

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, 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 Locke
That the agenda of the July 27, 2020, Regular

Council Land Use meeting be adopted.
RES.R20-1129

Carried

B. LAND USE APPLICATIONS**1. 7919-0358-00**

6540 - 141A Street

Owner: R. Dhillon

Agent: R. Dhillon

Development Variance Permit

to reduce the front yard and rear yard setbacks to permit the development of a single-family dwelling.

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That:

1. Council approve Development Variance Permit No. 7919-0358-00, varying the following, to proceed to Public Notification:

- (a) to reduce the minimum front yard setback of the RF-12 Zone from 4.0 metres to 3.0 metres for 50% of the width of the front of the principal building;
- (b) to reduce the minimum front yard setback of the RF-12 Zone from 2.0 metres to 1.5 metres for the veranda; and
- (c) to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres to 5.5 metres for the 50% of the width of the rear of the principal building.

RES.R20-1130

Carried

2. 7920-0118-00

2010 and 2020 - 165A Street

Owner: 1149346 B.C. Ltd.

Director Information: Jaspreet Gill, Gurjot GillOfficer Information as at January 16, 2020:

Gloria Gonzales (Secretary)

Andy Lee (Assistant Secretary)

Gary Mertens (President)

Agent: WSP Canada Inc. (Scott Pelletier)

Development Variance Permit*to permit a lot line adjustment and the development of two single family dwellings.*

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That:

1. Council approve Development Variance Permit No. 7920-0118-00, to reduce the minimum rear yard setback of the Single Family Residential (12) Zone from 7.5 metres to 6.5 metres for 50% of the building width and from 6 metres to 5.5 metres for the remaining 50% of the building width for the lots at 2020 - 165A Street and 2010 - 165A Street, to proceed to Public Notification; and
2. Council instruct staff to resolve the following issue prior to final approval:
 - (a) submission of a subdivision layout to the satisfaction of the Approving Officer.

RES.R20-1131

Carried

With Councillor Pettigrew opposed.

3. 7919-0230-00

14750 Wellington Drive

Owners: M. Konn, M. Konn

Agent: N. Sran

Development Permit / Development Variance Permit*to reduce the front yard setback to permit the construction of a single family dwelling on the lot.*

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That:

1. Council authorize staff to draft Development Permit No. 7919-0230-00 for Hazard Lands (Steep Slopes), and Sensitive Ecosystems (Streamside Areas and Green Infrastructure Areas), generally in accordance with the attached drawings (Appendix III) and the finalized Ecosystem Development Plan & Geotechnical Report.

2. Council approve Development Variance Permit No. 7919-0230-00 to reduce the minimum front yard setback of the RF Zone from 7.5 metres to 6.1 metres to the principal building face to proceed to Public Notification.
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) 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 Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
 - (d) submission of a finalized Geotechnical Report to the satisfaction of City staff;
 - (e) registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the submitted geotechnical report;
 - (f) registration of a combined Statutory Right-of-Way / Section 219 Restrictive Covenant over the designated Streamside Protection Area for both "No Build" and conveyance access;

RES.R20-1132

Carried

4. **7914-0207-00**
18865 - 72 Avenue

Owner: 1125740 B.C. Ltd.

Director Information: Gian Brar, Lakhwinder Gill, Gurpreet Gill

Officer Information as at July 6, 2018:

Gian S Brar (President)

Gurpreet S Gill (Secretary)

Lakhwinder S Gill (Vice President)

Agent: Flat Architecture Inc. (Rajinder Warraich)

**NCP Amendment from Commercial Residential to Stacked Townhouse
(up to 50 UPA)**

Rezoning from RA to CD (based on RM-45)

Development Permit

to permit the development of 39 stacked townhouse units.

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. 7914-0207-00 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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (g) submission of an acoustical report for the units adjacent to 72 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures.
 - (h) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture; and
 - (i) registration of a Section 219 Restrictive Covenant to ensure that the lands within Block B as shown on the Survey Plan (Appendix I) will accommodate dwelling units that will be built incorporating the permitted commercial uses in accordance with the British Columbia Building Code.
4. Council pass a resolution to amend the East Clayton Extension North of 72 Avenue Neighbourhood Concept Plan to redesignate the land from "Commercial Residential" to "Stacked Townhouses (up to 50 UPA)", which is a new designation, when the project is considered for final adoption.

RES.R20-1133

Carried

RES.R20-1134 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2020, No. 20135" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R20-1135 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2020, No. 20135" pass its second reading.
Carried

RES.R20-1136 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. 20135" be held on
September 14, 2020, at 7:00 p.m.
Carried

5. **7920-0135-00**
11242 and 11250 - 128 Street
12818, 12826, 12834, 12844, 12854, 12864, 12868, 12882 and 12884 - 112B Avenue
12827, 12835, 12845, 12855, 12869, 12879 and 12885 King George Boulevard
Owners: City of Surrey, Loon Properties (Bridgeview) Inc.
Agent: Bosa Properties Inc. (Mackenzie Godfrey)
Rezoning from I-4 and CHI to IL
Development Permit / Development Variance Permit
to permit the development of a one-storey (with mezzanine) industrial building.

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

1. A Bylaw be introduced to rezone the subject site as follows:
- (a) 12827 and 12835 King George Boulevard and a portion of the King George Boulevard frontage road, shown as the hatched portion of Block B on the Survey Plan attached as Appendix I, from "Highway Commercial Zone (CHI)" to "Light Impact Industrial Zone (IL)"; and
 - (b) 12818, 12826, 12834, 12844, 12854, 12864, 12868, 12882 and 12884 - 112 Avenue and a portion of 112B Avenue, shown as the hatched portion of Block A on the Survey Plan attached as Appendix I, from "Special Industry Zone (I-4)" to "Light Impact Industrial Zone (IL)" and a date be set for Public Hearing.

