

B. LAND USE APPLICATIONS
COMMERCIAL/INDUSTRIAL/AGRICULTURAL
CLOVERDALE/CLAYTON

1. **7918-0038-00**
19459 No. 10 Highway (Langley ByPass)
Agent: Shauna Johnson, Teck Construction LLP
Owner: 1032669 B.C. Ltd.
Director Information: Gulsharn Gill
Officer Information as at April 7, 2019:
Keri Gill (Secretary), Gulsharn Singh (President)

Development Permit

to permit the development of an automotive sales and service centre building as well as a comprehensive sign design package.

That:

1. Council approve the applicant's request to vary the Sign By-law as described in Appendix II.
2. Council authorize staff to draft Development Permit No. 7918-0038-00, including a comprehensive sign design package, generally in accordance with the attached drawings (Appendix III).
3. 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 tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

NEWTON

2. **7919-0122-00**
12732 - 80 Avenue
Agent: Katyal Munish, Gurunanak Holdings Ltd.
Owner: Gurunanak Holdings Ltd.
Amend CD Zone (By-law No. 13121)
to allow trade schools to be added as a permitted use.

That a Bylaw be introduced to amend "Comprehensive Development Zone (CD)" (By-law No. 13121) and a date be set for Public Hearing.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 1997, No. 13121, Amendment Bylaw, 2019, No. 19848" pass its first reading.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 1997, No. 13121, Amendment Bylaw, 2019, No. 19848" pass its second reading.

Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 1997, No. 13121, Amendment Bylaw, 2019, No. 19848" be held on June 24, 2019

SOUTH SURREY

3. 7919-0002-00

15336 - 31 Avenue

Agent: Thomas Willman, Galaxie Signs

Owner: Morgan Crossing Corporate Centre Ltd.

Development Variance Permit

to allow for the installation of an upper storey fascia sign

That Council approve Development Variance Permit No. 7919-0002-00, varying Surrey Sign By-law, 1999, No. 13656, to allow a second top floor fascia sign on the north façade of an existing self-storage/office building, to proceed to Public Notification.

4. 7918-0166-00

Portion of 19259 - 34A Avenue, 19291 - 34A Avenue

Agent: Braden Smith, Integrated Construction

Owner: Pollyco & Shing Kee Developments Ltd.

Development Permit

to permit the development of two multi-tenant industrial buildings.

That:

1. Council authorize staff to draft Development Permit No. 7918-0166-00 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) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) registration of a Section 219 Restrictive Covenant to restrict the maximum amount of mezzanine space;
 - (e) registration of a Section 219 Restrictive Covenant to prohibit any uses that requires a Metro Vancouver air quality permit from locating on the site; and
 - (f) Registration of the subdivision associated with Development Application 7918-0139-00 to ensure that the development site (Lot D) is created.

RESIDENTIAL/INSTITUTIONAL
FLEETWOOD/GUILDFORD

5. **7918-0171-00**
17450 and 17470 - 101 Avenue
Agent: Roger Jawanda, Citiwest Consulting Ltd.
Owners: W. Wei, T. Yang
Rezoning from RA to RQ / Development Variance Permit
to allow subdivision into seven (7) single family suburban lots.

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 approve Development Variance Permit No. 7918-0171-00, to reduce the minimum front yard setback of the RQ Zone, from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for the garage portion of the principal building on proposed Lot 6, to proceed to Public Notification.
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) approval from the Ministry of Transportation & Infrastructure;
 - (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;
 - (g) registration of a Section 219 Restrictive Covenant for tree preservation on proposed Lots 1, 2, 4, 5 and 6;
 - (h) registration of a Section 219 Restrictive Covenant on proposed Lots 1 and 7 to require driveway access from 174A Street only; and
 - (i) 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.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19861" pass its first reading.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19861" pass its second reading.

Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19861" be held on June 24, 2019

6. **7917-0559-00**

16174 - 80 Avenue

Agent: Mike Helle, Coastland Engineering & Surveying Ltd.

Owner: W. Leibenzeder

Rezoning a portion from RA to RF-13

Development Permit / Development Variance Permit

to allow subdivision into 29 small single family lots, one remnant lot, and 3 park lots.

