

**Present:**

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

**Absent:****Staff Present:**

City Manager  
City Clerk  
General Manager, Corporate Services  
General Manager, Engineering  
General Manager, Finance  
General Manager, Parks, Recreation & Culture  
General Manager, Planning & Development  
City Solicitor  
Manager, Area Planning & Development, North Division  
Manager, Area Planning & Development, South Division  
Land Development Engineer

**A. ADOPTION OF THE AGENDA**

It was

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the agenda of the February 22, 2021,

Regular Council Land Use meeting be adopted.

RES.R21-216

Carried

**B. LAND USE APPLICATIONS****1. 7920-0149-00****9873 King George Boulevard**

Owner: Holland Parkside Holdings Ltd.

Agent: ZGF Cotter Architects Inc. (Patrick Cotter)

**Development Permit**

*to permit the development of Phase 1 of a mixed-use project, consisting of one mixed-use purpose-built rental residential tower (19 storey) and one mid-rise, mixed-use office building (11 storey).*

It was

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That:

1. Council authorize staff to draft Development Permit No. 7920-0149-00 generally in accordance with the attached drawings (Appendix I).
2. Council instruct staff to resolve the following issues prior to final approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
- (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect.

RES.R21-217

Carried

2. **7920-0083-00**  
**9900 and 9850 King George Boulevard;**  
**13615, 13655, 13630 and 13660 Fraser Highway**  
 Owner: KGS Holdings Ltd.  
 Agent: EDG Experience Design Group Inc. (Barry Marshall)  
**Development Permit**  
*to permit an updated comprehensive sign design package for a stand-alone 2 storey restaurant, single - storey retail podium, 2 residential towers (40-storey and 29-storey) and a 15-storey office building in the City Centre.*

It was

Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That:

- 1. Council approve the applicant's request to vary the Sign By-law as described in Appendix I.
- 2. Council approve Development Permit No. 7920-0083-00 (Appendix II) for a comprehensive sign design package and authorize the Mayor and Clerk to execute the Permit.

RES.R21-218

Carried

3. **7920-0320-00**  
**15315 - 66 Avenue**  
 Owner: 1152414 B.C. Ltd.  
Director Information: Nachhattar Kooner, Anjali Sharma  
Officer Information as at February 9, 2021: Nachhattar Kooner (President),  
 Anjali Sharma (Secretary)  
 Agent: Flat Architecture Ltd. (Jaswinder Gabri)  
**Amend CD Bylaw No. 19823**  
**Development Variance Permit**  
*to add small-scale drug stores as an accessory use and to reduce the minimum 400 metre separation distance between a small-scale drug store and an existing drug store.*

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

1. A Bylaw be introduced to Amend CD Zone (Bylaw No. 19823) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7920-0320-00, varying the following, to proceed to Public Notification:
  - (a) Reduce the minimum separation distance required under Section E.28 of Part 4 General Provisions of Zoning Bylaw No. 12000 between drug stores, small-scale drug stores, or methadone dispensaries from 400 metres to 130 metres.
3. Council instruct staff to resolve the following issue prior to Development Variance Permit issuance:
  - (a) that a Section 219 Restrictive Covenant be registered on title requiring that any small-scale drug store must operate in conjunction with a medical clinic or medical office, have the same hours of operation as the medical clinic or medical office, and be limited in size to a maximum of 102 square metres.

RES.R21-219

Carried  
With Councillor Pettigrew opposed.

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2019, No. 19823, Amendment Bylaw, 2021, No. 20294" pass its first reading.

RES.R21-220

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, 2019, No. 19823, Amendment Bylaw, 2021, No. 20294" pass its second reading.

RES.R21-221

Carried  
With Councillor Pettigrew opposed.



- (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
- (g) the applicant submit their architectural drawings to all owners affected by the Building Scheme currently registered on title and registration of a Section 219 Restrictive Covenant for an indemnity to the existing Building Scheme.

RES.R21-223

Carried

5. **7920-0161-00**  
**12235 - 96 Avenue**  
 Owner: S. Nijjar  
 Agent: CitiWest Consulting Ltd. (Roger Jawanda)  
**Development Variance Permit**  
*to allow subdivision into three single family small lots.*

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Council approve Development Variance Permit No. 7920-0161-00, to reduce the minimum lot width of the RF-12 Zone from 12 metres to 11.9 metres for proposed Lots 1 and 2, to proceed to Public Notification.