2. Council approve the applicant's request to vary the Sign By-law as described in Appendix IV.
3. Council authorize staff to draft Development Permit No. 7920-0135-00, including a comprehensive sign design package, generally in accordance with the attached drawings (Appendix I) and the accepted geotechnical feasibility report.
4. Council approve Development Variance Permit No. 7920-0135-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard (east) setback of the IL Zone from 7.5 metres to 3.3 metres;
 - (b) to reduce the minimum side yard on a flanking street (south) yard setback of the IL Zone from 7.5 metres to 3.7 metres;
 - (c) to reduce the minimum rear (west) yard setback of the IL Zone from 7.5 metres to 3.0 metres;
 - (d) to reduce the minimum landscape requirement along the east lot line from 1.5 metres to 1.0 metres; and
 - (e) to vary the definition of "Bond" in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended, to include the use of Surety Bond for Servicing Agreement No. 7820-0135-00.
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) issuance of a Certificate of Compliance from the Ministry of Environment;
 - (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) submission of a finalized Geotechnical Report to the satisfaction of City staff;
- (i) completion of the road closure and acquisition of King George Boulevard frontage road and a portion of 112B Avenue (shown as Block A and Block B respectively on the Survey Plan attached as Appendix I);
- (j) registration of a Section 219 Restrictive Covenant to restrict the maximum amount of mezzanine space;
- (k) registration of a Section 219 Restrictive Covenant to restrict access to the site from 112B Avenue (Right-In, Right-Out only) and 129 Street;
- (l) 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
- (m) registration of a Section 219 Restrictive Covenant to restrict habitable floor area below the Flood Construction Level 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.

RES.R20-1137

Carried

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2020, No. 20136" pass its first reading.

RES.R20-1138

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. 20136" pass its second reading.

RES.R20-1139

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. 20136" be held on
 September 14, 2020, at 7:00 p.m.
 RES.R20-1140 Carried

6. **7920-0095-00**
13533 - 84 Avenue
 Owners: J. Sidhu, H. Sidhu
 Agent: RJ Siding and Sundek Ltd. (Jasmeet Singh)
Development Variance Permit
to reduce the minimum side yard setback to permit a single family dwelling.

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

1. Council approve Development Variance Permit No. 7920-0095-00, to reduce the minimum side yard (west) setback of the One-Acre Residential (RA) Zone from 4.5 metres to 1.8 metres, to proceed to Public Notification.
2. Council instruct staff to resolve the following issues prior to approval:
 - (a) Registration of a Section 219 Restrictive Covenant for No-build/non-disturbance.

RES.R20-1141 Carried

7. **7920-0003-00**
7130 - 152 Street
 Owners: S. Gill, M. Gill
 Agent: S. Gill
Placement of fill in the ALR under Section 20.3(5) of the ALC Act
Development Variance Permit
to approve fill that has already been imported onto the site.

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

1. Council authorize referral of the application to the Agricultural Land Commission (ALC).
2. Council approve Development Variance Permit No. 7920-0003-00, varying the following, to proceed to Public Notification:
 - (a) to increase the maximum setback of the single family dwelling from the front lot-line from 50 metres to 125 metres;

- (b) to increase the maximum depth of the farm residential footprint from the front lot line of the (A-1) Zone from 60 metres to 138.2 metres; and
 - (c) to increase the maximum size of the farm residential footprint of the A-1 Zone from 2,000 square metres to 3,600 square metres.
3. Council instruct staff to resolve the following issue prior to final adoption:
- (a) Approval from the Agricultural Land Commission.
4. Prior to issuance of Development Variance Permit No.7920-0003-00, Council pass a resolution to repeal Development Variance Permit No. 7913-0143-00.

RES.R20-1142

Carried**8. 7919-0109-00****7919-0109-01****8560 – 156 Street**

Owner: Estkin Developments Ltd.

Agent: Estkin Developments Ltd. (Matt Reid)

**OCP Amendment of a portion from Urban to Multiple Residential
 TCP Amendment from Manufactured Homes and Buffer Within Private
 Land to Medium Density Townhouses, Apartment 2.0 FAR 6 Storey
 Maximum, Parks & Linear Corridors and Road
 Rezoning from RM-M to RF, RM-30 and CD (based on RM-70)
 Detailed Development Permit / General Development Permit
 Development Variance Permit**

to permit a phased, multiple unit residential development consisting of seven, 6-storey apartment buildings and 162 ground-oriented townhouses, and parkland, in Fleetwood.

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That:

1. A Bylaw be introduced to amend the Official Community Plan (OCP) Figure 3: General Land Use Designations for a portion of the subject site, shown as Block 4 on the Survey Plan attached as Appendix I, from "Urban" to "Multiple Residential" 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 OCP, 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 portion of the subject site shown as Block 1 on the attached Survey Plan (Appendix I) from "Manufactured Home

- Residential Zone (RM-M)" to "Multiple Residential 30 Zone (RM-30)", and the portions of the subject site shown as Block 2 and Block 3 on the attached Survey Plan (Appendix I) from "Manufactured Home Residential Zone (RM-M)" to "Single Family Residential Zone (RF)", and a date be set for Public Hearing.
4. A Bylaw be introduced to rezone the portion of the subject site shown as Block 4 on the attached Survey Plan (Appendix I) from "Manufactured Home Residential Zone (RM-M)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.
 5. A Bylaw be introduced authorizing Council to enter into a Housing Agreement for 80 proposed rental units on the site.
 6. Council authorize staff to draft General Development Permit No. 7919-0109-00 for Form and Character, for the entire site, generally in accordance with the attached drawings (Appendix I).
 7. Council authorize staff to draft Detailed Development Permit No. 7919-0109-01 for Form and Character, for the townhouse development on proposed Lot 1 (phase 1), generally in accordance with the attached drawings (Appendix I).
 8. Council approve Development Variance Permit No. 7919-0109-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard (north) setback of the RM-30 Zone from 4.5 metres to 4.0 metres for the roof overhangs on Building 1, 4 and 5 as well as 3.0 metres to the principal building face and 2.5 metres to the roof overhangs for Building 19 on proposed Lot 1;
 - (b) to reduce the minimum side yard (east) setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the principal building face and 2.5 metres to the roof overhangs for Building 5, 6, 7 and 8 on proposed Lot 1;
 - (c) to reduce the minimum side yard (west) setback of the RM-30 Zone from 6.0 metres to 4.5 metres to the principal building face and 4.0 metres to the roof overhangs for Building 18 and 19 as well as 3.0 metres to the principal building face and 2.5 metres to the roof overhangs for Building 17 on proposed Lot 1;
 - (d) to reduce the minimum required lot depth from 28 metres to 14 metres and lot size from 560 square metres to 503 square metres, under the RF Zone, for Lot 7; and
 - (e) 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. 7819-0109-00.

