

**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

Council Land Use meeting be adopted.  
RES.R21-433

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the agenda of the April 12, 2021, Regular

Carried

**B. LAND USE APPLICATIONS****1. 7921-0038-00**

**15514 - 108 Avenue**

Owners: A. Pothier, J. Chen

Agent: A. Muir

**Development Variance Permit**

*to reduce the side yard setbacks in order to accommodate additional exterior insulation for a proposed single-family dwelling.*

It was

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That:

1. The Planning & Development Department recommends that Council approve Development Variance Permit No. 7921-0038-00, to reduce the minimum side yard setbacks of the RF Zone from 1.8 metres to 1.6 metres, for the principal building, to proceed to Public Notification.

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

- (a) Registration of a Section 219 Restrictive Covenant for Tree Protection.
- (b) Submission of securities for tree retention.

RES.R21-434

Carried

2. **7920-0308-00**

**5517 - 184 Street**

Owner: J. Khosa

Agent: CitiWest Consulting Ltd. (Roger Jawanda)

**Development Variance Permit**

*to reduce the south side yard setback of the "Half-Acre Residential Zone (RH)" from 4.5 metres to 2.4 metres in order to construct a new single family dwelling on the lot.*

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That Council approve Development Variance

Permit No. 7920-0308-00, to reduce the minimum south side yard setback of the "Half-Acre Residential Zone (RH)" from 4.5 metres to 2.4 metres for the principal building, to proceed to Public Notification.

RES.R21-435

Carried

3. **7919-0295-00**

**19124 - 61A Avenue**

Owners: C. Ackert, R. Ackert

Agent: R. Ackert

**Rezoning from RA to RF**

**Development Variance Permit**

*to allow subdivision into two (2) single family residential lots with reduced lot width.*

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 "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
- 2. Council approve Development Variance Permit No. 7919-0295-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot width of the RF Zone from 15.0 metres to 14.4 metres for proposed Lots 1 and 2.

3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (e) the applicant adequately address the City’s needs with respect to the City’s Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services; (use for Single Family Residential projects); and
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R21-436

Carried

It was

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2021, No. 20314" pass its first reading.

RES.R21-437

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. 20314" pass its second reading.

RES.R21-438

Carried

It was then

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the Public Hearing on "Surrey Zoning  
Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20314" be held on April 26, 2021,  
at 7:00 p.m.

RES.R21-439

Carried

4. **7920-0301-00**  
**9929 Lyncean Drive**  
 Owner: E. Enns  
 Agent: E. Enns  
**Development Variance Permit**  
*to reduce the south side yard setback from 4.5 metres to 1.0 metre to allow the construction of a lean-to cover for a recreational vehicle.*

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Council approve Development Variance

Permit No. 7920-0301-00, to reduce the minimum south side yard setback of the RH Zone from 4.5 metres to 1.0 metre to accommodate a lean-to cover for a recreational vehicle, to proceed to Public Notification.

RES.R21-440

Carried

5. **7920-0140-00**  
**4966 - 176 Street**  
 Owners: J. Sangha, K. Sangha  
 Agent: K. Sangha  
**Development Variance Permit**  
*to reduce the minimum required front yard setback for a farm building in the "General Agriculture Zone (A-1)" from 30.0 metres to 9.0 metres.*

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Council approve Development Variance Permit

No. 7920-0140-00, to reduce the minimum front yard setback of the "General Agricultural Zone (A-1)" for a farm building from 30.0 metres to 9.0 metres in order to construct a farm machinery and equipment storage building, to proceed to Public Notification.

RES.R21-441

Carried

6. **7920-0084-00**  
**12605 - 15A Avenue**  
 Owners: S. Muller, A. Muller  
 Agent: B. Vankoughnett  
**Development Variance Permit**  
*to reduce the minimum rear yard setback to permit a single family dwelling.*

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Council approve Development Variance

Permit No. 7920-0084-00, to reduce the minimum rear yard (north) setback of the Single Family Residential (RF) Zone from 7.5 metres to 3.0 metres to the principal building face, to proceed to Public Notification.