RES.R21-224

Carried

With Councillor Pettigrew opposed.

6. **7920-0027-00**  
**7989 and 7979 - 124 Street**  
 Owners: B. Bassi, M. Bassi, C. Bassi, K. Nijjer, H. Nijjer, H. Nijjer, G. Nijjer  
 Agent: Hub Engineering Inc. (Mike Kompter)  
**Rezoning from RF to CD**  
*to allow subdivision into three single family lots and to permit retention of two existing single family dwellings.*

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

- (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
- (e) the applicant adequately address the City’s needs with respect to the City’s Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Department.

RES.R21-225

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. 20295" pass its first reading.

RES.R21-226

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. 20295" pass its second reading.

RES.R21-227

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. 20295" be held on March 8, 2021,  
at 7:00 p.m.

RES.R21-228

Carried  
With Councillor Pettigrew opposed.

- 7. **7917-0448-00**  
**18681 - 54 Avenue**  
Owners: S. Sandhu, R. Sandhu  
Agent: Citiwest Consulting Ltd. (Roger Jawanda)  
**Rezoning from CD (based on RH-G) to CD (based on RQ)**  
*to permit subdivision into two (2) lots.*

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

1. A Bylaw be introduced to rezone the subject site from "Comprehensive Development Zone (CD) (Bylaw No. 17673)" 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) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) Approval from the Ministry of Transportation & Infrastructure;
  - (d) submission of updated Building Design Guidelines, should they be required after the review of the existing Character Study and Building Design Guidelines;
  - (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; and
  - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R21-229

Carried

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2021, No. 20296" pass its first reading.

RES.R21-230

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, 2021, No. 20296" pass its second reading.

RES.R21-231

Carried

RES.R21-232

It was then  
Bylaw, 1993, No. 12000, Amendment  
at 7:00 p.m.

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the Public Hearing on "Surrey Zoning  
Bylaw, 2021, No. 20296" be held on March 8, 2021,  
Carried

8. **7920-0311-00**  
**12270 - 102 Avenue**  
Owners: H. Birring, S. Birring  
Agent: J. Birring  
**Development Variance Permit**  
*to increase the maximum allowable building height of a proposed new single family dwelling from 9 metres to 10.2 metres in order to accommodate a mono-sloped roof design.*

RES.R21-233

It was

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council approve Development Variance  
Permit No. 7920-0311-00, to vary the maximum allowable building height of the Single Family Residential Zone (RF) for the principal building from 9 metres to 10.2 metres to accommodate a mono-sloped roof design for a proposed new single family dwelling, to proceed to Public Notification.  
Carried

9. **7918-0024-00**  
**15735 Fraser Highway**  
Owner: Zenith Development Ltd.  
Agent: Flat Architecture Inc. (Rajinder Warraich)  
**OCP Amendment from Urban to Multiple Residential**  
**TCP Amendment from Medium Density Townhouses to Apartment 2.0 FAR**  
**6 Storey Maximum**  
**Rezoning from RF to CD (based on RM-70)**  
**Development Permit**  
*to permit the development of a 6-storey apartment building.*

- 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 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 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 subject site 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 Development Permit No. 7918-0024-00 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 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 Fraser Highway 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 installation, maintenance and monitoring of the landscape buffer along Fraser Highway.
6. Council pass a resolution to amend Fleetwood Town Centre Plan (TCP) (Stage 1) to redesignate the land from "Medium Density Townhouses" to "Apartment 2.0 FAR 6 Storey Maximum", as illustrated in Appendix V, when the project is considered for final adoption.

RES.R21-234

Carried

With Councillor Pettigrew opposed.

RES.R21-235 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2021, No. 20297" pass its first reading.  
Carried  
With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

RES.R21-236 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2021, No. 20297" pass its second reading.  
Carried  
With Councillor Pettigrew opposed.

RES.R21-237 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. 20297" be  
held on March 8, 2021, at 7:00 p.m.  
Carried  
With Councillor Pettigrew opposed.

RES.R21-238 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2021, No. 20298" pass its first reading.  
Carried  
With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

RES.R21-239 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2021, No. 20298" pass its second reading.  
Carried  
With Councillor Pettigrew opposed.

RES.R21-240 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. 20298" be held on March 8, 2021,  
at 7:00 p.m.  
Carried  
With Councillor Pettigrew opposed.