9. 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 satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (h) the applicant adequately compensate and/or relocate existing manufactured home park residents on the subject site, in accordance with City Policy O-34A, as well as in accordance with the *Manufactured Home Park Tenancy Act*;
 - (i) once the site is no longer occupied, removal of any existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (j) provision of a density bonus amenity contribution consistent with the City's Capital Projects Community Amenity Contribution and Density Bonus Program;
 - (k) conveyance of proposed Lot 8 as well as the 4.0-metre-wide north-south multi-use pathway located along the eastern boundary of Lot 1 to the City, without compensation, as a proposed community benefit;
 - (l) conveyance of proposed Lot 7 to the City, without compensation, for the purposes of future consolidation with the adjacent northerly properties on the east side of 156 Street;
 - (m) the applicant provide a financial security, in an amount acceptable to the City, to ensure the proposed childcare facility on Lot 4 is constructed as part of the future phases of development;

- (n) the applicant enter into a Housing Agreement with the City to restrict a total of 80 dwelling units on the subject site to rental housing for a period of twenty (20) years;
- (o) registration of an 8.0-metre-wide statutory right-of-way for public rights-of-passage for the north-south public mews that connects Fraser Highway and 85 Avenue;
- (p) registration of a 1.5-metre-wide access easement over Lot 1 and Lot 2 for the internal sidewalk network that connects 85 Avenue and the 4.0-metre-wide multi-use pathway located along the eastern boundary of Lot 1;
- (q) registration of access easements for driveway access, shared parking as well as shared amenity facilities for the proposed apartment buildings on Lots 2, 3, 4, 5 and 6;
- (r) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space on proposed Lot 1;
- (s) submission of an acoustical report for the units adjacent to Fraser Highway and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (t) registration of a Section 219 Restrictive Covenant for "No Build" on Lots 2, 3, 4, 5 and 6 until the applicant has obtained a Detailed Development Permit for each of the proposed apartment buildings;
- (u) registration of a Section 219 Restrictive Covenant to secure the proposed child care facility as part of future phases of development;
- (v) 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;
- (w) 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
- (x) registration of a Section 219 Restrictive Covenant requiring the applicant to pay all applicable contributions for Public Art, Affordable Housing and/or Capital Projects Community Amenity Contributions should the project be converted from rental housing to market units at any point in the future, after expiry of the housing agreement.

10. Council pass a resolution to amend the Fleetwood Town Centre (Stage 1) as follows:
- (a) to re-designate a portion of the subject site from "Manufactured Homes" and "Buffer Within Private Land" to "Medium Density Townhouses", "Parks & Linear Corridors" and "Road"; and
 - (b) to re-designate a portion of the subject site from "Manufactured Homes" and "Buffer Within Private Land" to "Apartment 2.0 FAR 6 Storey Maximum" and "Road" as illustrated in Appendix V when the project is considered for final adoption

The meeting recessed at 5:10 p.m. to address technical issues and reconvened at 5:16 p.m.

RES.R20-1143

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, 2020, No. 20137" pass its first reading.

RES.R20-1144

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 Official Community Plan Bylaw,

2013, No. 18020, Amendment Bylaw, 2020, No. 20137" pass its second reading.

RES.R20-1145

Carried

With Councillor 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. 20137" be held on September 14, 2020, at 7:00 p.m.

RES.R20-1146

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. 20138" pass its first reading.

RES.R20-1147

Carried

With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

RES.R20-1148 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2020, No. 20138" pass its second reading.
Carried
With Councillor Pettigrew opposed.

RES.R20-1149 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. 20138" be held on
September 14, 2020, at 7:00 p.m.
Carried
With Councillor Pettigrew opposed.

RES.R20-1150 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2020, No. 20139" pass its first reading.
Carried
With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

RES.R20-1151 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2020, No. 20139" pass its second reading.
Carried
With Councillor Pettigrew opposed.

RES.R20-1152 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. 20139" be held on
September 14, 2020, at 7:00 p.m.
Carried
With Councillor Pettigrew opposed.

RES.R20-1153 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "The Estkin Developments Ltd.
Housing Agreement Authorization Bylaw, 2020, No. 20140" pass its first reading.
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 "The Estkin Developments Ltd.
 Housing Agreement Authorization Bylaw, 2020, No. 20140" pass its second reading.
 RES.R20-1154 Carried
 With Councillor Pettigrew opposed.

The said Bylaw was then read for the third time.

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "The Estkin Developments Ltd.
 Housing Agreement Authorization Bylaw, 2020, No. 20140" pass its third reading.
 RES.R20-1155 Carried
 With Councillor Pettigrew opposed.

**9. 7918-0434-00
 8363 and 8380 - 166A Street**
 Owners: V. Cheema, J. Cheema, S. Cheema, G. Takhar, K. Takhar
 Agent: Coastland Engineering & Surveying Ltd. (Michael Helle)
**TCP Amendment for a portion from "Parks & Linear Corridors" to
 "Single Family Urban"**
Development Permit / Development Variance Permit
*in order to facilitate subdivision into two (2) single family residential lots and open
 space.*

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

1. Council authorize staff to draft Development Permit No. 7918-0434-00 for Hazard Lands (Steep Slopes) and Sensitive Ecosystems (Streamside Areas) generally in accordance with the submitted Ecosystem Development Plan and Geotechnical Report.
2. Council approve Development Variance Permit No. 7918-0434-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum streamside setback distance from the top-of-bank for a "Natural Class A Stream" in Part 7A of Zoning By-law No. 12000, from 30.0 metres to a minimum of 10.8 metres;
 - (b) to reduce the minimum rear yard setback of the RF Zone for principal building on proposed Lots 1 and 2 from 7.5 metres to 5.0 metres;
 - (c) to reduce the minimum front yard setback of the RF Zone for principal building on proposed Lot 2 from 7.5 metres to 1.8 metres;

- (d) to reduce the minimum lot width of the RF Zone for proposed Lot 1 from 15 metres to 12.3 metres;
 - (e) to reduce the minimum lot width of the RF Zone for proposed Lot 2 from 15 metres to 7.3 metres; and
 - (f) to reduce the minimum lot depth of the RF Zone for proposed Lot 2 from 28 metres to 26 metres.
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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (d) 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;
 - (e) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
 - (f) the applicant satisfy the requirements for a P-15 agreement;
 - (g) conveyance of riparian areas to the City;
 - (h) submission of a finalized Geotechnical Report to the satisfaction of City staff;
 - (i) registration of a Section 219 Restrictive Covenant for proposed Lots 1 and 2 for geotechnical setback, streamside setback, slope stability and to ensure future house construction is in accordance with the recommendations in the submitted Geotechnical Report and Ecosystem Development Plan; and
 - (j) registration of an access easement over 8369 – 166A Street for vehicle access to proposed Lots 1 and 2.
4. Council pass a resolution to amend the Fleetwood Town Centre Plan to redesignate a portion of the site from "Parks & Linear Corridors" to "Single Family Urban" when the project is considered for Final Approval.