RES.R21-442

Carried

7. **7920-0303-00**  
**13460 - 62 Avenue**  
 Owner: The Board of School Trustees of School District #36 (Surrey)  
 Agent: Thinkspace Architecture Planning Interior Design (Vina Nguyen)  
**Development Variance Permit**  
*to reduce the front (north) yard setback to permit retention of two portable classrooms and to reduce the bicycle parking requirements of an existing elementary school (North Ridge Elementary).*

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

1. Council approve Development Variance Permit No. 7920-0303-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front (north) yard setback under the General Provisions of the Zoning By-law No. 12000 for Public School buildings from 15 metres to 6.1 metres; and
  - (b) to reduce the rate at which bicycle parking is calculated for an elementary school from 4 spaces per classroom to 2.85 spaces per classroom.

RES.R21-443

Carried

8. **7920-0243-00**  
**3250 - 192 Street**  
 Owner: Beedie (CH 32nd Ave) Holdings Ltd.  
 Agent: Beedie Development Group (Jennifer Clow)  
**Development Permit / Development Variance Permit**  
*to permit the development of a 17,992 square metre multi-tenant industrial building.*

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

1. Council authorize staff to draft Development Permit No. 7920-0243-00 including a comprehensive sign design package generally in accordance with the attached drawings (Appendix I).
2. Council approve the applicant's request to vary the Sign By-law as described in Appendix II.
3. Council approve Development Variance Permit No. 7920-0243-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear yard (east) setback of the IB-1 Zone from 7.5 metres to 3.0 metres to the building face.

4. Council instruct staff to resolve the following issues prior to final approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) 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.R21-444

Carried**9. 7921-0030-00****10436 - 173 Street**

Owner: 0940380 B.C. Ltd.

Director Information: Darlene Olivier, Clayton OlivierOfficer Information as at May 11, 2020: Darlene Olivier (Secretary)

Clayton Olivier (President)

Agent: M Squared Architecture Inc. (Michael McNaught)

**Rezoning from I-P(2) (Bylaw No. 5942) to CD***to allow for a veterinary hospital to operate in the existing industrial building.*

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That:

1. A Bylaw be introduced to rezone the subject site from Industrial Park Zone (Two) I-P(2), Surrey Zoning By-law, 1979, No. 5942, 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 finalized parking plan, cost estimate and submission of securities for the proposed new parking spaces; and
  - (c) registration of a Section 219 Restrictive Covenant to restrict future mezzanine floor area to a maximum of 365 square metres.

RES.R21-445

Carried

RES.R21-446 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2021, No. 20315" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R21-447 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2021, No. 20315" pass its second reading.  
Carried

RES.R21-448 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. 20315" be held on April 26, 2021,  
at 7:00 p.m.  
Carried

- 10. 7919-0004-00**  
**13280, 13290 Old Yale Road**  
Owner: Peace Enterprises Ltd.  
Agent: Aplin & Martin Consultants Ltd. (Andy Igel)  
**Rezoning from RF to CD**  
**Development Permit**  
*to permit the development of a 6-storey residential apartment building.*

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 authorize staff to draft Development Permit No. 7919-0004-00 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 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) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-70 Zone, at the rate in effect at the time of Final Adoption;
- (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 the public plaza area;
- (j) submission of an acoustical report for the units adjacent to Old Yale Road 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.

RES.R21-449

Carried

It was

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

Amendment Bylaw, 2021, No. 20316" pass its first reading.

RES.R21-450

Carried

The said Bylaw was then read for the second time.



- RES.R21-451 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2021, No. 20316" pass its second reading.  
Carried
- RES.R21-452 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. 20316" be held on  
April 26, 2021, at 7:00 p.m.  
Carried

- 11. 7919-0306-00**  
**15077 and 15153 – 20 Avenue**  
Owners: Peninsula Estates Housing Society, City of Surrey  
Agent: Catalyst Community Developments Society (Robin Pietri)  
**Development Permit / Development Variance Permit**  
**Housing Agreement**  
**Heritage Designation Bylaw Amendment**  
**Zoning Bylaw Amendment**  
*to permit the development of a six-storey building with 91 non-market rental residential units.*

Councillor Annis declared a conflict of interest and left the meeting at 5:21 p.m.

