Regular Council - Land Use Minutes

VIRTUAL – Live streamed
City Hall
13450 - 104 Avenue
Surrey, B.C.
MONDAY, JANUARY 11, 2021
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 Patton
That the agenda of the January 11, 2021, Regular Council Land Use meeting be adopted.

RES.R21-1 — Carried

B. LAND USE APPLICATIONS

1. 7920-0264-00
2046 - 165B Street
Owner: Qualico Developments (Vancouver) Inc.
Agent: Qualico Developments (Vancouver) Inc. (Nicholas Bell)
Development Variance Permit
to reduce the rear yard setback to permit the development of a new single family dwelling.

It was — Moved by Councillor Guerra
Seconded by Councillor Patton
That Council approve Development Variance Permit No. 7920-0264-00, to reduce the minimum rear yard setback of the principal building of the "Single Family Residential (12) Zone (RF-12)" from 7.5 metres to 6.0 metres to the principal building face and from 6.0 metres to 4.5 metres for a maximum of 50% of the width of the principal building, to proceed to Public Notification.

RES.R21-2 — Carried

2. 7919-0045-00
2940 - 190 Street
Owner: 1151430 B.C. Ltd. (DBA Pacific Country Investments Ltd.)
Agent: Pacific Land Group Ltd. (Laura Jones)
Rezoning from A-2 to IB-2
Development Permit
to permit the development of a 10,222 square metre multi-tenant industrial building.

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

1. A Bylaw be introduced to rezone the subject site from "Intensive Agriculture Zone (A-2)" to "Business Park 2 Zone (IB-2)" and a date be set for Public Hearing.

2. Council authorize staff to draft Development Permit No. 7919-0045-00 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 satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

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

   (h) registration of a Section 219 Restrictive Covenant to restrict the maximum amount of mezzanine space;

(i) 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

(j) registration of a Section 219 Restrictive Covenant to prohibit any uses that require a Metro Vancouver air quality permit from locating on the site.

RES.R21-3 Carried
With Councillor Pettigrew opposed.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20265" pass its first reading.

RES.R21-4 Carried
With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20265" pass its second reading.

RES.R21-5 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, 2021, No. 20265" be held on January 25, 2021, at 7:00 p.m.

RES.R21-6 Carried
With Councillor Pettigrew opposed.

3. 7918-0251-00
9650, 9684 and 9716 - 182A Street
Owner: Urban Coast Investments Ltd.
Agent: Urban Coast Investments Ltd. (Sukhminder Pandher)
OCP Amendment from Suburban to Urban
LAP Amendment from Low Density Townhouse 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 94 townhouse units.

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 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. 7918-0251-00 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) approval from the Ministry of Transportation & Infrastructure;

   (d) final approval from TransLink;

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

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

(k) 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;

(l) registration of a statutory right-of-way and Section 219 Restrictive Covenant to ensure maintenance and monitoring of the tree grove for a minimum of 3 years, to the satisfaction of the General Manager, Planning & Development Services;

(m) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture; and

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

6. Council pass a resolution to amend the Abbey Ridge Local Area Plan (LAP) to redesignate at 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.R21-7 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, 2021, No. 20266" pass its first reading.

RES.R21-8 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, 2021, No. 20266" pass its second reading.

RES.R21-9 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, 2021, No. 20266" be held on January 25, 2021, at 7:00 p.m.

RES.R21-10 — Carried
With Councillor Pettigrew opposed.

It was — Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20267" pass its first reading.

RES.R21-11 — Carried
With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

It was — Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20267" pass its second reading.

RES.R21-12 — 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, 2021, No. 20267" be held on January 25, 2021, at 7:00 p.m.

RES.R21-13 — Carried
With Councillor Pettigrew opposed.

4. 7919-0116-00
1881 and 1861 - 165A Street
Owner: D. Aikins, 1121280 B.C. Ltd.
Director Information: Bradley Hughes
No Officer Information Filed as at June 1, 2020.
Agent: 1121280 B.C. Ltd. (Brad Hughes)
NCP Amendment from Multiple Residential 10-15 upa to Multiple Residential 15-25 upa and to remove the subject site from the land consolidation area
Rezoning from RA to RM-30
Development Permit / Development Variance Permit
to permit the development of a 42-unit townhouse development.

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 "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.

2. Council authorize staff to draft Development Permit No. 7919-0116-00 generally in accordance with the attached drawings (Appendix I) and the finalized Ecosystem Development Plan.