RES.R20-1156

Carried

With Councillor Pettigrew opposed.

10. 7919-0223-00
 13417, 13430 and 13416 - 105A Avenue; 13437 - 105 Avenue
 10536, 10528, 10500, 10492 and 10516 University Drive
 10529, 10519, 10511 and 10501 - 134A Street
 Owners: City of Surrey, 105 University View Homes Ltd.
 Agent: IBI Group (Salim Narayanan)
OCP Amendment of Figure 16: Central Business District Densities from "3.5 FAR" to "5.5 FAR"
NCP Amendment from "Residential Mid to High Rise 3.5 FAR" to "High Rise 5.5 FAR"
Rezoning from RF and RM-D to CD
Development Permit
to permit the development of 2 high-rise market residential towers and 1 mid-rise rental apartment building with a ground level child care facility.

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

1. A Bylaw be introduced to amend the Official Community Plan (OCP) Figure 16: Central Business District Densities for the subject site from 3.5 FAR to 5.5 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 "Single Family Residential Zone (RF)" and "Duplex Residential Zone (RM-D)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft General Development Permit No. 7919-0223-00 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) input or approval from the Ministry of Forests, Lands, Natural Resource Operations and Rural Development under the

- Water Sustainability Act, should the ditch located along the east property line of the subject site meet the definition of a stream;
- (d) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff, if deemed necessary;
 - (e) resolution of all urban design issues 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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (h) final approval from TransLink;
 - (i) submission of a finalized Geotechnical Report to the satisfaction of City staff;
 - (j) the applicant enter into a Housing Agreement with the City to secure 104 rental units;
 - (k) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (l) registration of a Section 219 Restrictive Covenant requiring the applicant to pay all deferred financial contributions for Public Art, Affordable Housing and/or Capital Projects Community Amenity Contributions should the project be converted from rental housing to market units at any point in the future;
 - (m) 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;
 - (n) registration of a right-of-way for public rights-of-passage for the area between the building face and the street edges;
 - (o) registration of access easements to ensure access to the proposed shared parking and amenity facilities within the development;
 - (p) submission of an acoustical report for the units oriented towards the SkyTrain guideway and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;

- (q) 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
- (r) 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.

6. Council pass a resolution to amend the Surrey City Centre Plan to redesignate the land from "Residential Mid to High Rise 3.5 FAR" to "High Rise 5.5 FAR" when the project is considered for final adoption.

RES.R20-1157

Carried

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2020, No. 20141" pass its first reading.

RES.R20-1158

Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2020, No. 20141" pass its second reading.

RES.R20-1159

Carried

It was then Moved by Councillor Guerra
 Seconded by Councillor Patton
 That the Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2020, No. 20141" be held on September 14, 2020, at 7:00 p.m.

RES.R20-1160

Carried

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20142" pass its first reading.

RES.R20-1161

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. 20142" pass its second reading.

RES.R20-1162

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. 20142" be held on
 September 14, 2020, at 7:00 p.m.
 RES.R20-1163 Carried

**11. 7919-0283-00
 58 - 172 Street**

Owner: 1069467 B.C. Ltd.

Director Information: Balbir Dosanjh, Ravinder Munday

Officer Information as at March 22, 2020:

Balbir S Dosanjh (President)

Ravinder Munday (Secretary)

Agent: A. Garcha

Development Variance Permit

to reduce the setbacks of a proposed detached garage and to reduce the off-street parking requirements for an existing single family dwelling.

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

1. Council approve Development Variance Permit No. 7919-0283-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side yard (south) setback of an accessory building of the "Single Family Residential (10) Zone" from 0.85 metres to 0.50 metres;
 - (b) to reduce the minimum rear yard setback of an accessory building of the "Single Family Residential (10) Zone" from 6.0 metres to 1.2 metres; and
 - (c) to reduce the minimum number of on-site parking spaces from three to two.
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) registration of a Section 219 Restrictive Covenant Modification to the existing Tree Protection Restrictive Covenant (CA6746038); and
 - (a) submission of a Tree Bonding Security to the satisfaction of the City Landscape Architect.

RES.R20-1164 Carried

12. 7918-0393-00

13265 - 104 Avenue

Owner: Accorde WCPG Lots 12 Ltd., Accorde WCPG Lots 12 (B) Ltd.

Agent: Western Canadian Properties Group Xii Limited Partnership
(Edward Archibald)**OCP Amendment from Multiple Residential to Central Business District and to Figure 16: Central Business District Densities to permit a density of 3.5 FAR****NCP Amendment from Residential Low to Medium Rise up to 2.5 FAR to Mid to High Rise Residential 3.5 FAR****Rezoning from RM-45 to CD (based on RM-135)****Development Permit***to permit the development of a 21-storey rental apartment building and 26-storey market apartment building in City Centre.*

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That:

1. A Bylaw be introduced to amend the Official Community Plan as follows:
 - (a) amend Figure 3: General Land Use Designations for the subject site from Multiple Residential to Central Business District and include the subject site in Figure 16: Central Business District Densities at a density of "3.5 FAR"; and
 - (b) amend "Figure 42: Major Employment Areas" by adding the Central Business District designation to the subject site,

and a date be set for Public Hearing.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A Bylaw be introduced to rezone the subject site from "Multiple Residential 45 Zone (RM-45)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7918-0393-00 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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (g) the applicant enter into a Housing Agreement with the City to secure 175 dwelling units in proposed Building A, to rental housing for a period of twenty (20) years, at rental rates as outlined in the Planning & Development report;
- (h) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning and Development Services;
- (i) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
- (j) registration of a Section 219 Restrictive Covenant requiring the applicant to pay all deferred financial contributions for Public Art, Affordable Housing and/or Capital Projects Community Amenity Contributions should the project be converted from rental housing to market units at any point in the future, after expiry of the Housing Agreement.
- (k) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-135 Zone, at the rate in effect at the time of Final Adoption;
- (l) provision of cash-in-lieu or other demand management measures (including car sharing) to address the shortfall in residential parking spaces to the satisfaction of the General Manager, Engineering;
- (m) registration of a volumetric statutory right-of-way for public rights of-passage over the publicly accessible plazas within the site;

- (n) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (o) registration of a right-of-way for public rights-of-passage for the area between the building face and the street edges;
- (p) registration of a shared access easement for the proposed parking ramp and drive aisle within the site;
- (q) submission of an acoustical report for the units adjacent to 104 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and
- (r) 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.