That:

1. A Bylaw be introduced to rezone a portion of the subject site shown as Block I and Block II on the attached Survey Plan (Appendix I) from "One-Acre Residential Zone (RA)" to "Single Family Residential 13 Zone (RF-13)" and a date be set for Public Hearing.
2. Council authorize staff to draft Sensitive Ecosystems and Hazard Lands Development Permit No. 7917-0559-00 in accordance with the Ecosystem Development Plan prepared by Tracy Anderson, *R.P. Bio.*, of Envirowest Consultants Inc. and the geotechnical report prepared by Mehwish Rahman, *P. Eng.*, of GeoPacific Consultants Ltd.
3. Council approve Development Variance Permit No. 7917-0559-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard on a flanking street setback of the RA Zone from 7.5 metres (25 ft.) to 4.1 metres (13 ft.) for an existing accessory building on proposed Lot 27.
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) completion of all FortisBC requirements;
 - (e) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (h) finalization of an Ecosystem Development Plan;
 - (i) finalization of a Geotechnical Report;
 - (j) the applicant satisfy the requirements for a P-15 Agreement; and
 - (k) registration of a Section 219 Restrictive Covenant to stipulate driveway location on proposed Lots 10 and 24.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19862" pass its first reading.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19862" pass its second reading.

Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19862" be held on June 24, 2019

**COMMERCIAL/INDUSTRIAL/AGRICULTURAL
FLEETWOOD/GUILDFORD**

7. **7919-0007-00**

9445 - 189 Street

Agent: Tawny Verigin, Rogers C/O Cypress Land Services Inc.

Owner: 0717878 B.C. Ltd.

Director Information: Brad Taylor

Officer Information as at March 1, 2019: Brad Taylor (President, Secretary)

Development Variance Permit

to increase the maximum height of a free-standing telecommunications tower from 12 metres (40 ft.) to 31 metres (102 ft.) and reduce the required south side yard setback.

That:

1. Council approve Development Variance Permit No. 7919-0007-00, varying the following, to proceed to Public Notification:
 - (a) to vary Part 4 General Provisions of the Zoning By-law to increase the maximum height of a free-standing telecommunications tower from 12 metres (40 ft.) to 31 metres (102 ft.); and
 - (b) to reduce the minimum south side yard setback of the IL Zone from 7.5 metres (25 ft.) to 2.5 metres (8 ft.) for the telecommunication tower and 0.3 metres (1 ft.) for the associated equipment compound.

**RESIDENTIAL/INSTITUTIONAL
CLOVERDALE/CLAYTON**

8. **7919-0152-00**

19501 - 74 Avenue; 7410 - 194 Street (19483 - 74 Avenue)

Agent: Trevor Dickson, Barnett Dembek Architects Inc.

Owners: 0995878 B.C. Ltd.

Director Information: Sukhminder Pandher

Officer Information as at March 7, 2019:

Sukhminder Pandher (President, Secretary)

0996756 B.C. Ltd.

Director Information: Sukhminder Pandher

Officer Information as at March 17, 2019:

Sukhminder Pandher (President, Secretary)

Development Variance Permit

to permit porches to extend 1.5 metres (5 ft.) into the required front and side yard on flanking street setbacks, and to reduce the minimum rear yard principal building setback for two buildings from 6.0 metres (20 ft.) to 3.0 metres (10 ft.), for an approved townhouse project.

That:

1. Council approve Development Variance Permit No. 7919-0152-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the front yard (74 Avenue) and side yard on flanking street setbacks of the CD Zone (Bylaw No. 18371) from 4.5 metres (15 ft.) to 3.0 metres (10 ft.) for porches; and
 - (b) to reduce the minimum rear (north) yard setback for principal buildings of the CD Zone (Bylaw No. 18371) from 6.0 metres (20 ft.) to 3.0 metres (10 ft.) for Buildings 8 and 15 on Lot 1 only.

FLEETWOOD/GUILDFORD

9. 7919-0144-00

10780 - 168 Street

Agent: W. Macaulay

Owner: P. Plett

Development Variance Permit

to reduce the minimum north side yard on flanking street setback for an accessory building from 7.5 metres (25 ft.) to 0.6 metres (2 ft.), and to increase the maximum height of an accessory building from 4.0 metres (13 ft.) to 6.1 metres (20 ft.), to retain an existing barn.

That:

1. Council approve Development Variance Permit No. 7919-0144-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north side yard on flanking street setback of an accessory building over 10 square metres (108 sq.ft.) in size in the One Acre Residential (RA) Zone from 7.5 metres (25 ft.) to 0.6 metres (2 ft.); and
 - (b) to increase the maximum height of an accessory building in the One Acre Residential (RA) Zone from 4.0 metres (13 ft.) to 6.1 metres (20 ft.) to retain an existing barn.

NEWTON

10. 7918-0450-00

8109, 8123 and 8135 King George Boulevard

Agent: Maggie Koka, Aplin & Martin Consultants Ltd.

Owner: Options Community Services Society

OCP Amendment from Urban to Multiple Residential and to allow a higher floor area ratio (FAR) in the Multiple Residential designation Rezoning from RA and RF to CD

Development Permit / Housing Agreement

to permit the development of a 6 storey, 100-unit mixed use building which incorporates community services, non-market and market residential rental units.