- It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That:
1. A Bylaw be introduced to amend Surrey Semiahmoo Trail Heritage Designation Bylaw, 2004, No. 15280, as amended, as described in Appendix IX, and a date be set for Public Hearing.
  2. A Bylaw be introduced to amend Schedule H (Location of Semiahmoo Trail) of Surrey Zoning Bylaw, 1993, No. 12000, as amended, as described in Appendix X, and a date be set for Public Hearing.
  3. A Bylaw be introduced to enter into a Housing Agreement and be given First, Second and Third Reading.
  4. Council authorize staff to draft Development Permit No. 7919-0306-00 including a comprehensive sign design package generally in accordance with the attached drawings (Appendix I).
  5. Council approve Development Variance Permit No. 7919-0306-00, varying the following, to proceed to Public Notification:

- (a) to vary the maximum building height of the RM-30 Zone allowed from 13.0 metres to 19.2 metres;
  - (b) to reduce the minimum Side Yard on Flanking Street (151A Street) setback from 7.5 metres to 3.5 metres for the existing apartment building and to 2.1 metres for the existing townhouse building;
  - (c) to reduce the minimum setback from the Semiahmoo Trail from 10.0 metres to 9.6 metres to the principal building face and 4.4 metres to the entry canopy along 151A Street;
  - (d) to reduce the minimum number of on site parking spaces from 137 parking spaces to 83 parking spaces; and
  - (e) to reduce the indoor amenity requirement of the RM-30 Zone from 279.0 square metres to 116.0 square metres.
6. Council instruct staff to resolve the following issues prior to final approval:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) 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 enter into a Housing Agreement with the City to restrict 75% of the proposed 91 dwelling units to affordable rental units and up to 25% of the proposed dwelling units to supportive rental units for a period of thirty (30) years;
  - (g) the applicant enter into a Partnering Agreement and Land Exchange Agreement to facilitate the realignment of the Semiahmoo Trail;
  - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (i) registration of a Section 219 Restrictive Covenant requiring the applicant to pay all deferred financial contributions for Public Art, Affordable Housing, and/or Capital Projects Community Amenity

Contributions for the development should the project be converted from affordable rental housing to market units at any point in the future, after expiry of the Housing Agreement; and

RES.R21-453 (j) registration of a Section 219 Restrictive Covenant for installation and maintenance of the landscape buffer for the Semiahmoo Trail.  
Carried by members remaining

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Semiahmoo Trail Heritage Designation Bylaw, 2004, No. 15280, Amendment Bylaw, 2021, No. 20317" pass its first reading.

RES.R21-454 Carried by members remaining

The said Bylaw was then read for the second time.

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Semiahmoo Trail Heritage Designation Bylaw, 2004, No. 15280, Amendment Bylaw, 2021, No. 20317" pass its second reading.

RES.R21-455 Carried by members remaining

It was then Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the Public Hearing on "Surrey Semiahmoo Trail Heritage Designation Bylaw, 2004, No. 15280, Amendment Bylaw, 2021, No. 20317" be held on April 26, 2021, at 7:00 p.m.

RES.R21-456 Carried by members remaining

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2021, No. 20318" pass its first reading.

RES.R21-457 Carried by members remaining

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, Text Amendment Bylaw, 2021, No. 20318" pass its second reading.

RES.R21-458 Carried by members remaining

- RES.R21-459 It was then Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the Public Hearing on "Surrey Zoning  
Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2021, No. 20318" be held on  
April 26, 2021, at 7:00 p.m.  
Carried by members remaining
- RES.R21-460 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "The Peninsula Estates Housing Society  
Housing Agreement Authorization Bylaw, 2021, No. 20319" pass its first reading.  
Carried by members remaining
- The said Bylaw was then read for the second time.
- RES.R21-461 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "The Peninsula Estates Housing Society  
Housing Agreement Authorization Bylaw, 2021, No. 20319" pass its second reading.  
Carried by members remaining
- The said Bylaw was then read for the third time.
- RES.R21-462 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "The Peninsula Estates Housing Society  
Housing Agreement Authorization Bylaw, 2021, No. 20319" pass its third reading.  
Carried by members remaining

Councillor Annis re-entered the meeting at 5:23 p.m.

