

**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:

1. The agenda of the March 8, 2021, Regular Council Land Use meeting be amended by removing Item H.8; and
2. The agenda be adopted as amended.

RES.R21-332

Carried

**B. LAND USE APPLICATIONS**

1. **7919-0367-00**  
**10761 King George Boulevard**  
Owner: Tien Sher Whalley Fortuna Gateway Ltd.  
Agent: Tien Sher Fortuna Construction Ltd. (Ryan Jenkins)  
**OCP Amendment of Figure 16: Central Business District Densities from "3.5 FAR" to "7.5 FAR".**  
**City Centre Plan Amendment from "Mixed Use 3.5 FAR" to "Mixed Use 7.5 FAR"**  
**Rezoning from CD (Bylaw No. 9608) to CD**  
**General Development Permit**  
*to permit the development of a mixed-use high-rise 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 16: Central Business District Densities for the subject site from 3.5 FAR to 7.5 FAR and a date for Public Hearing be set.

2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the 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 "Comprehensive Development Zone (CD Bylaw No. 9608)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft General Development Permit No. 7919-0367-00 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 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;
  - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (i) registration of a right-of-way for public rights-of-passage for publicly accessible plaza spaces;
  - (j) submission of an acoustical report for the units adjacent to King George Boulevard and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;

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

(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.

6. Council pass a resolution to amend the Surrey City Centre Plan to redesignate the land from "Mixed Use 3.5 FAR" to "Mixed Use 7.5 FAR" when the project is considered for final adoption.

RES.R21-333

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. 20308" pass its first reading.

RES.R21-334

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. 20308" pass its second reading.

RES.R21-335

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. 20308" be held on April 12, 2021, at 7:00 p.m.

RES.R21-336

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. 20309" pass its first reading.

RES.R21-337

Carried  
With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

- RES.R21-338 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2021, No. 20309" pass its second reading.  
Carried  
With Councillor Pettigrew opposed.
- RES.R21-339 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. 20309" be held on April 12, 2021,  
at 7:00 p.m.  
Carried  
With Councillor Pettigrew opposed.

2. **7920-0200-00****16016 Fraser Highway**

Owner: o898014 B.C. Ltd.

Director Information: Mehran Kiai, Kamil LotfaliNo Officer Information Filed as at December 15, 2020.

Agent: Priority Permits Ltd. (Jordan Desrochers)

**Development Permit***to permit additional fascia signage through a comprehensive sign design package for an existing bank in a multi-tenant commercial building.*

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. 7920-0200-00 for a comprehensive sign design package and authorize the Mayor and Clerk to execute the Permit.

RES.R21-340 Carried

3. **7920-0090-00****3073 - 184 Street**

Owners: P. Vega Perez, J. Davids

Agent: J. Davids

**Development Permit for Sensitive Ecosystems (Streamside Areas)****Development Variance Permit***To allow the construction of a single family dwelling and retention of an existing, non-conforming residential structure.*

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

1. Council authorize staff to draft Development Permit No. 7920-0090-00 for Sensitive Ecosystems (Streamside Areas).
2. Council approve Development Variance Permit No. 7920-0090-00, to reduce the minimum side (north) yard setback of the A-1 Zone from "the lesser of; (a) 13.5 metres or (b) 10% of the lot width; but in any event not less than 3 metres" to 3.6 metres for an accessory residential building, to proceed to Public Notification.
3. Council instruct staff to resolve the following issues prior to final approval:
  - (a) submission of a finalized Ecosystem Development Plan and Habitat Restoration Plan, including the deposit of all necessary securities, to the satisfaction of City staff;
  - (b) registration of a Section 219 Restrictive Covenant over the designated Streamside Protection Area for "No Disturbance"; and
  - (c) registration of a Section 219 Restrictive Covenant to ensure the existing dwelling is not re-converted to a dwelling unit after the fact once it has been decommissioned.