3. Council approve Development Variance Permit No. 7919-0116-00, varying the following, to proceed to Public Notification:

    (a) the minimum west yard setback of the RM-30 Zone is reduced from 6.0 metres to 4.3 metres to the building face and 3.1 metres to the porch for Building 4;

    (b) the minimum west yard setback to the deck on all levels is reduced to a minimum of 4.0 metres for Buildings 6 and 7; and

    (c) the minimum south yard setback is reduced to 3.3 metres to the deck on all levels, 4.7 metres to the stairs, 5.7 metres to the building face on the second and third floors, and 5.1 metres to the top floor bay for Buildings 8 and 9.

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

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

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

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

    (d) 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 Ecosystem Development Plan to the satisfaction of City staff;

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

(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 Services;

(m) conveyance of the Grandview Ridge Trail lot to the City; and

(n) registration of an access easement through the development site to provide access to the park lot for the Grandview Ridge Trail.

5. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan (NCP) to redesignate the land from "Multiple Residential 10-15 upa" to "Multiple Residential 15-25 upa" and to remove the subject site from the land consolidation area when the project is considered for final adoption.

RES.R21-14 Carried
With Councillors Locke and Pettigrew opposed.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20268" pass its first reading.

RES.R21-15 Carried
With Councillors Locke and Pettigrew opposed.

The said Bylaw was then read for the second time.

It was — Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20268" pass its second reading.

RES.R21-16 — Carried
With Councillors Locke and 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, 2021, No. 20268" be held on January 25, 2021, at 7:00 p.m.

RES.R21-17 — Carried
With Councillors Locke and Pettigrew opposed.

C. ADDITIONAL PLANNING COMMENTS

1. 7919-0370-00
9458 and 9444 – 134 Street; 13437 and 13445 – 94A Avenue
Owner: Porte Homes (QE) Ltd.
Agent: QE Meadows Limited Partnership (Louis Kwan)
Development Variance Permit
to vary the definition of "bond" in the Surrey Subdivision and Development Bylaw to include the use of a Surety Bond for the servicing agreement associated with a 6-storey apartment development on the site.

It was — Moved by Councillor Guerra
Seconded by Councillor Patton
That Council approve Development Variance Permit No. 7919-0370-00 to vary the definition of "Bond" in the Surrey Subdivision and Development Bylaw, 1986, No. 8830, as amended, in include the use of Surety Bond for Servicing Agreement No. 7819-0370-00, to proceed to Public Notification.

RES.R21-18 — Carried

2. 7918-0443-00
7918-0443-01
13245 - 104 Avenue
Owner: West Fraser Holdings Ltd.
Agent: Bingham Hill Architects (Doug Nelson)
Housing Agreement
to regulate the tenure of 115 rental dwelling units in a proposed 13-storey apartment building

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That a Bylaw be introduced to enter into a Housing Agreement and be given First, Second and Third Reading.

RES.R21-19 Carried
With Councillor Pettigrew opposed.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "The West Fraser Holdings Ltd. Housing Agreement Authorization Bylaw, 2021, No. 20269" pass its first reading.

RES.R21-20 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 West Fraser Holdings Ltd. Housing Agreement Authorization Bylaw, 2021, No. 20269" pass its second reading.

RES.R21-21 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 West Fraser Holdings Ltd. Housing Agreement Authorization Bylaw, 2021, No. 20269" pass its third reading.

RES.R21-22 Carried
With Councillor Pettigrew opposed.

D. ITEMS REFERRED BACK

1. 7918-0419-00
7918-0419-01
13889, 13871 and 13853 - 64 Avenue
Owner: Skylion Construction Ltd.
Agent: DF Architecture Inc. (Jessie Arora)
NCP Amendment from Townhouses (15 upa max), Creeks & Riparian Setbacks, and Buffers to Townhouses (25 upa max), Creeks and Riparian Setbacks and Buffers
Rezoning from RA to RM-30
Development Permit / Development Variance Permit
to permit the development of 39 townhouse units.

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That

1. Based on the revised proposal a second Public Hearing be held for Bylaw No. 20164.

2. Council authorize staff to draft revised Development Permit for Form and Character, Sensitive Ecosystems, and Hazard Lands.

3. Council cancel Development Variance Permit No. 7918-0419-00.

4. Council approve Development Variance Permit No. 7918-0419-01, varying the following, to proceed to Public Notification:

    (a) to reduce the minimum side yard (east) setback of the RM-30 Zone from 6.0 metres to 3.0 metres to the building face of Buildings 2 and 3;

    (b) to reduce the minimum side yard (west) setback of the RM-30 Zone from 6.0 metres to 4.4 metres to the first storey and to 3.8 metres for the upper storeys of Building 4;

    (c) to reduce the minimum rear yard (north) setback of the RM-30 Zone from 6.0 metres to 5.4 metres to the first storey and to 4.8 metres for the upper storeys of Building 3 and to 3.0 metres to the building face of Building 4; and

    (d) to permit visitor parking within the required rear yard (north) setback for visitor parking spaces 7 and 8.

