

A. ADOPTION OF MINUTES

B. LAND USE APPLICATIONS

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

NEWTON

1. [7918-0049-00](#)
16361 – 80 Avenue

Agent: Greg Birring, Kick It Martial Arts

Owner: o883942 B.C. Ltd.

Director Information: Jaspal Bains, Manvinder Mann, Bawa Randhawa
No Officer Information Filed as at June 18, 2017

Development Variance Permit

to reduce the number of required on-site parking spaces to accommodate a taekwondo studio.

* **Planning Recommendation**

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7918-0049-00 (Appendix II), to reduce the rate at which parking for a recreational facility (gymnasium) is calculated from 11 parking spaces per 100 square metres (1,075 sq. ft.) of gross floor area to 4.65 parking spaces per 100 square metres (1,075 sq. ft.) of gross floor area, to proceed to Public Notification.

RESIDENTIAL/INSTITUTIONAL

NEWTON

2. [7917-0526-00](#)
12639 - 60A Avenue

Agent: Avtar Gill

Owners: A. Dhillon, P. Dhillon, S. Dhillon, J. Dhillon

**Development Permit for Sensitive Ecosystems (Green Infrastructure Areas)
Development Variance Permit**

to vary the minimum front yard setback of the RF Zone for a new single family dwelling.

* **Planning Recommendation**

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7917-0526-00 (Appendix II), to reduce the minimum front yard setback of the "Single Family Residential Zone (RF)" from 7.5 metres (25 ft.) to 3.6 metres (12 ft.), to proceed to Public Notification:
2. Council authorize staff to draft Development Permit No. 7917-0526-00 for Sensitive Ecosystems (Green Infrastructure Areas) generally in accordance with the Ecosystem Development Plan prepared by AquaTerra Environmental Ltd. and dated December 14, 2017.
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) submission of a landscaping plan with appropriate plantings within the Green Infrastructure Network portion of the site, along with a landscaping cost estimate, to the specifications and satisfaction of the Planning and Development Department; and
 - (b) registration of a Section 219 Restrictive Covenant for the Green Infrastructure Network (GIN) areas of the property to ensure that the landscaping of this area is installed and maintained in perpetuity.

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

SURREY CITY CENTRE/WHALLEY

3. [7918-0027-00](#)
10835 City Parkway

Agent: Guilaine Lord, Montreal Neon Signs
Owner: Gateway Place Building Inc.

Development Permit

to permit fascia and projecting signage for a financial institution within a commercial building in the City Centre, as part of a comprehensive sign design package.

* **Planning Recommendation**

The Planning & Development Department recommends that:

- (a) Council approve the applicant's request to vary the Sign By-law as described in Appendix II.

- (b) Council approve Development Permit No. 7918-0027-00 including a comprehensive sign design package and authorize the Mayor and Clerk to execute the Permit.

NOTE: If the Development Permit as presented, is not acceptable to Council in relation to the character of the development, including signage, Council may refer the Development Permit back to staff with direction regarding any of these matters.

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

**4. [7917-0410-00](#)
18493 Fraser Highway**

Agent: Jessie Arora, DF Architecture Inc.
Owner: Kular & Sons Construction Ltd.

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

to permit the development of a 4-storey apartment building consisting of approximately 55 dwelling units.

*** Planning Recommendation**

The Planning & Development Department recommends that:

1. a Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7917-0410-00 generally in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a road dedication plan to the satisfaction of the Approving Officer;
 - (c) 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) 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;
- (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 require energy efficiency features in accordance with the energy efficiency density bonus provisions in the West Clayton NCP, to the satisfaction of the Planning and Development Department; and
- (i) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

* **Bylaw Readings**

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19514"

- * First and second readings; Public Hearing to be set for Monday, March 12, 2018 at the City Hall at 7:00 p.m.

5. [7917-0541-00](#)
18141 - 68A Avenue

Agent: J. Yang
Owners: J. Yang, P. Yang

Development Variance Permit

to reduce the rear yard setback of the RF Zone to retain an existing patio cover on the lot.

* **Planning Recommendation**

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7917-0541-00 (Appendix II), to reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 5.4 metres (18 ft.) for an outdoor patio cover, to proceed to Public Notification.

FLEETWOOD/GUILDFORD

**6. [7917-0280-00](#)
8787 - 166B Street**

Agent: Rajeev Mangla, Mainland Engineering Consultants Corporation
Owners: P. Sidhu, G. Sidhu

**Rezoning from CD (By-law No. 11829) to RH / Development Permit
Development Variance Permit**

to allow subdivision into 2 half acre single family residential lots.