RES.R21-341

Carried

4. **7919-0235-00**  
**1864, 1894, 1920, 1940, 1960 and 1980 – 165A Street; 16588 - 20 Avenue**  
 Owner: The Board of Education of School District No. 36 (Surrey)  
 Agent: School District No. 36 (Surrey) (Autumn Sweet)  
**NCP Amendment from "Multiple Residential 10-15 upa" to "School"**  
**Development Variance Permit**  
*to permit the development of a new elementary school.*

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

1. Council approve Development Variance Permit No. 7919-0235-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the east yard setback of the General Provisions of Zoning Bylaw No. 12000 for public school buildings from 15 metres to 10.3 metres to the principal building face and to 4.6 metres to a retaining wall;
  - (b) to reduce the west yard setback of the General Provisions of Zoning Bylaw No. 12000 for public school buildings from 15 metres to 9.6 metres to the principal building face and to 5.4 metres to a retaining wall; and

- (c) to reduce the minimum number of required on-site parking spaces from 58 spaces to 49 spaces.
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) 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (f) completion of the road closure and acquisition of the cul-de-sac portion of 165A Street.
3. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan (NCP) to redesignate the land from "Multiple Residential 10-15 upa" to "School" when the project is considered for final adoption.

RES.R21-342

Carried

5. **7920-0302-00**  
**10542 - 128 Street**

Owners: G. Sagoo, R. Sagoo  
Agent: G. Sagoo

**Development Variance Permit**

*to reduce the front yard setback for a proposed single family dwelling on a lot located along an arterial road (128 Street)*

It was

Moved by Councillor Guerra  
Seconded by Councillor Patton

That Council approve Development Variance

Permit No. 7920-0302-00, to reduce the minimum front yard setback of the RF Zone from 7.5 metres to 6.7 metres to the garage and 4.8 metres to the remainder of the principal building face, to proceed to Public Notification.

RES.R21-343

Carried

- 6. **7921-0036-00**  
**10388 City Parkway**  
 Owner: Crombie Property Holdings Ltd.  
 Agent: M. Brown  
**Development Variance Permit**  
*to reduce the minimum 400-metre separation requirement between a proposed small-scale drug store and existing drug stores to accommodate a pharmacy relocation on the lot.*

Mayor McCallum declared a conflict of interest and left the meeting at 5:43 p.m.; Councillor Annis assumed the role of the Chair.

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Council approve Development Variance Permit No. 7920-0211-00, varying Section E.28 of Part 4 General Provisions of the Zoning Bylaw No. 12000, to reduce the minimum separation requirement between drug stores, small-scale drug stores or methadone dispensaries from 400 metres to 32 metres to permit a small-scale drug store (pharmacy) in the existing building at 10388 – City Parkway. the following, to proceed to Public Notification.

RES.R21-344

Carried by members remaining

Mayor McCallum rejoined the meeting at 5:48 p.m. and resumed the role of the Chair.

- 7. **7920-0165-00**  
**13668 Whalley Boulevard**  
 Owner: T.J.P. 11091960 Holdings Ltd.  
 Agent: U. Oratokhai  
**Development Permit**  
*to permit the development of an outdoor play area for a child care centre.*

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

1. Council authorize staff to draft Development Permit No. 7920-0165-00 for Form and Character 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) 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 tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (d) registration of a Section 219 Restrictive Covenant / access easement and parking agreement for the offsite parking areas for the proposed child care centre.

RES.R21-345

Carried**8. 7919-0364-00****12610 - 25 Avenue**

Owners : L. Parker, G. Parker

Agent: CitiWest Consulting Ltd. (Roger Jawanda)

**Development Variance Permit***to reduce minimum lot width and the minimum side yard setbacks to allow subdivision into two single family lots.*

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That:

1. Council approve Development Variance Permit No. 7919-0364-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot width of the RF Zone from 15.0 metres to 13.6 metres for proposed Lots 1 and 2, and
  - (b) to reduce the minimum east side yard setback for proposed Lot 1 and the minimum west side yard setback for proposed Lots 2 for a principal building of the RF Zone from 1.8 metres to 1.2 metres.

RES.R21-346

Carried**9. 7920-0273-00****9320 - 120 Street**

Owner: 1220660 B.C. Ltd.

Director Information: Arvindervir Kochar, Kawaljit KocharNo Officer Information Filed as at August 23, 2020.