6. Council pass a resolution to amend the City Centre Plan to redesignate the subject site from "Residential Low to Mid Rise 2.5 FAR " to "Mid to High Rise Residential 3.5 FAR" as shown in Appendix V, when the project is considered for final adoption.

RES.R20-1165

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, 2020, No. 20143" pass its first reading.

RES.R20-1166

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 Official Community Plan Bylaw,

2013, No. 18020, Amendment Bylaw, 2020, No. 20143" pass its second reading.

RES.R20-1167

Carried

With Councillor 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. 20143" be held on September 14, 2020, at 7:00 p.m.

RES.R20-1168

Carried

With Councillor Pettigrew opposed.

RES.R20-1169 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2020, No. 20144" pass its first reading.
Carried
With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

RES.R20-1170 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2020, No. 20144" pass its second reading.
Carried
With Councillor Pettigrew opposed.

RES.R20-1171 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. 20144" be held on
September 14, 2020, at 7:00 p.m.
Carried
With Councillor Pettigrew opposed.

13. **7917-0544-00**
13809 and 13753 - Grosvenor Road; 13790 - Harper Road
13726, 13688, 13736, 13690, 13716, 13684 and 13702 - Bentley Road
Portion of 13791, 13775 and 13781 - Grosvenor Road
Portion of 13672 and 13746 - Bentley Road
Owners: City of Surrey, A. Sivia, H. Gill, J. Gill, P. Sivia, B. Bhatti, J. Sivia
0943151 B.C. Ltd.
Director Information: Harbans Gill, Amarjit Sivia
Officer Information as at June 14, 2019: Jagdip S Sivia (President)
Agent: Douglas E. Johnson Architect Ltd. (Douglas Johnson)
OCP Amendment of a portion from Urban to Multiple Residential
NCP Amendment of a portion from Single Family / Duplex 0.6 FAR to
Residential Low to Mid Rise up to 2.5 FAR
Rezoning of a portion from RM-D and RF to CD (based on RM-70)
Development Permit
to permit the development of seven, 5 to 6-storey apartment buildings in City Centre.

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

1. A Bylaw be introduced to amend the OCP Figure 3: General Land Use Designations for the portion of the subject site and lane allowance shown as Block 1 and Block 2 on the attached Survey Plan (Appendix I) from Urban to Multiple Residential 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 portion of the subject site shown as Block 1 and the portion of lane allowance shown as Block 2 on the attached Survey Plan (Appendix I) from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.
4. Council authorize staff to draft General Development Permit No. 7917-0544-00 generally in accordance with the attached drawings (Appendix II).
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) input and approval from the Ministry of Forests, Lands, Natural Resource Operations and Rural Development under the Water Sustainability Act regarding the Class B (yellow-coded) ditches along Bentley Road.
 - (d) completion of a P-15 agreement with the City for maintenance and planting of any offsite riparian areas and open space, as applicable, to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (e) resolution of all urban design issues to the 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) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (h) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs outlined in the Zoning By-law No. 12000, in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;

- (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (j) completion of the road closure and acquisition of a portion of the unopened lane adjacent to Harper Road;
- (k) registration of a Section 219 Restrictive Covenant for "no build" on the western portion of proposed Lots 1 and 3 until future development;
- (l) registration of a Section 219 Restrictive Covenant for "no build" on the eastern portion of proposed Lot 2 until future development;
- (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;
- (n) registration of an easement to allow shared indoor and outdoor amenity space on proposed Lots 1 and 2; and
- (o) finalization of an Ecosystem Development Plan if required, to the satisfaction of the Planning and Development Department.

6. Council pass a resolution to amend the City Centre Plan to redesignate a portion of the subject site from "Single Family/Duplex 0.6 FAR" to "Residential Low to Mid Rise up to 2.5 FAR", to remove the east/west road, and to add a 20-metre wide north/south road and a 12-metre wide east/west lane through the subject site, as shown in Appendix VIII, when the project is considered for final adoption.

RES.R20-1172

Carried

It was

Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2020, No. 20145" pass its first reading.

RES.R20-1173

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2020, No. 20145" pass its second reading.

RES.R20-1174

Carried

RES.R20-1175 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. 20145" be
 held on September 14, 2020, at 7:00 p.m.
Carried

RES.R20-1176 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2020, No. 20146" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R20-1177 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2020, No. 20146" pass its second reading.
Carried

RES.R20-1178 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. 20146" be held on
 September 14, 2020, at 7:00 p.m.
Carried

14. **7920-0012-00**
2976 McBride Avenue
 Owner: R. Hudson
 Agent: Hyer Homes & Renovations (Sherri Anderson)
Rezoning from RF to CD
to permit the construction of a new single family dwelling.

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 "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

(b) registration of a Section 219 Restrictive Covenant that stipulates the ground floor level is not to be used as a habitable space or storage area, all mechanical and electrical systems are to be constructed above the flood construction level of Crescent Beach, and that the City is indemnified against any potential losses to the property owner as a result of having the uninhabitable space within a floodplain; and

(c) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R20-1179

Carried

It was

Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2020, No. 20147" pass its first reading.

RES.R20-1180

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. 20147" pass its second reading.

RES.R20-1181

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. 20147" be held on
 September 14, 2020, at 7:00 p.m.

RES.R20-1182

Carried

15. **7919-0304-00**
14338 - 32 Avenue
 Owner: K. Sandhu
 Agent: S. Sandhu
**OCP Amendment to remove the property from the Suburban Density
 Exception Area**
Rezoning from RH to CD
to allow subdivision into two single family lots.

It was

Moved by Councillor Guerra
 Seconded by Councillor Patton
 That:

1. A Bylaw be introduced to amend the Official Community Plan Figure 5: General Land Use Designations for the subject site to remove it from the "Suburban Density Exception Area", and a date for Public Hearing be set.

2. A Bylaw be introduced to rezone the subject site from "Half-Acre Residential Zone (RH)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.
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 preservation to the satisfaction of the City Landscape Architect;
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (e) registration of a Section 219 Restrictive Covenant for the purpose of tree protection;
 - (f) the applicant address the deficit in tree replacement; and
 - (g) the applicant provide cash in lieu of 15% open space associated with the two proposed gross density type lots.
 - (h) The applicant provide a contribution in the amount of 75% of the lift in value of the land to satisfy the City's Community Amenity Contribution requirements.

RES.R20-1183 Carried

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2020, No. 20148" pass its first reading.

RES.R20-1184 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2020, No. 20148" pass its second reading.