*** Planning Recommendation**

The Planning & Development Department recommends that:

1. a Bylaw be introduced to rezone the subject site from "Comprehensive Development Zone (CD)" (By-law 11829) to "Half-Acre Residential Zone (RH)" and a date be set for Public Hearing.
2. Council authorize staff to draft a Farming Protection Development Permit No. 7917-0280-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7917-0280-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum south side yard setback of the RH Zone from 4.5 metres (15 ft.) to 1.8 metres (5.9 ft.) for proposed Lot 1
 - (b) to reduce the north side yard on flanking street setback of the RH Zone from 7.5 metres (25 ft.) to 6.1 metres (20 ft.) for proposed Lot 1
 - (c) to reduce the minimum lot width of the RH Zone from 30 metres (100 ft.) to 28.8 metres (94 ft.) for proposed Lot 2.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;

- (c) 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 for the agricultural landscape buffer on proposed Lot 1 to the specifications and satisfaction of the Planning and Development Department;
- (e) registration of a Section 219 Restrictive Covenant for installation, maintenance and protection of the agricultural landscape buffer on proposed Lot 1. and,
- (f) registration of a Section 219 Restrictive Covenant for "no build" on the north portion of proposed Lot 1 for a minimum 33.3 metre (109 ft.) building setback from the ALR boundary and to inform future owners on both Lot 1 and 2 of farm practices in the area that may produce noise, odour and dust.

* **Bylaw Readings**

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19515"

- * First and second readings; Public Hearing to be set for Monday, March 12, 2018 at the City Hall at 7:00 p.m.

7. [7917-0390-00](#)
8956 - 160 Street

Agent: Dexter Hirabe, WSP Canada Inc.
Owners: M. Ghuman, D. Ghuman

Rezoning from RA to RF

to allow subdivision into two single family residential lots.

* **Planning Recommendation**

The Planning & Development Department recommends 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 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 lot grading plan to the satisfaction of the Planning & Development Department;
- (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.
- (g) registration of a Section 219 Restrictive Covenant to require paired driveways, right-in/right-out access only and side access garages on both lots.

* **Bylaw Readings**

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No.19516"

- * First and second readings; Public Hearing to be set for Monday, March 12, 2018 at the City Hall at 7:00 p.m.

SOUTH SURREY

8. [7917-0399-00](#)
2954 - 164 Street

Agent: Dexter Hirabe, WSP Canada Inc.
Owner: Morgan View 2 Estates Ltd.

NCP Amendment from Proposed One-Acre to Larger Transition Lots (2-3 upa) and changes to the road network / Rezoning from RA to RQ Development Permit

to allow subdivision into 14 single family lots and 2 greenbelt parcels.

* **Planning Recommendation**

The Planning & Development Department recommends that:

1. a Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Quarter-Acre Residential Zone (RQ)" and a date be set for Public Hearing.

2. Council authorize staff to draft Development Permit No. 7917-0399-00 for Sensitive Ecosystems, generally in accordance with the report prepared by Phoenix Environmental dated January 24, 2018.
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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (e) submission of a finalized lot grading plan to the satisfaction of the Planning and Development Department; and
 - (f) registration of a Restrictive Covenant for tree preservation on lots containing preservation areas in accordance with the finalized tree preservation plan.
4. Council pass a resolution to amend the North Grandview Heights Neighbourhood Concept Plan to redesignate the land from "Proposed One-Acre" to "Larger Transition Lots (2 – 3 upa) and changes to the road network when the project is considered for final adoption.

* **Bylaw Readings**

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19517"

- * First and second readings; Public Hearing to be set for Monday, March 12, 2018 at the City Hall at 7:00 p.m.

C. ITEMS REFERRED BACK

D. LAND USE APPLICATIONS

E. CORPORATE REPORTS

F. CORRESPONDENCE

G. NOTICE OF MOTIONS

H. BYLAWS AND PERMITS

BYLAWS

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18781"
7915-0368-00 –Jaswinder and Satinderpal Grewal and City of Surrey
c/o Westridge Engineering & Consulting Ltd. (Dharam Kajal)
RA to RF-10 and RF-12 – 14884 – 72 Avenue and Portion of Lane - to subdivide into
3 lots, including a portion of the Lane.

Approved by Council: June 27, 2016

- * Planning and Development advise (see memorandum dated February 14, 2018 in back-up) that it is in order for Council to pass a resolution amending the East Newton South Neighbourhood Concept Plan to redesignate the site from "Urban Single Family Residential" and "Landscape Buffer Strips" to "Single Family Small Lots".
- * **Council is requested to amend the East Newton South Neighbourhood Concept Plan to redesignate the site from "Urban Single Family Residential" and "Landscape Buffer Strips" to "Single Family Small Lots".**

Final Adoption

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16439"
7906-0212-00 - Andrew Erwin Rzepka
c/o Chris Alangaramoney
RA to RF - 16156 - 112 Avenue - to permit subdivision into three residential lots and a remainder lot.