Agent: Bakerview Building Design Ltd. (Garry Dusanjh)

**Development Variance Permit***to reduce the required on-site parking rate by 10% to facilitate the addition of a banquet hall and childcare centre on the site.*

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That:

1. Council approve Development Variance Permit No. 7920-0273-00, to reduce the required parking rate for all existing and proposed uses on the site by 10% to facilitate the addition of a banquet hall and childcare centre on the subject property, to proceed to Public Notification.



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

- (a) Registration of a Section 219 Restrictive Covenant to ensure no overlap in the operation times of the existing restaurant and proposed banquet hall within Building A on the subject site.

RES.R21-347

Carried

**10. 7918-0068-00**

**16044 - 9 Avenue**

Owners : C. Stewart, J. Regan

Agent: Citiwest Consulting Ltd. (Roger Jawanda)

**Rezoning from RF to RF-13**

*to allow subdivision into two single family small lots.*

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 "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.

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

- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (f) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 2 until future consolidation with the adjacent lot to the east at 16066/16068 - 9 Avenue.

RES.R21-348

Carried

RES.R21-349 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2021, No. 20310" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R21-350 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2021, No. 20310" pass its second reading.  
Carried

RES.R21-351 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. 20310" be held on April 12, 2021,  
at 7:00 p.m.  
Carried

**11. 7920-0317-00**

**18745 - 24 Avenue**

Owner: 1214081 B.C. Ltd.

Director Information: Karmail Rai

No Officer Information Filed.

Agent: K. Rai

**Temporary Use Permit**

*to allow outdoor trailer storage and truck parking until the property can be developed for a period not to exceed three years.*

It was Moved by Councillor Nagra  
Seconded by Councillor Patton  
That Council direct staff to work with the  
applicant on Application 7920-0317-00 for a one-year Temporary Use Permit.

Before the vote was taken

RES.R21-352 It was Moved by Councillor Hundial  
Seconded by Councillor Locke  
That Application 7920-0317-00 be referred  
back to staff.  
Defeated  
With Councillors Annis, Elford, Guerra,  
Locke, Nagra, Patton and Pettigrew opposed.

RES.R21-353 original motion Carried

- 12. **7918-0298-00**  
**18167 – 12 Avenue**  
 Owner: S. Dee  
 Agent: S. Dee  
**Non-adhering residential use under Section 20.1 (2) of the ALC Act.**  
**Development Permit**  
*to allow the construction of a single family dwelling while retaining an existing dwelling on the property.*

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

- 1. Council approve Development Permit No. 7918-0298-01 for Sensitive Ecosystems (Streamside) and authorize the Mayor and Clerk to execute the Permit.
- 2. Council authorize referral of the application to the Agricultural Land Commission.

RES.R21-354 Carried

**C. ADDITIONAL PLANNING COMMENTS**

This section had no items to consider.

**D. ITEMS REFERRED BACK**

- 1. **7920-0035-00**  
**5790 King George Boulevard**  
 Owner: 1161454 B.C. Ltd.  
Director Information: Harjinder Dhaliwal, Ravinder Munday  
No Officer information Filed as at April 23, 2020.  
 Agent: Vesterra (Gary Dhaliwal)  
**Rezoning from C-4 to CD (based on C-5)**  
**Development Permit Amendment**  
*to permit the operation of a child care centre in a commercial building that was previously approved under Development Application No. 7916-0644-00.*

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Council grant Third Reading to Bylaw  
 No. 20172 to rezone the subject site from "Local Commercial Zone (C-4)" to  
 "Comprehensive Development Zone (CD)".

RES.R21-355 Carried

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2021, No. 20172" pass its third reading.  
 RES.R21-356 Carried

**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 WITH PERMITS**

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19563"  
 7917-0306-00  
 Owner: A. Johal, C. Johal, 1186223 B.C. Ltd. (Director Information: Amarjit Johal)  
 Agent: Hub Engineering Inc. (Jakub Czoch)  
 RA to RF – 16127 – 108 Avenue - to subdivide into 5 single family lots and 1 park lot.