- 12. 7919-0157-00**  
**8888, 8920, 8930, and 8944 - 162 Street**  
Owner: Surrey Christian School Society  
Agent: Field & Marten Associates Ltd. (Gary Mazur)  
**Rezoning of a portion from RA to PA-2**  
*to permit consolidation into one lot, an addition to the existing school building, and  
site improvements for the Surrey Christian School.*

- It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That:
1. A Bylaw be introduced to rezone the properties at 8930 – 162 Street and 8944 – 162 Street from "One-Acre Residential Zone (RA)" to "Assembly Hall 2 Zone (PA-2)" 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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (g) issuance of Sensitive Ecosystems Development Permit No. 7921-0034-00.

RES.R21-463

Carried

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2021, No. 20320" pass its first reading.

RES.R21-464

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. 20320" pass its second reading.

RES.R21-465

Carried

It was then Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That the Public Hearing on "Surrey Zoning  
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20320" be held on  
 April 26, 2021, at 7:00 p.m.

RES.R21-466

Carried

13. **7921-0010-00**  
**13630 - 108 Avenue (13632 - 108 Avenue)**  
 Owner: Darya Realty Inc.  
 Agent: Gerry Blonski Architect (Gerry Blonski)  
**Development Permit**  
*to permit the development of an outdoor play area and future parking for a proposed child care centre in the City Centre Area.*

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

1. Council authorize staff to draft Development Permit No. 7921-0010-00 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;
  - (d) registration of a Section 219 Restrictive Covenant/ access easement and parking agreement for the temporary offsite parking areas and driveway construction requirements for the proposed child care centre; and
  - (e) completion of a Highway Licensing Agreement (HLA) to allow for temporary parking on a city owned parcel west of 10790 – King George Blvd until construction of 136A Street is complete.

RES.R21-467

Carried

14. **7921-0037-00**  
**13669 - 104 Avenue**  
 Agent: Thind Properties Ltd. (Lu Tang)  
 Owner: Plaza City Centre Ltd  
**Temporary Use Permit**  
*to permit the development of a temporary real estate sales centre for a nearby proposed mixed-use high-rise project in the City Centre for a period not to exceed three (3) years.*

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

1. Council approve Temporary Use Permit No. 7921-0037-00 to proceed to Public Notification.
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 \$5,000 security to ensure that the site is restored following termination of the Temporary Use Permit;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the Planning and Development Department;
  - (d) submission of securities for tree retention; and
  - (e) submission of a finalized landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

RES.R21-468

Carried

- 15. 7918-0096-00**  
**10515 - 138 Street**  
 Owner: Wellbro Management Ltd.  
 Agent: Aplin & Martin Consultants Ltd. (Andrew Igel)  
**Rezoning from RF to CD (based on RM-70)**  
**Development Permit**  
*to permit the development of a 6-storey apartment building consisting of approximately 28 dwelling units.*

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 authorize staff to draft Development Permit No. 7918-0096-00 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 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) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (g) registration of a Section 219 Restrictive Covenant to adequately address the City’s needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture;
  - (h) registration of a Section 219 Restrictive Covenant to adequately address the City’s needs with respect to the City’s Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services; and
  - (i) registration of a right-of-way for public rights-of-passage for the plaza area between the building face and the street edges at the southeast corner of the site.

RES.R21-469

Carried

It was

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2021, No. 20321" pass its first reading.

RES.R21-470

Carried

The said Bylaw was then read for the second time.



RES.R21-471 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2021, No. 20321" pass its second reading.  
Carried

RES.R21-472 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. 20321" be held on April 26, 2021,  
at 7:00 p.m.  
Carried

**16. 7916-0229-01  
1639 - 162 Street**

Owner: 1077634 B.C. Ltd.

Director Information: Parminder S Atwal

Officer Information: Parminder Atwal (President, Secretary)

Agent: Apcon Development Ltd. (Parminder Atwal)

**Development Permit Amendment / Development Variance Permit  
to permit the development of townhouses.**

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

1. Council authorize staff to draft Development Permit No. 7916-0229-01 generally in accordance with the attached drawings (Appendix I); and
2. Council approve Development Variance Permit No. 7916-0229-01, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum north yard setback of the RM-30 Zone from 7.5 metres to 7.1 metres to the principal building face on Lot 2 (north lot) for buildings 14, 15 and 16.
3. Council instruct staff to resolve the following issues prior to final approval:
  - (a) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
  - (b) submission of a finalized landscaping plan and landscaping cost estimate to the satisfaction of the Landscape Architect.

