-00
14922 Fraser Highway
To permit the development of four townhouse units.

Authorized to draft on April 27, 2015

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That Council authorize the issuance of Development Permit No. 7913-0296-00.

RES.R20-326 Carried

PERMIT APPROVALS

7. **Development Variance Permit No. 7919-0301-00**
Jky259 Enterprises Ltd
c/o (Irene Horvath) DA Horvath Consultants Inc
5795 - 176 Street
To vary the minimum 400-metre separation requirement between a proposed small-scale drug store and an existing small-scale drug store

Supported by Council on February 10, 2020

It was

Moved by Councillor Guerra
Seconded by Councillor Nagra
That Council authorize the issuance of Development Variance Permit No. 7919-0301-00.

RES.R20-327

Carried
With Councillors Locke and 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 Nagra
That the March 9, 2020 Regular Council – Land Use meeting be adjourned.

RES.R20-328

Carried

The Regular Council - Land Use meeting adjourned at 5:43 p.m.

Certified correct:

_____ _____

Jennifer Ficocelli, City Clerk Mayor Doug McCallum