Council direction received April 9, 2018

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2018, No. 19563" be finally adopted.  
 RES.R21-357 Carried

**Development Variance Permit No. 7917-0306-00**

16127 – 108 Avenue

To reduce the front south yard setback on proposed Lot 5 in order to retain mature trees and create an efficient site plan.

Council supported April 23, 2018

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Council authorize the issuance of  
 Development Variance Permit No. 7917-0306-00.  
 RES.R21-358 Carried

- "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20130"  
 7920-0021-00  
 Owner: 1183545 B.C. Ltd. (Director Information: Parmbir Sanghera, Balram Sidhu)  
 Agent: CitiWest Consulting Ltd. (Donni Chanyungco)  
 RA-10 to RQ – 18755 - 54 Avenue - to subdivide the property into 3 small suburban residential lots

Council direction received July 13, 2020

RES.R21-359	<p>It was  Amendment Bylaw, 2020, No. 20130" be finally adopted.</p> <p style="text-align: right;">Moved by Councillor Guerra              Seconded by Councillor Patton              That "Surrey Zoning Bylaw, 1993, No. 12000,  <u>Carried</u></p>
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**Development Variance Permit No. 7920-0021-00**

18755 - 54 Avenue  
 To reduce the minimum lot width from 24 metres to 23 metres for proposed Lots 1 and 2.

Council supported July 27, 2020

RES.R21-360	<p>It was  Development Variance Permit No. 7920-0021-00.</p> <p style="text-align: right;">Moved by Councillor Guerra              Seconded by Councillor Patton              That Council authorize the issuance of  <u>Carried</u></p>
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- "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20265"  
 7919-0045-00  
 Owner: 1151430 B.C. Ltd. (DBA Pacific Country Investments Ltd.)  
 Agent: Pacific Land Group Ltd. (Laura Jones)  
 A-2 to IB-2 - 2940 - 190 Street – to permit the development of a 10,222 square metre multi-tenant industrial building.

Council direction received January 11, 2021

RES.R21-361	<p>It was  Amendment Bylaw, 2021, No. 20265" be finally adopted.</p> <p style="text-align: right;">Moved by Councillor Guerra              Seconded by Councillor Patton              That "Surrey Zoning Bylaw, 1993, No. 12000,  <u>Carried</u>              With Councillor Pettigrew opposed.</p>
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**Development Permit No. 7919-0045-00**

2940 - 190 Street

To issue a Development Permit for Form and Character in accordance with the urban design guidelines in the Campbell Heights Local Area Plan (LAP).

Council authorized to draft January 11, 2021

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Council authorize the issuance of  
 Development Permit No. 7919-0045-00.

RES.R21-362

Carried  
 With Councillor Pettigrew opposed.

- 4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20182"  
 7919-0145-00

Owner: Tien Sher Q5 Development Group Inc.

Agent: Tien Sher Management Group Inc (Ryan Jenkins)

RF and C-8 to CD - 13782 and 13790 - 108 Avenue; 10757 - 138 Street - to permit development of a 6-storey apartment building with 141 dwelling units and underground parkade.

Council direction received October 19, 2020

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2020, No. 20182" be finally adopted.

RES.R21-363

Carried

**Development Variance Permit No. 7919-0145-00**

13782 and 13790 - 108 Avenue; 10757 - 138 Street

To waive the District Energy System Bylaw requirement for Service Area B to provide hydronic heating of individual units for buildings with a Floor Area Ratio (FAR) greater than 2.5. The DVP is also seeking 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. 7819-0145-00.

Council supported November 9, 2020

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Council authorize the issuance of  
 Development Variance Permit No. 7919-0145-00.

RES.R21-364

Carried

**Development Permit No. 7919-0145-00**

13782 and 13790 – 108 Avenue; 10757 – 138 Street

To issue a Development Permit for Form and Character in accordance with the urban design guidelines in the Surrey City Centre Plan.

Council authorized to draft October 19, 2020

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council authorize the issuance of  
Development Permit No. 7919-0145-00.

RES.R21-365

Carried

- 5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19837"  
7918-0227-00  
Owner: Townside Developments Ltd.  
Agent: Morni Builders Group Ltd. (Jashin Jhand)  
RA and RF-12C to RM-30 – 7004 and 7014 – 188 Street - to develop 15 townhouse units.