RES.R21-473 Carried

**C. ADDITIONAL PLANNING COMMENTS**

- 1. 7917-0529-00, 7917-0529-01**  
**3288, 3338 – 194 Street**  
Owner: QRD (Ch194) Holdings Inc.  
Agent: Aplin & Martin Consultants Ltd. (Anya Paskovic)  
**Development Permit / Development Variance Permit**  
*to permit the development of a 22,660 square metre multi-tenant industrial building.*

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

1. Council file Development Permit No. 7917-0529-00.
2. Council file Development Variance Permit No. 7917-0529-00.
3. Council authorize staff to draft Development Permit No. 7917-0529-01, including a Comprehensive Sign Design Package, generally in accordance with the attached drawings (Appendix I).
4. Council approve the applicant's request to vary the Sign By-law as described in Appendix II.
5. Council approve Development Variance Permit No. 7917-0529-01, varying the following, to proceed to Public Notification:
  - (a) to vary the maximum building height of the IB-1 Zone allowed from 14 metres to 15 metres; and
  - (b) to reduce the minimum side yard (east) building setback of the IB-1 Zone from 7.5 metres to 0.3 metres for a garbage enclosure.
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) 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 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
- (h) 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.R21-474

Carried

2. **7915-0310-00**  
**13539 – 16 Avenue**

Owners: G. Kooner, N. Kooner

Agent: Hub Engineering Inc (Mike Kompter)

**Heritage Revitalization Agreement**

*to facilitate the restoration and long-term protection of the Verna Porter Residence and subdivision into four single family lots and one park lot.*

It was

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That:

- 1. Council rescind Third Reading of Bylaw No. 19954 granted at the November 18, 2019 Regular Council – Public Hearing Meeting.
- 2. Council amend Heritage Revitalization Agreement Bylaw No. 19954 to amend how the "Lands" are identified, the compensation for loss of heritage value amount, clarify which properties are eligible for property tax exemption and grants, slight revisions to the site plan, and other general clarifications, as shown in Appendix II.
- 3. Council consider Third Reading of Bylaw No. 19954, as amended.

RES.R21-475

Carried

It was

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council rescind third reading of Bylaw

No. 19954 granted by Resolution No. R19-2000 at the November 18, 2019 Regular Council – Public Hearing meeting.

RES.R21-476

Carried



H. BYLAWS AND PERMITS

BYLAWS

- 1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19992"  
7919-0009-00  
Owner: H. Basra, S. Basra, G. Basra  
Agent: G. Basra  
RH-G to CD - 10239 - 161 Street; 16075 - 102 Avenue - to subdivide into 3 single family suburban lots.

Council direction received November 18, 2019

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2019, No. 19992" be finally adopted.

RES.R21-480

Carried

- 2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20147"  
7920-0012-00  
Owner: R. Hudson  
Agent: Hyer Homes & Renovations (Sherri Anderson)  
RF to CD - 2976 McBride Avenue – to permit the construction of a new single family dwelling.

Mayor McCallum declared a conflict of interest and left the meeting at 5:37 p.m.; Councillor Pettigrew assumed the role of the Chair.

Council direction received July 27, 2020

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2020, No. 20147" be finally adopted.

RES.R21-481

Carried by members remaining

Mayor McCallum re-entered the meeting at 5:38 p.m. and resumed the role of Chair.

BYLAWS WITH PERMITS

- 3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19898"  
7918-0124-00  
Owner: S. Dahia and R. Dahia; P. Pooni, M. Pooni, T. Pooni and N. Pooni; K. Bining and N. Bining  
Agent: WSP Group (Scott Pelletier)  
RF to RF-13 – Portion of 5933 – 136A Street - to create 1 single family small lot in a 14-lot subdivision.

Council direction received July 8, 2019

RES.R21-482	It was	Moved by Councillor Guerra Seconded by Councillor Patton That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19898" be finally adopted. <u>Carried</u>
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**Development Variance Permit No. 7918-0124-00**

5928, 5948 – 136 Street and 5933 – 136A Street

To reduce the minimum lot width and minimum side yard setbacks for proposed Lots 9 and 10.