RES.R20-1185 Carried

RES.R20-1186 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. 20148" be
 held on September 14, 2020, at 7:00 p.m.
Carried

RES.R20-1187 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2020, No. 20149" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R20-1188 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2020, No. 20149" pass its second reading.
Carried

RES.R20-1189 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. 20149" be held on
 September 14, 2020, at 7:00 p.m.
Carried

16. **7915-0393-00**
7915-0393-01
19310 Fraser Highway; 6312 - 192 Street
 Owner: 192nd Street Development Ltd.
 Agent: JM Architecture Inc. (Joe Minten)
OCP Amendment from Urban to Multiple Residential
Rezoning from CPG and RF to CD (based on RM-45) and RM-15
General Development Permit / Detailed Development Permit
Development Variance Permit
to permit the development of a two-phased development consisting of 7 mid-rise
(up to 6-storey) apartment buildings and 55 townhouses totalling up to 650 dwelling
units.

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

1. A Bylaw be introduced to amend the Official Community Plan (OCP)
 Figure 3: General Land Use Designations for the subject site from Urban to
 Multiple Residential 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 a portion of the subject site as shown as Block 1 on the attached Survey Plan (Appendix I) from "Golf Course Zone (CPG)" and "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. A Bylaw be introduced to rezone a portion of the subject site as shown as Block 2 on the attached Survey Plan (Appendix I) from "Golf Course Zone (CPG)" to "Multiple Residential 15 Zone (RM-15)" and a date be set for Public Hearing.
5. Council authorize staff to draft General Development Permit No. 7915-0393-00 generally in accordance with the attached drawings (Appendix I) and the finalized Ecosystem Development Plan.
6. Council authorize staff to draft Detailed Development Permit No. 7915-0393-01 for Phase 1 of the project (townhouses), generally in accordance with the attached drawings (Appendix I).
7. Council approve Development Variance Permit No. 7915-0393-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum setback distance for a Class B (yellow-coded) ditch from 7 metres to 2 metres.
8. 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) 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) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff; This finalized Ecosystem Development Plan and Impact Mitigation Plan must be reviewed by the Province to confirm that it meets the minimum RAPR and SPEA guidelines. The proposed drainage infrastructure within the RAPR SPEA does not conform to Provincial minimum setbacks and therefor a Fisheries Act Review will be required. The results of the Fisheries Act Review will determine if a Fisheries Act Authorization is required.
- (h) submission of a finalized Transportation Impact Assessment to the satisfaction of the Planning and Development Department;
- (i) submission of a Noise Study to the satisfaction of the Planning and Development Department and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (j) submission of a finalized peer-reviewed geotechnical report to the satisfaction of City staff;
- (k) registration of reciprocal access easements to ensure access for on-site residents to the proposed shared amenity facilities within the development;
- (l) registration of a Section 219 Restrictive Covenant to allow the tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
- (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;
- (n) the applicant enter into a Housing Agreement with the City to secure a minimum of 10% of the overall dwelling units in both phases as market rental dwelling units, for a minimum of 20 years;
- (o) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
- (p) registration of a Section 219 Restrictive Covenant for "no build" on proposed Block B (Phase 2) requiring the applicant to provide an updated land valuation for Block B (Phase 2), based on the value of the land at the time of Final Adoption of the Rezoning, for the revised residential floor area and unit count proposed for Block B

(Phase 2) at the time of the Detailed Development Permit submission, in order to determine whether a re-calculation of Tier 2 Capital Project CACs is required.

- (q) 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 at any time after the Housing Agreement has expired;
- (r) registration of a mutually beneficial right-of-access and maintenance easement between the applicants and the adjacent Strata NW1218 (Greenside Estates Townhouses);
- (s) registration of a Section 219 Restrictive Covenant for "no build" on all riparian areas for the installation of restoration works, maintenance, and protection of the riparian areas;
- (t) an agreement in principle with the adjacent Strata NW1218 (Greenside Estates Townhouses) to install traffic-calming measures that do not reduce street connectivity; and
- (u) registration of a Section 219 Restrictive Covenant to ensure that the site is constructed in accordance with the geotechnical report.

RES.R20-1190

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, 2020, No. 20150" pass its first reading.

RES.R20-1191

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 Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2020, No. 20150" pass its second reading.

RES.R20-1192

Carried
With Councillor Pettigrew opposed.

RES.R20-1193 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. 20150" be
held on September 14, 2020, at 7:00 p.m.
Carried
With Councillor Pettigrew opposed.

RES.R20-1194 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2020, No. 20151" pass its first reading.
Carried
With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

RES.R20-1195 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2020, No. 20151" pass its second reading.
Carried
With Councillor Pettigrew opposed.

RES.R20-1196 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. 20151" be held on
September 14, 2020, at 7:00 p.m.
Carried
With Councillor Pettigrew opposed.

RES.R20-1197 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2020, No. 20152" pass its first reading.
Carried
With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

RES.R20-1198 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2020, No. 20152" pass its second reading.
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. 20152" be held on
 September 14, 2020, at 7:00 p.m.

RES.R20-1199 Carried
 With Councillor Pettigrew opposed.

C. ADDITIONAL PLANNING COMMENTS

This section had no items.

D. ITEMS REFERRED BACK

1. **7920-0106-00**
2974 – 192 Street
 Owner: 1205789 B.C. Ltd.
Director Information: Sarbjot Purewal, Harjinder Purewal
No Officer Information Filed.
 Agent: Seven Horses Transport Ltd. (Sarb Purewal)
Temporary Use Permit
to permit a temporary outdoor storage facility for cargo equipment and truck parking 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. 7920-0106-00 to proceed to Public Notification.
2. Council instruct staff and the applicant to resolve the following issues 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) submission of a finalized hydrology report to demonstrate on-site detention measures to the satisfaction of the General Manager, Engineering;
 - (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) submission of a finalized Riparian Area Protection Regulation (RAPR) assessment to the Ministry of Forests, Lands, Natural Resource Operations and Rural Development;
- (f) demolition of existing buildings and structures, other than those identified in the Temporary Use Permit, to the satisfaction of the Planning and Development Department;
- (g) registration of reciprocal access easements over 3037 – 194 Street and a portion of 3048 – 192 Street; and
- (h) registration of a Restrictive Covenant for right-in/right-out access only onto 192 Street.

RES.R20-1200

Carried

With Councillor Elford opposed.