Council direction received May 13, 2019

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2019, No. 19837" be finally adopted.

RES.R21-366

Carried

With Councillor Pettigrew opposed.

**Development Variance Permit No. 7918-0227-00**

7004 and 7014 – 188 Street

To reduce the minimum setbacks along all lot lines and allow the required outdoor amenity space to be located within the north yard setback in order to achieve a more urban, pedestrian streetscape and functional site plan.

Council supported May 27, 2019

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council authorize the issuance of  
Development Variance Permit No. 7918-0227-00.

RES.R21-367

Carried

With Councillor Pettigrew opposed.

**Development Permit No. 7918-0227-00**

7004 and 7014 – 188 Street

To permit the development of 15 townhouse units in East Clayton.

Council authorized to draft May 13, 2019

RES.R21-368	It was  Development Permit No. 7918-0227-00.	Moved by Councillor Guerra Seconded by Councillor Patton That Council authorize the issuance of  <u>Carried</u> With Councillor Pettigrew opposed.
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6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19537"  
7916-0334-00  
Owner: 1073289 B.C. Ltd. (Director Information: Malkit Jhand and Navpreet Kaler)  
Agent: W G Architecture Inc. (Wojciech Grzybowicz)  
RA to RM-30 – 7030 and 7048 – 188 Street - to develop 14 townhouse units.

Council direction received March 12, 2018

RES.R21-369	It was  Amendment Bylaw, 2018, No. 19537"	Moved by Councillor Guerra Seconded by Councillor Patton That "Surrey Zoning Bylaw, 1993, No. 12000, be finally adopted. <u>Carried</u> With Councillor Pettigrew opposed.
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**Development Variance Permit No. 7916-0334-00**

7030 and 7048 – 188 Street  
To reduce setbacks along the north, south and west property lines in order to create an efficient site plan and a more urban, pedestrian streetscape.

Council supported April 9, 2018

RES.R21-370	It was  Development Variance Permit No. 7916-0334-00.	Moved by Councillor Guerra Seconded by Councillor Patton That Council authorize the issuance of  <u>Carried</u> With Councillor Pettigrew opposed.
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**Development Permit No. 7916-0334-00**

7030 and 7048 – 188 Street  
To permit the development of 14 townhouse units in East Clayton.

Council authorized to draft March 12, 2018



RES.R21-371  
 It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Council authorize the issuance of  
 Development Permit No. 7916-0334-00.  
Carried  
 With Councillor Pettigrew opposed.

7. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20085"  
 7919-0236-00  
 Owner: 32 Ave GP Ltd.  
 Agent: Orion Construction (Paul Bangma)  
 IA and A-1 to IB-1 – 19426 and 19468 - 32 Avenue – to develop a 9,985 square metre  
 multi-tenant industrial building.

Council direction received May 4, 2020

RES.R21-372  
 It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2020, No. 20085" be finally adopted.  
Carried

**Development Variance Permit No. 7919-0236-00**

19426 and 19468 - 32 Avenue

To reduce the minimum rear (south) yard setback from 7.5 metres to 5.25 metres  
 to the principal building face; and to reduce the minimum width for a  
 maneuvering aisle from 7.5 metres to 5.25 metres for the drive-aisle on the south  
 side of the proposed building.

Council supported May 25, 2020

RES.R21-373  
 It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Council authorize the issuance of  
 Development Variance Permit No. 7919-0236-00.  
Carried

**Development Permit No. 7919-0236-00**

19426 and 19468 - 32 Avenue

To issue a Development Permit for Form and Character in accordance with the  
 urban design guidelines in the Campbell Heights Local Area Plan (LAP).

Council authorized to draft May 4, 2020

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Council authorize the issuance of  
 Development Permit No. 7919-0236-00.  
 RES.R21-374 Carried

8. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20023"  
 7916-0354-00  
 Owner: 1070738 B.C. Ltd. (Director Information: Kamalpreet Dhot, Navtej Dhot)  
 Agent: Coastland Engineering & Surveying Ltd. (Micheal Helle)  
 RF to RF-13 - 5634 - 182 Street - to allow subdivision into 3 lots.