Council supported July 22, 2019

RES.R21-483	It was	Moved by Councillor Guerra Seconded by Councillor Patton That Council authorize the issuance of Development Variance Permit No. 7918-0124-00. <u>Carried</u>
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4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19823, Amendment Bylaw, 2021, No. 20294"  
7920-0320-00  
Owner: 1152414 B.C. Ltd. (Director Information: Nachhattar Kooner, Anjali Sharma)  
Agent: Flat Architecture Ltd. (Jaswinder Gabri)  
Amend CD Zone to add small-scale drug stores as an accessory use for the building located at 15315 - 66 Avenue.

Council direction received February 22, 2021

RES.R21-484	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" be finally adopted. <u>Carried</u> With Councillor Pettigrew opposed.
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**Development Variance Permit No. 7920-0320-00**

To 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.

Council supported March 8, 2021

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council authorize the issuance of  
Development Variance Permit No. 7920-0320-00.

RES.R21-485

Carried  
With Councillor Pettigrew opposed.

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16388"  
7906-0494-00  
Owner: C. Rattan, I. Rattan,  
Agent: Coastland Engineering & Surveying Ltd. (Mike Helle)  
RA to RF - 10990 - 156 Street - to allow subdivision into 5 single family residential lots.

Council direction received April 30, 2007

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2007, No. 16388" be finally adopted.

RES.R21-486

Carried

**Development Variance Permit No. 7906-0494-01**

10990 - 156 Street

To reduce the minimum front yard setback for the principal building and minimum rear yard setback for the garage on proposed Lot 5. These variances will allow for the retention of an existing single family dwelling on Lot 5 in a proposed 5-lot subdivision.

Council supported on October 7, 2019

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council authorize the issuance of  
Development Variance Permit No. 7906-0494-01.

RES.R21-487

Carried

6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20050"  
7915-0452-00 - SGB Properties Inc.  
c/o Ionic Architecture Inc. (Samuel Chan)  
C-8 to CD – 6289 King George Boulevard – to develop 8 townhouse units and a  
6 storey mixed-use building with commercial units on the ground floor and  
36 residential units above.

Council direction received April 20, 2020

RES.R21-488 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2020, No. 20050" be finally adopted.  
Carried  
With Councillor Pettigrew opposed.

**Development Permit No. 7915-0452-00**

6289 King George Boulevard

To issue a Development Permit for Sensitive Ecosystems (Streamside Areas) and  
Form and Character, generally in accordance within the guidelines of the Official  
Community Plan.

Council authorized to draft April 20, 2020

RES.R21-489 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council authorize the issuance of  
Development Permit No. 7915-0452-00.  
Carried  
With Councillor Pettigrew opposed.

7. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2020,  
No. 20046"  
7919-0192-00  
Owner: Sivia Developments Inc.  
Agent: Flat Architecture Inc. (Rajinder Warraich)  
To redesignate the property at 9762 – 182A Street from Suburban to Urban.

Council direction received March 9, 2020

RES.R21-490 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council amend the Abbey Ridge Local  
Area Plan to redesignate the subject site from "Low Density Townhouses 12-15 UPA  
Gross" to "Townhouse 15-20 UPA Gross."  
Carried



RES.R21-491 It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2020, No. 20046" be finally adopted.  
Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20041" RA to CD - 9762 - 182A Street - to develop 34 townhouses.

Council direction received March 9, 2020

RES.R21-492 It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20041" be finally adopted.  
Carried

**Development Permit No. 7919-0192-00**

9762 – 182A Street

To issue a Development Permit for Form and Character in accordance with the urban design guidelines in the Abbey Ridge Local Area Plan.

Council authorized to draft March 9, 2020

RES.R21-493 It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Council authorize the issuance of Development Permit No. 7919-0192-00.  
Carried

PERMIT APPROVALS

**8. Development Variance Permit No. 7920-0003-00**

Owner: S. Gill, M. Gill

Agent: S. Gill

7130 – 152 Street

To increase the maximum setback of a single family dwelling from the front lot line from 50 metres to 125 metres and to increase the maximum size of the farm residential footprint from 2,000 square metres to 3,600 square metres. In addition, an increase to the maximum depth of the farm residential footprint from the front lot line from 60 metres to 138.2 metres is sought in order to allow a display area for the sale of agricultural products, parking and traffic circulation.