10. **7919-0068-00**  
**16755 Northview Crescent; 2959 - 168 Street**  
Owners: J. Khan, F. Haq, S. Shahzad, S. Mohammad, M. Haleem, K. Shaheen, M. Kashif  
Agent: Hub Engineering Inc. (Mike Kompter)  
**NCP Amendment from "Existing One Acre & Half Acre Lots" to**  
**"Single Detached (2 u.p.a.)"**  
**Rezoning from RA to RH**  
**Development Permit**  
*to allow subdivision into 4 half-acre residential lots.*

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 "Half-Acre Residential Zone (RH)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7919-0068-00 for Sensitive Ecosystems (Green Infrastructure Areas) generally in accordance with the finalized Ecosystem Development Plan.
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (e) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff;
  - (f) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services;
  - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and

(h) registration of a Section 219 Restrictive Covenant for "Environmental Protection" on proposed Lots 1-4 to ensure minimum safeguarding of the Green Infrastructure Corridor.

4. Council pass a resolution to amend North Grandview Heights Neighbourhood Concept Plan (NCP) to redesignate the land from "Existing One Acre & Half Acre" to "Single Detached (2 u.p.a.)" when the project is considered for final adoption.

RES.R21-241 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. 20299" pass its first reading.

RES.R21-242 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. 20299" pass its second reading.

RES.R21-243 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. 20299" be held on March 8, 2021, at 7:00 p.m.

RES.R21-244 Carried  
With Councillor Pettigrew opposed.

**11. 7920-0112-00**  
**14933 Colebrook Road (14995 Colebrook Road); Unconstructed Road Allowance**  
Owner: BDC (Colebrook Road) Holdings Ltd.  
Agent: Beedie Development Group (Conner O'Leary)  
**OCP Amendment for a portion of the site from Suburban to Mixed Employment Rezoning from RA to IB-2 and CD to IB-2 Development Permit**  
*to permit the development of a business park.*

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 portion of the site designated Suburban from Suburban to Mixed Employment 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 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 subject site from "One-Acre Residential Zone (RA)" to "Business Park 2 Zone (IB-2)" and a date be set for Public Hearing.
4. A Bylaw be introduced to rezone the road allowance to the northeast of the subject site, which is to be purchased by the applicant, as shown as Block A on the attached Survey Plan (Appendix I) from "Comprehensive Development Zone (CD)" to "Business Park 2 Zone (IB-2)" and a date be set for Public Hearing.
5. Council authorize staff to draft Development Permit No. 7920-0112-00 generally in accordance with the attached drawings (Appendix I), and the finalized Ecosystem Development Plan, geotechnical report and hydrogeological report.
6. 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) approval from the Ministry of Forests, Lands and Natural Resource Operations under the Water Sustainability Act and Fisheries and Oceans Canada under the Fisheries Act for the proposed stormwater outfalls;
  - (e) final approval from Metro Vancouver (Greater Vancouver Sewerage and Drainage District);
  - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;

- (g) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (h) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (i) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff;
- (j) submission of a finalized Geotechnical Report to the satisfaction of City staff;
- (k) submission of a finalized Hydrogeological Report to the satisfaction of City staff;
- (l) completion of the road closure and acquisition of the unconstructed road allowance to the north of the site;
- (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 a combined Statutory Right-of-Way / Section 219 Restrictive Covenant over the southern portion of the site for streamside protection;
- (o) registration of a Section 219 Restrictive Covenant to ensure that the future construction is in accordance with the recommendations in the submitted geotechnical report, and to indemnify the City from any future damage resulting from development in the hazard area for steep slopes;
- (p) registration of a Section 219 Restrictive Covenant to inform future owners of farm practices in the area that may produce noise, odour and dust; and
- (q) registration of a Section 219 Restrictive Covenant to restrict the maximum amount of mezzanine space.

RES.R21-245

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. 20301" pass its first reading.

RES.R21-246

Carried

With Councillor Pettigrew opposed.