Council direction received February 10, 2020

This item was out of order.

"Surrey Heritage Revitalization Agreement Bylaw, 2020, No. 20024"  
 5634 - 182 Street  
 To allow for the relocation and restoration of the Robert D. MacKenzie House.

Council direction received February 10, 2020

This item was out of order.

**Development Variance Permit No. 7916-0354-00**  
 5634 - 182 Street  
 To allow double side-by-side garages on proposed Lots 1 and 3.

Council supported February 24, 2020

This item was out of order.

#### PERMIT APPROVALS

9. **Development Variance Permit No. 7920-0095-00**  
 Owner: J. Sidhu, H. Sidhu  
 Agent: J. Singh  
 13533 - 84 Avenue  
 To reduce the side yard (west) setback from 4.5 metres to 1.8 metres to allow a  
 single family dwelling with a functional house design.

Council supported September 14, 2020

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Council authorize the issuance of  
 Development Variance Permit No. 7920-0095-00.  
 RES.R21-375 Carried

10. **Development Variance Permit No. 7920-0313-00**  
Owner: K. Sharma  
Agent: Daksh Pharmacy Services Ltd. (Sudhir Singh)  
8268 – 120 Street  
To reduce the minimum separation requirement between drug stores, small-scale drug stores, or methadone dispensaries from 400 metres to 92 metres in order to permit a small-scale drug store in conjunction with a medical clinic.

Council supported February 22, 2021

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council authorize the issuance of  
Development Variance Permit No. 7920-0313-00.

RES.R21-376

Carried  
With Councillor Pettigrew opposed.

11. **Development Variance Permit No. 7918-0010-00**  
Owner: M. Rahelu and L. Rahelu  
Agent: M. Rahelu  
16507 – 40 Avenue  
To increase the maximum setback of a single family dwelling from the front lot line from 50 metres to 84 metres and the maximum depth of the farm residential footprint from the front lot line from 60 metres to 92 metres in order to construct a new single family dwelling on an agricultural lot and retain the existing agricultural buildings.

Council supported April 6, 2020

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council authorize the issuance of  
Development Variance Permit No. 7918-0010-00.

RES.R21-377

Carried  
With Councillor Pettigrew opposed.

**Development Permit No. 7918-0010-00**  
16507 – 40 Avenue  
To issue a Development Permit for Sensitive Ecosystems (Streamside Areas) generally in accordance with the Ecosystem Development Plan.

Council authorized to draft March 9, 2020

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council authorize the issuance of  
Development Permit No. 7918-0010-00.

RES.R21-378

Carried  
With Councillor Pettigrew opposed.

12. **Development Variance Permit No. 7918-0066-00**

Owner: Streetside Developments (South Grandview) Ltd.

Agent: Streetside Developments (Jonathan Meads)

2075 Oak Meadows Drive

The following variances to allow the applicant to permit the development of 82 townhouse units:

- (a) To reduce the minimum north yard setback and east yard setback from 7.5 metres to 4 metres for the principle building face and to allow risers within the setback area.
- (b) To reduce the minimum south yard setback from 7.5 metres to 4.5 metres for the principle building face and to 3.5 metres for the porch and associated stairs.
- (c) To reduce the minimum west yard setback from 7.5 metres to 3 metres to the principle building face and to allow risers within the setback area and to 2.7 metres for an upper storey bay projection.

Council supported December 21, 2020

It was  
 Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Council authorize the issuance of  
 Development Variance Permit No. 7918-0066-00.

RES.R21-379

Carried

**Development Permit No. 7918-0066-00**

2075 Oak Meadows Drive

To issue a Development Permit for Form and Character in accordance with the guidelines of the Official Community Plan (OCP) and design guidelines in the Sunnyside Heights Neighbourhood Concept Plan (NCP).

Council authorized to draft December 7, 2020

It was  
 Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Council authorize the issuance of  
 Development Permit No. 7918-0066-00.

RES.R21-380

Carried

**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 March 8, 2021 Regular Council –

Land Use meeting be adjourned.

RES.R21-381

Carried

The Regular Council - Land Use meeting adjourned at 6:17 p.m.

Certified correct:

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

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