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

(h) conveyance of riparian areas to the City for conservation and protection purposes;

(i) submission of a finalized Geotechnical Report to the satisfaction of City staff;

(j) 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;

(k) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department and removal of structures from the riparian area to the satisfaction of the Parks, Recreation and Culture Department;

(l) submission of an acoustical report for the units adjacent to 64 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;

(m) 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;

(n) registration of a Section 219 Restrictive Covenant to ensure future construction is in accordance with the geotechnical report;

(o) 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

(p) 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.

6. Council pass a resolution to amend the South Newton Neighbourhood Concept Plan (NCP) to redesignate the land from Townhouses (15 upa max), Creeks & Riparian Setbacks, and Buffers to Townhouses (25 upa max), Creeks & Riparian Setbacks, and Buffers, when the project is considered for final adoption.

RES.R21-23 Carried
With Councillor Pettigrew opposed.

It was — Moved by Councillor Guerra
Seconded by Councillor Patton
That the Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20164" be held on January 25, 2021 at 7:00 p.m.

RES.R21-24 — Carried
With Councillor Pettigrew opposed.

E. CORPORATE REPORTS

This section had no items to consider.

F. CORRESPONDENCE

This section had no items to consider.

G. NOTICE OF MOTION

This section had no items to consider.

H. BYLAWS AND PERMITS

BYLAWS

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20169"
7920-0020-00
Owner: T. Senghera, N. Sidhho
Agent: Brickhouse Building Ltd. (Kevin Basran)
RF to CD - 12183 Agar Street – to permit the construction of a new single family dwelling.

Council direction received September 14, 2020

It was — Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20169" be finally adopted.

RES.R21-25 — Carried

BYLAWS WITH PERMITS

2. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2019, No. 19827"
7918-0276-00
Owner: Rize Atelier (KGB) Properties Ltd
Agent: Stantec (Malcolm Elliot)
To increase the maximum allowable density for the site 9644 and 9656 King George Boulevard from "3.5 FAR" to "5.5 FAR".

Council direction received April 15, 2019

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2019, No. 19827" be finally adopted.

RES.R21-26 Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19828"
CHI to CD – 9644 and 9656 King George Boulevard - to develop a 31-storey high-rise residential tower containing 293 apartment units and 5 townhouse units and a separate 4-storey commercial building.

Council direction received November 9, 2020

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19828" be finally adopted.

RES.R21-27 Carried

"Surrey Heritage Revitalization Agreement Bylaw, 2019, No. 19829"
To allow for the preservation and revitalization at 9656 King George Boulevard of the North Surrey Medical Building.

Council direction received April 15, 2019

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Heritage Revitalization Agreement Bylaw, 2019, No. 19829" be finally adopted.

RES.R21-28 Carried

"The Rize Atelier (KGB) Properties Ltd. Housing Agreement Authorization Bylaw, 2020, No. 20197"
To enter into a Housing Agreement to secure the rental tenure for the dwelling units for a minimum of 20 years.

Council direction received November 9, 2020

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "The Rize Atelier (KGB) Properties Ltd. Housing Agreement Authorization Bylaw, 2020, No. 20197" be finally adopted.

RES.R21-29 Carried

Development Permit No. 7918-0276-00
9656 King George Boulevard
9644 King George Boulevard
To permit the development of a high-rise residential rental tower and low-rise commercial building, including the preservation of the North Surrey Medical Building.

Authorized to draft April 15, 2019.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the issuance of Development Permit No. 7918-0276-00.

RES.R21-30 Carried

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19929"
7918-0061-00
Owner: 1160710 B.C. Ltd.
Director Information: Tirath Khattra
Agent: Hub Engineering Inc. (Mike Kompter)
A-1 to RQ – 10184 - 161 Street – to subdivide into 8 single family suburban lots and one conservation lot.

Council direction received September 16, 2019

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19929" be finally adopted.

RES.R21-31 Carried
With Councillor Pettigrew opposed.

Development Variance Permit No. 7918-0061-00
10184 – 161 Street
To reduce the minimum side yard (north) building setback for proposed Lot 1 and reduce the minimum lot width for proposed Lots 1, 4, 5, 6 and 7.

Council supported October 7, 2019

It was — Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the issuance of Development Variance Permit No. 7918-0061-00.

RES.R21-32 — Carried
With Councillor Pettigrew opposed.

4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19930"
7918-0175-00
Owner: 1076213 B.C. Ltd.
Director Information: Jasjit Basra and Hardip Johal
Agent: Flat Architecture Ltd. (Jaswinder Gabri)
IA to RM-30 - 2345 Oak Meadows Drive - to develop a 22 unit townhouse development.