12. **7919-0183-00**  
**15729 and 15719 - 16 Avenue; 1634, 1642, 1652, 1662 and 1672 - 157 Street**  
Owners: Waterstock Properties (Sev 5) Inc., Waterstock Properties (Sev 6) Inc.  
Agent: Waterstock Properties (Southend Village) Inc. (Raghibir Gurm)  
**OCP Amendment from Urban to Multiple Residential**  
**Rezoning from RF to CD**  
**Development Permit**  
*to permit the development of a 4-storey stacked townhouse building and two 6-storey apartment buildings.*

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 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 subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" (based on "Multiple Residential 70 Zone (RM-70)") and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7919-0183-00 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 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 for the north portion of the site, to the satisfaction of the General Manager, Planning and Development Department;
- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (h) completion of the road closure and acquisition of a portion of 157 Street;
- (i) submission of an acoustical report for the units adjacent to 16 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and
- (j) registration of a Section 219 Restrictive Covenant to adequately address the City’s needs with respect to Public Art, the Tier 1 Community Amenity Contribution, and the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning and Development Department.

RES.R21-252

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. 20303" pass its first reading.

RES.R21-253

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. 20303" pass its second reading.

RES.R21-254

Carried  
With Councillor Pettigrew opposed.

- RES.R21-255 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. 20303" be  
held on March 8, 2021, at 7:00 p.m.  
Carried  
With Councillor Pettigrew opposed.
- RES.R21-256 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2021, No. 20304" pass its first reading.  
Carried  
With Councillor Pettigrew opposed.
- The said Bylaw was then read for the second time.
- RES.R21-257 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2021, No. 20304" pass its second reading.  
Carried  
With Councillor Pettigrew opposed.
- RES.R21-258 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. 20304" be held on March 8, 2021,  
at 7:00 p.m.  
Carried  
With Councillor Pettigrew opposed.

## C. ADDITIONAL PLANNING COMMENTS

1. **7917-0458-00**  
**6851 and 6861 - 148 Street**  
Owners: EOS Holding Ltd., Ace Point Marketing Inc.  
Agent: Ace Point Marketing Inc. (Kam Sinuh)  
**Development Variance Permit**  
*to allow subdivision into seven (7) single family small lots.*

- It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That:
1. Council approve Development Variance Permit No. 7917-0458-00, varying the following, to proceed to Public Notification:
    - (a) to reduce the minimum lot depth of the RF-13 Zone from 28 metres to 24.6 metres for proposed Lot 2 and to 20.3 metres for Lot 1.

- (b) to reduce the minimum rear yard setback of the RF-13 Zone from 7.5 metres to 6.0 metres for the entire rear façade of the proposed buildings on proposed Lots 1 and 2.

2. Council instruct staff to resolve the following issue prior to final approval:

- (a) Completion of all requirements under Development Application No. 7917-0458-00.

RES.R21-259

Carried

With Councillor Pettigrew opposed.

2. **7917-0411-00, 7917-0411-01  
2820 - 192 Street**

Owners: Campbell Crossing Ltd., Campbell Crossing 2 Ltd.

Agent: Aplin & Martin Consultants Ltd. (Anya Paskovic)

**Rezoning from IA to CD (based on CG-1 and C-8) and C-8  
Development Permit**

**Development Variance Permit**

*to permit the development of a gas station with drive-through restaurant, a stand-alone drive-through restaurant, and a commercial building.*

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That:

1. Council file Rezoning Bylaw Nos. 19653 and 19654.
2. Council file Development Variance Permit No. 7917-0411-00.
3. A Bylaw be introduced to rezone a portion of the subject site as shown as Block A and Block B on the attached Survey Plan (Appendix I) from "Agro-Industrial Zone (IA)" 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 C on the attached Survey Plan from "Agro-Industrial Zone (IA)" to "Community Commercial Zone (C-8)" and a date be set for Public Hearing.
5. Council authorize staff to draft Development Permit No. 7917-0411-00, including a comprehensive sign design package, generally in accordance with the attached drawings (Appendix II and III).
6. Council approve Development Variance Permit No. 7917-0411-01, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum side yard setback of the C-8 Zone from 7.5 metres to 0.0 metres and 3.6 metres to the east building face on Lot 3;

- 7. Council approve the applicant's request to vary the Sign By-law as described in Appendix III.
- 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) 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (g) registration of cross-access easements to ensure access to the proposed parking between Lot 2 and Lot 3;
  - (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 prohibit any use that require a Metro Vancouver air quality permit from locating on the site.

RES.R21-260

Carried

It was

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

Amendment Bylaw, 2018, No. 19653" be filed.

RES.R21-261

Carried















K. ADJOURNMENT

It was

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the February 22, 2021 Regular Council –

Land Use meeting be adjourned.  
RES.R21-282

Carried

The Regular Council - Land Use meeting adjourned at 5:48 p.m.

Certified correct:

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

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