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. 7920-0003-00.  
RES.R21-494 Carried

9. **Development Variance Permit No. 7917-0581-00**  
Owner: K & S Patel Holdings Ltd.  
Agent: K & S Patel Holdings Ltd. (Kirtesh Patel)  
Unit 109, 9639 - 137A Street  
To waive the minimum 400-metre separation requirement between a proposed small-scale drug store and existing drug stores. The proposed small-scale drug store would operate in conjunction with a medical clinic.

Council supported February 19, 2018

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council authorize the issuance of  
Development Variance Permit No. 7917-0581-00.  
RES.R21-495 Carried  
With Councillor Pettigrew opposed.

10. **Development Variance Permit No. 7920-0134-00**  
Unit 101 & 201, 10277 - 154 Street, Unit 101 & 201, 15375 - 102A Avenue and Unit 101 & 201, 15399 - 102A Avenue  
Owner: Rudr Investments Inc., Jeck Holdings Ltd., Cmo313 Holding Ltd., Aardwest Development Corp, Emerald Real Estate Holdings Inc., SBC Holdings Ltd.  
Agent: Priority Permits Ltd. (Jordan Desrochers)  
To allow free-standing signs on a property where the buildings to which the signage pertains are closer than 7.5 metres from any property line abutting a street. In addition, the proposal includes an increase to the maximum allowable sign area of the proposed free-standing sign fronting 102A Avenue from 6.1 square metres to 7.4 square metres for a business centre in Guildford.

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. 7920-0134-00.  
RES.R21-496 Carried

11. **Development Variance Permit No. 7919-0228-00**

Owner: Strata Plan LMS4530, Owners of Strata Lots 1, 2, 35, 36, 50, 51  
Agent: McElhanney Consulting Services Ltd. (Erica Tiffany)  
3500 - 144 Street

To reduce the minimum east side yard setback for an accessory structure from 16.5 metres to 12.4 metres and reduce an undisturbed strip of vegetation that abuts King George Boulevard from 15 metres to 12.4 metres. This will allow for the retention of existing decks and to accommodate additional decks in the future.

Council supported October 19, 2020

It was  
Development Variance Permit No. 7919-0228-00.  
RES.R21-497

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

**Development Permit No. 7919-0228-00**

Owner: Strata Plan LMS4530, Owners of Strata Lot 1  
3500 - 144 Street

To issue a Development Permit for Form and Character.

Council authorized to draft Monday October 5, 2020

It was  
Development Permit No. 7919-0228-00.  
RES.R21-498

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

12. **Development Permit No. 7920-0149-00**

Owner: Holland Parkside Holdings Ltd.  
Agent: ZGF Cotter Architects Inc. (Patrick Cotter)  
9783 King George Boulevard

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).

Council authorized to draft February 22, 2021

It was  
Development Permit No. 7920-0149-00.  
RES.R21-499

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

APPLICATIONS/BYLAWS/PERMITS TO BE CLOSED

- 13. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18088"  
7911-0208-00  
Owner: D. Yeo, R.Grimard  
Agent: Coastland Engineering & Surveying Ltd. (Michael Helle)  
RF to RF-12: 6581 – 140 Street - to permit subdivision into 2 small single family lots  
and park land for conservation purposes.

Council direction received October 7, 2013

It was  
and "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18088" be  
filed.

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That application No. 7911-0208-00 be closed

RES.R21-500

Carried

- 14. **Development Variance Permit No. 7911-0300-00**  
Owner: R. Singh, S. Singh  
6489 – 148 Street  
To reduce setbacks and the number of required on-site parking spaces from 18 to  
15 stalls for a proposed light industrial manufacturing and cold storage facility,  
with a small office component.

Council supported April 13, 2015

It was  
and Development Variance Permit No. 7911-0300-00 be filed.

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That application No. 7911-0300-00 be closed

RES.R21-501

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 April 12, 2021 Regular Council -

Land Use meeting be adjourned.  
RES.R21-502

Carried

The Regular Council - Land Use meeting adjourned at 5:44 p.m.

Certified correct:

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

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