2. 7920-0107-00**3037 - 194 Street**

Owners: S. Nijjar, J. Dhami

Agent: Seven Horses Transport Ltd. (Sarb Purewal)

Temporary Use Permit*to permit a temporary outdoor storage facility for cargo equipment and truck parking 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. 7920-0107-00 to proceed to Public Notification.
2. Council instruct staff to resolve the following issues 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) submission of a finalized hydrology report to demonstrate on-site detention measures to the satisfaction of the General Manager, Engineering;
 - (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) submission of a finalized Riparian Area Protection Regulation (RAPR) assessment to the Ministry of Forests, Lands, Natural Resource Operations and Rural Development;
- (f) demolition of existing buildings and structures, other than those identified in the Temporary Use Permit, to the satisfaction of the Planning and Development Department;
- (g) registration of reciprocal access easements over 3037 – 194 Street and a portion of 3048 – 192 Street; and
- (h) registration of a Restrictive Covenant to prohibit truck access onto 194 Street.

RES.R20-1201

Carried

With Councillor Elford opposed.

E. CORPORATE REPORTS

This section had no items.

F. CORRESPONDENCE

This section had no items.

G. NOTICE OF MOTION

This section had no items.

H. BYLAWS AND PERMITS**BYLAWS**

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20021"
7919-0276-00
Owner: T. Kaur and S. Singh
Agent: S. Singh
CD By-law No. 11554 to CD - 15810 - 82 Avenue - to accommodate an addition to an existing single-family dwelling.

Council direction received February 10, 2020

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

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

Amendment Bylaw, 2020, No. 20021" be finally adopted.

RES.R20-1202

Carried

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19904"
7919-0106-00
Owner: S. Sahota and S. Sharma
Agent: Unibuild Construction Management Ltd. (Vikas Mehta)
RA to RF - 8972 - 160 Street - to allow subdivision into 2 single family residential lots.

Council direction received July 22, 2019

RES.R20-1203
It was
Amendment Bylaw, 2019, No. 19904" be finally adopted.
Carried
With Councillor Pettigrew opposed.

Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,

BYLAWS WITH PERMITS

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17735"
7912-0090-00
Owner: Fleetwood International Church
Agent: Lo Studio Architecture (Marco Ciriello)
PA-1 to PA-2 - 8250 - 161 Street - to allow the expansion of an existing church in the Fleetwood Town Centre.

Council direction received on July 23, 2012

RES.R20-1204
It was
Amendment By-law, 2012, No. 17735" be finally adopted.
Carried

Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning By-law, 1993, No. 12000,

Development Variance Permit No. 7912-0090-00

8250 - 161 Street

To reduce the minimum west side yard setback on the flanking street from 8.1 metres to 4.5 metres.

Council supported on September 10, 2012

RES.R20-1205
It was
Development Variance Permit No. 7912-0090-00.
Carried

Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the issuance of

4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19943"
7919-0031-00
Owner: PC Urban Hwy 10 Holdings Ltd.
Agent: PC Urban Hwy 10 Holdings Ltd. (John Reid)
CD (By-law No. 16452) to CD (Bylaw No. 19943) - 17277 No. 10 Highway (56 Avenue)
- to allow for the development of three light impact industrial/warehouse buildings
with ancillary retail (showroom) and office space and one riparian lot.

Council direction received October 21, 2019

RES.R20-1206
It was
Amendment Bylaw, 2019, No. 19943" be finally adopted.
Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Carried

RES.R20-1207
It was
Cloverdale Town Centre Plan to redesignate a portion of the site from "Highway
Commercial" to "Parks/Open Space".
Moved by Councillor Guerra
Seconded by Councillor Patton
That Council is requested to amend the
Carried

Development Permit No. 7919-0031-00

17277 No. 10 Highway (56 Avenue)

To permit the development of three light impact industrial/warehouse buildings
with ancillary retain (showroom) and office space.

Authorized to draft on October 21, 2019

RES.R20-1208
It was
Development Permit No. 7919 0031 00.
Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the issuance of
Carried

5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19742"
7917-0190-00
Owner: Kelson Investments Ltd.
Agent: Barnett Dembeck Architect Inc. (Lance Barnett)
RMC-135 and CHI to CD - 14477 - 103 Avenue - to develop a 5-storey rental
apartment building containing 108 units and 2 buildings containing a total of
10 market townhouse units.

Council direction received December 3, 2018

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2018, No. 19742" be finally adopted.
 RES.R20-1209 Carried

"Kelson Investments Ltd. Housing Agreement Authorization Bylaw, 2018,
 No. 19743"
 14477 – 103 Avenue - to restrict the 108 proposed apartment units to a rental tenure
 for not less than 20 years.

Council direction received December 3, 2018

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Kelson Investments Ltd. Housing
 Agreement Authorization Bylaw, 2018, No. 19743" be finally adopted.
 RES.R20-1210 Carried

Development Permit No. 7917-0190-00

14477 – 103 Avenue
 To permit the development of a 108 unit, 5-storey rental building and
 10 townhouse units.

Authorized to draft on December 3, 2018

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council authorize the issuance of
 Development Permit No. 7917 0190 00.
 RES.R20-1211 Carried

6. "1017187 B.C. Ltd. Housing Agreement Authorization Bylaw, 2020, No. 20040"
 7919-0118-00
 Owner: 1017187 B.C. Ltd (Director Information: Stephen E. Barker)
 Agent: Genex Development Corp. (Graeme Barker)
 16633 – 24 Avenue - to enter into a housing agreement in order to secure the rental
 apartment units for a period of 20 years.

Council direction received May 4, 2020

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "1017187 B.C. Ltd. Housing Agreement
 Authorization Bylaw, 2020, No. 20040" be finally adopted.
 RES.R20-1212 Carried

Development Variance Permit No. 7919-0118-00

16633 – 24 Avenue

To reduce the minimum required on-site parking spaces from 253 to 190 parking spaces in order to achieve affordable housing units and help maintain their affordability within a proposed 4-storey rental apartment building.

Council supported on May 25, 2020

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That Council authorize the issuance of

Development Variance Permit No. 7919-0118-00.

RES.R20-1213

Carried

Development Permit No. 7919-0118-00

16633 – 24 Avenue

To permit the development of a 4-storey rental apartment building containing 156 units.

Authorized to draft on May 4, 2020

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That Council authorize the issuance of

Development Permit No. 7919 0118 00.

RES.R20-1214

Carried

7. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19811"
7918-0181-00
Owner: 1019940 B.C. Ltd. (Director Information: Jasvir Hayer, Gurnam Kang, Jagjit Sandhu and Gurdip Sandhu)
Agent: Gerry Blonski Architect (Gerry Blonski)
RF to RM-30 – 5780 – 174 Street (formerly 17394 and 17414 – 58 Avenue) - to develop 10 townhouse units.