Council direction received September 16, 2019

It was — Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19930" be finally adopted.

RES.R21-33 — Carried

Development Variance Permit No. 7918-0175-00
2345 Oak Meadows Drive
To reduce the minimum setbacks along all property lines in order to achieve a more urban, pedestrian streetscape

Council supported October 7, 2019

It was — Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the issuance of Development Variance Permit No. 7918-0175-00.

RES.R21-34 — Carried

Development Permit No. 7918-0175-00
2345 Oak Meadows Drive
To permit the development of 22 unit townhouses.

Council authorized to draft September 16, 2019

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the issuance of Development Permit No. 7918-0175-00.

RES.R21-35 Carried

5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2008, No. 16734A, Amendment Bylaw, 2020, No. 20208"
7920-0196-00
Owner: Zenterra Business Centre Ltd.
Agent: Schmidt & Associates Development Planning Ltd. (Laurie Schmidt)
To amend CD Bylaw No. 16734A in order to add a small-scale drug store as an accessory use at the site located at 2626 Croydon Drive.

Council direction received December 7, 2020

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2008, No. 16734A, Amendment Bylaw, 2020, No. 20208" be finally adopted.

RES.R21-36 Carried
With Councillor Pettigrew opposed.

Development Variance Permit No. 7920-0196-00
To reduce the minimum separation distance between drug store existing drug stores or methadone dispensaries from 400 metres to 54 metres.

Council supported December 7, 2020

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the issuance of Development Variance Permit No. 7920-0196-00.

RES.R21-37 Carried
With Councillor Pettigrew opposed.

PERMIT APPROVALS

6. Development Permit No. 7920-0029-00
Owner: 661903 BC Ltd
Director Information: Mario Barrafato, Rael Diamond and Adam Walsh
Officer Information: Mario Barrafato, Anthony Bird, Rael Diamond, Archna Mathur, Carla Muhlbeier, Ana Radic, Adam Walsh and Evan Williams
Agent: CTA Design Group (John Kristianson)
18899 - 24 Avenue
To permit the development of a 34, 152 square metre multi-tenant industrial building.

Note: Change of Officer Information

Council authorized to draft October 5, 2020.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the issuance of Development Permit No. 7920-0029-00.

RES.R21-38 Carried
With Councillor Pettigrew opposed.

BYLAWS WITH LIQUOR PRIMARY LICENSE

7. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20242"
7920-0195-00
Owner: Bayshore Canada Ventures ULC
Agent: R. Ubatuba
IB to CD - 17696 - 65A Avenue - to permit a liquor service within an existing hair salon (The Warehouse Hair Co.) A proposed maximum occupant load of 25 persons and hours of operation for the liquor primary establishment are from 11:00 a.m. to 10:00 p.m. Sunday through Saturday.

Council direction received December 7, 2020

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20242" be finally adopted.

RES.R21-39 Carried
With Councillors Hundial, Locke and Pettigrew opposed.

New Liquor Primary License for Warehouse Hair Co.
7920-0195-00
Warehouse Hair Co.
To permit liquor service within an existing hair salon.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That after taking into account the following criteria outlined in the Planning Report dated December 7, 2020:

(a) the location of the establishment;

(b) the proximity of the establishment to other social or recreational facilities and public buildings;

(c) the person capacity and hours of liquor service of the establishment;

(d) the number and market focus or clientele of liquor-primary license establishments within a reasonable distance of the proposed location;

(e) traffic, noise, parking and zoning;

(f) population, population density and population trends;

(g) relevant socio-economic information; and

(h) the impact on the community if the application is approved; and

after holding a Public Meeting, in accordance with City policy, to gather the views of area residents and businesses with respect to the proposed liquor primary application; and

after hearing any individuals who made a presentation to Council at the December 21, 2020 Public Meeting, and after reviewing any correspondence submitted in response to the Public Meeting notice,

Surrey City Council recommends the issuance of the license subject to the following conditions:

1. hours of operation to be Sunday through Saturday from 11:00 a.m. to 10:00 p.m.; and

2. the applicant enter into a Good Neighbour Agreement with the City, in order to assist in mitigating any impact the Liquor Primary License may have on the surrounding neighbourhood.

RES.R21-40 Carried
With Councillors Hundial, Locke and Pettigrew opposed.

I. CLERKS REPORT

This section had no items to consider.

J. OTHER BUSINESS

This section had no items to consider.

K. ADJOURNMENT

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That the January 11, 2021 Regular Council – Land Use meeting be adjourned.

RES.R21-41

Carried

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

Certified correct:

Jennifer Ficocelli, City Clerk

Mayor Doug McCallum