Note: Change of Agent

Note: The Public Hearing on this application was held on September 10, 2007. As many years have passed since the Public Hearing, Council has the option to request a new Public Hearing.

Approved by Council: July 23, 2007

Final Adoption

BYLAWS WITH PERMITS

3. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2016, No. 18923"
7913-0193-00 – Dream Castle Homes Ltd.
c/o WSP Canada Inc. (Dexter Hirabe)
To redesignate the site at 17241 and 17261 – 100 Avenue from Suburban to Urban.

Note: Change of ownership

Approved by Council: October 24, 2016

Final Adoption

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18924"
RA to RF - 17241 and 17261 – 100 Avenue - to subdivide into 12 single family lots.

Final Adoption

Development Variance Permit No. 7913-0193-00

17241 and 17261 – 100 Avenue

To reduce the lot widths for proposed lots 5, 10, 11 and 12. This will eliminate the need for driveway access on 100 Avenue for proposed lots 10 to 12 and allow for additional road dedication near proposed lot 5.

Supported by Council: November 7, 2016

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, as follows:

- (a) Section K of Part 16 Single Family Residential Zone (RF) is varied to reduce the minimum lot width as follows:
- i. from 15 metres (50 ft.) to 13.9 metres (46 ft.) for proposed Lot 5
 - ii. from 15 metres (50 ft.) to 13.0 metres (43 ft.) for proposed Lots 10 and 11; and
 - iii. from 15 metres (50 ft.) to 14 metres (46 ft.) for proposed Lot 12;

Memo received from Planning and Development requesting Council to pass the following resolution:

That the Mayor and Clerk be authorized to execute Development Variance Permit No. 7913-0193-00.

4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19130"
7916-0215-00 – Darshan Holdings Inc..
c/o Pacific Land Group (Oleg Verbenkov)
RF to CD – 9689 – 140 Street - to develop a 5 to 6-storey building with 112 apartment units and 9 townhouse units.

Note: Change of ownership

Approved by Council: February 6, 2017

Final Adoption

Development Permit No. 7916-0215-00

9689 – 140 Street

To permit the development of a 5 to 6-storey apartment building with a 2-storey townhouse base, consisting of approximately 121 dwelling units.

Authorized to draft: February 6, 2017

Memo received from Planning and Development requesting Council to pass the following resolution:

That the Mayor and Clerk be authorized to execute Development Permit No. 7916-0215-00.

I. CLERKS REPORT

APPLICATIONS/BYLAWS/PERMITS TO BE CLOSED

1. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19385"
7916-0118-00 – J. Davies, Fergus Creek Homes Ltd. and N. Chauhan
c/o Pacific Land Resource Group Inc. (Oleg Verbenkov)
To redesignate the site at 1083, 1109 and 1177 – 168 Street, 1068 No. 99 Highway and 16620 – 12 Avenue from Mixed Employment to Multiple Residential.

Approved by Council: October 2, 2017

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19386"
RA to RM-30 – 1083, 1109 and 1177 – 168 Street, 1068 No. 99 Highway and 16620-12 Avenue - to develop approximately 391 townhouse units.

Approved by Council: October 2, 2017

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19387"
RA to CD – 919 – 168 Street - to develop a private school.

Approved by Council: October 2, 2017

At the November 6, 2017 Regular Council – Public Hearing meeting, Council denied third reading of bylaw nos. 19385, 19386 and 19387. The Deputy City Clerk advises (see memorandum dated February 15, 2018 in back-up) that the time period for reconsideration of this application has lapsed. Council is hereby requested to close the application and file the associated bylaws.

- * **That application No. 7916-0118-00 be closed and "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19385" be filed.**
- * **That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19386" be filed.**
- * **That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19387" be filed.**

- 2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18446"
7913-0137-00 – Gurprit Hans
RH-G to CD – 13746 – 63A Avenue - to expand an existing and licensed child care centre within a single family dwelling to a maximum capacity of 16 children.

Approved by Council: April 27, 2015

At the May 25, 2015 Regular Council – Public Hearing meeting, Council denied third reading of bylaw no. 18446. The Deputy City Clerk advises (see memorandum dated February 15, 2018 in back-up) that the time period for reconsideration of this application has lapsed. Council is hereby requested to close the application and file the associated bylaws.

- * **That application No. 7913-0137-00 be closed and "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18446" be filed.**

J. OTHER BUSINESS

K. ADJOURNMENT