Council direction received April 1, 2019

Note: Subsequent to third reading, the subject properties were consolidated and given a new civic address and legal description. As a housekeeping measure, Council is requested to rescind third reading of the bylaw, to allow the legal to be updated. The bylaw, as amended, will then be in order for third reading and final adoption.

RES.R20-1215 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council rescind third reading of Bylaw
 No. 19811 granted by resolution No. R19-725 at the April 5, 2019 Regular Council –
 Public Hearing meeting.
Carried

RES.R20-1216 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council amend Bylaw No. 19811 to
 reflect the new civic address and legal description.
Carried

RES.R20-1217 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2019, No. 19811" pass its third reading, as amended.
Carried
 With Councillor Pettigrew opposed.

RES.R20-1218 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2019, No. 19811" be finally adopted.
Carried
 With Councillor Pettigrew opposed.

Development Variance Permit No. 7918-0181-00

5780 -174 Street (formerly 17394 and 17414 – 58 Avenue)

To reduce the minimum building setbacks along all lot lines; allow 2 visitor parking spaces within the required setbacks; and allow the entirety of the outdoor amenity space to be located within the required east rear yard setback.

Council supported on April 15, 2019

RES.R20-1219 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council authorize the issuance of
 Development Variance Permit No. 7918-0181-00.
Carried
 With Councillor Pettigrew opposed.

Development Permit No. 7918-0181-00
5780 – 174 Street (formerly 17394 and 17414 – 58 Avenue)
To permit the development of 10 townhouse units.

Authorized to draft on April 1, 2019

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the issuance of

Development Permit No. 7918 0181 00.
RES.R20-1220 Carried
With Councillor Pettigrew opposed.

PERMIT APPROVALS

8. **Development Variance Permit No. 7918-0421-00**
Owner: City of Surrey
Agent: McGinn Engineering & Preservation Ltd (Barry McGinn)
12152 – 75 Avenue
To reduce the minimum east side-yard and north front yard setback from
7.5 metres to 3.1 metres and 4 metres respectively in order to relocate the historic
Strawberry Hills Hall from its current location on the property line.

Supported by Council on June 29, 2020

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the issuance of

Development Variance Permit No. 7918-0421-00.
RES.R20-1221 Carried

Development Permit No. 7918-0421-00
12152 – 75 Avenue
To permit the relocation and restoration of the historic Strawberry Hills Hall.

Authorized to draft on June 15, 2020

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the issuance of

Development Permit No. 7918 0421 00.
RES.R20-1222 Carried

9. **Development Variance Permit No. 7919-0253-00**

Owner: C. Dhamrait and T. Dhamrait

Agent: C. Dhamrait

12054 – 100 Avenue

To reduce the minimum front yard setback from 7.5 metres to 2.0 metres for the principal building and garage; the minimum rear yard setback from 7.5 metres to 5.8 metres for the principal building and 3.5 metres for the garage; the minimum side yard setback on a flanking street (100 Avenue) from 3.6 metres to 1.3 metres for the principal building; and the minimum required number of off-street parking spaces from 3 to 2.

Council supported on May 25, 2020

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That Council authorize the issuance of

Development Variance Permit No. 7919 0253 00.

RES.R20-1223

Carried

With Councillor Pettigrew opposed.

Development Permit No. 7919-0253-00

12054 – 100 Avenue - to permit the construction of a single family dwelling on an irregularly shaped lot that is encumbered by a Green Infrastructure Network Corridor.

Authorized to draft on May 4, 2020

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That Council authorize the issuance of

Development Permit No. 7919 0253 00.

RES.R20-1224

Carried

With Councillor Pettigrew opposed.

10. **Development Permit No. 7919-0168-00**

Owner: Kekinow Native Housing Society

Agent: Kekinow Native Housing Society (Rupinder Cheema)

7561 – 140 Street

To permit the development of 2 apartment buildings containing 104 proposed units for affordable, non-market housing.

Authorized to draft on January 27, 2020

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That Council authorize the issuance of

Development Permit No. 7919 0168 00.

RES.R20-1225

Carried

11. **Development Permit No. 7917-0186-00**
Owner: A. Hamid and S. Hamid
Agent: Gerry Blonski Architect (Gerry Blonski)
13099 – 116 Avenue
To permit the development of a 2-storey industrial building in Bridgeview.
- Authorized to draft on July 24, 2017
- It was
Development Permit No. 7917 0186 00.
- RES.R20-1226
- Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the issuance of
Carried
12. **Development Permit No. 7919-0082-00**
Owner: 0758220 B.C. Ltd (Director Information: Parmjit Singh Boparai and Chandrakant Gopalji Shah)
Agent: KCC Architecture & Design Ltd. (Karla Castellanos)
19228 and 19322 - 34A Avenue
To permit the development of 2 industrial business park buildings with a combined gross floor area of 19,064 square metres.
- Authorized to draft on October 7, 2019
- It was
Development Permit No. 7919 0082 00.
- RES.R20-1227
- Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the issuance of
Carried
With Councillor Pettigrew opposed.
13. **Development Permit No. 7919-0368-00**
Owner: Farrell Estates Ltd.
Agent: dForce Design Inc. in association with Chip Barrett Architect (Darren Cruickshanks)
3265 – 190 Street
To permit the development of a 3,496 square metre light industrial warehouse.
- Authorized to draft on June 29, 2020
- It was
Development Permit No. 7919 0368 00.
- RES.R20-1228
- Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the issuance of
Carried

14. **Development Permit No. 7919-0029-00**

Owner: Berezan Management (32nd Avenue)

Agent: Berezan (Juniper) Enterprises Ltd. (Ray Spence)

15350 and 15400 Croydon Drive

To permit the addition of a one level underground parkade within a proposed commercial building.

Authorized to draft on November 4, 2019

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That Council authorize the issuance of

Development Permit No. 7919 0029 00.

RES.R20-1229

Carried

I. **CLERKS REPORT**

This section had no items.

J. **OTHER BUSINESS**

This section had no items.

K. **ADJOURNMENT**

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That the July 27, 2020 Regular Council –

Land Use meeting be adjourned.

RES.R20-1230

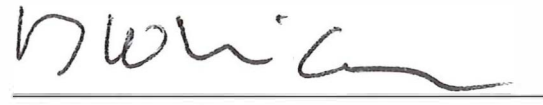
Carried

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

Certified correct:



Jennifer Ficocelli, City Clerk



Mayor Doug McCallum