That:

1. Council file Rezoning By-law No. 16764 and Official Community Plan Amendment By-law No. 16763 and close Land Development Project No. 7907-0372-00.
2. A Bylaw be introduced to amend the OCP by redesignating the subject site in Development Application No. 7918-0450-00 from Urban to Multiple Residential and to increase the allowable floor area ratio within the

- Multiple Residential designation from 1.5 to 2.52 and a date for Public Hearing be set (Appendix VIII).
3. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
 4. A Bylaw be introduced to rezone the subject site from "Single Family Residential Zone" (RF) and from "One -Acre Residential Zone" (RA) to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing (Appendix X).
 5. A Bylaw be introduced to allow the property owner and the City of Surrey to enter into a Housing Agreement to secure for both the market and non-market residential rental units (Appendix IX) for a period of twenty years.
 6. Council approve the applicant's request to vary the Sign By-law as described in Appendix VII.
 7. Council authorize staff to draft Development Permit No. 7918-0450-00 including a comprehensive sign design package generally in accordance with the attached drawings (Appendix II).
 8. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a 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) the applicant address the concern that the development will place additional pressure on existing park facilities, for the market rental units, to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (g) 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;
 - (h) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, for the community services and office portions of the development; to the satisfaction of the General Manager Parks, Recreation and Culture; and
 - (i) registration of a Section 219 Restrictive Covenant to register the Housing Agreement on the property.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment By-law, 2008, No. 16763" be filed.

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16764" be filed.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2019, No. 19863" pass its first reading.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2019, No. 19863" pass its second reading.

Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2019, No. 19863" be held on June 24, 2019

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19864" pass its first reading.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19864" pass its second reading.

Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19864" be held on June 24, 2019

"The Options Community Services Housing Agreement, Authorization Bylaw, 2019, No. 19865" pass its first reading.

"The Options Community Services Housing Agreement, Authorization Bylaw, 2019, No. 19865" pass its second reading.

"The Options Community Services Housing Agreement, Authorization Bylaw, 2019, No. 19865" pass its third reading.

SURREY CITY CENTRE/WHALLEY

11. 7916-0336-00

10141 - Park Drive

Agent: H. Gadhri

Owner: D. Kaler, S. Gadhri

Development Permit / Development Variance Permit

to reduce the minimum front yard setback of CD By-law No. 16156 and the minimum streamside setback to facilitate construction of a single family dwelling on the lot.

Development Permit for Sensitive Ecosystems and Hazard Lands.

That:

1. Council authorize staff to draft Sensitive Ecosystems (Streamside Areas) and Hazard Lands (Steep Slopes) Development Permit No. 7916-0336-00, generally in accordance with the Environmental Report, prepared by Envirowest Consultants and dated May 8, 2019, and the Geotechnical Report, prepared by Terran Geotechnical and dated November 27, 2018, respectively.
2. Council approve Development Variance Permit No. 7916-0336-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum streamside setback area for a Class A Natural Stream (Robson Creek) from 15 metres (50 ft.), as measured above top-of-bank, to a minimum of 21.5 metres (70 ft) from the high water mark (equivalent to a maximum of approximately 19 metres (62 ft.) below top-of-bank); and
 - (b) to reduce the minimum front yard setback of CD By-law No. 16156 from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for 100% of the width of the principal building, including the attached garage.
3. Council instruct staff to resolve the following issues prior to 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 Ecosystem Development Plan and Impact Mitigation Plan, including a landscape plan and cost estimate, to the satisfaction of the Planning and Development Department;
- (c) registration of a combined Restrictive Covenant and Statutory Right-of-Way over the identified Streamside Protection Area;
- (d) registration of a Section 219 Restrictive Covenant to ensure that all on-site preparation and construction complies with the recommendations of the accepted geotechnical report;
- (e) registration of a Section 219 Restrictive Covenant for the proposed pumped storm connection and to inform current and future Owners of their obligations to monitor and maintain the side yard storm connection to the existing storm main; and
- (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect.

C. ADDITIONAL PLANNING COMMENTS

1. 7918-0206-00

15820 Fraser Highway

Agent: Matt Reid, DS (Fraser) Developments Ltd.

Owner: Green Tree Estates Ltd.

Housing Agreement

to regulate the tenure of 43 rental dwelling units in a proposed 6-storey apartment building.

"Green Tree Estates Ltd. Housing Agreement, Authorization Bylaw, 2019, No. 19866" pass its first reading.

"Green Tree Estates Ltd. Housing Agreement, Authorization Bylaw, 2019, No. 19866" pass its second reading.

"Green Tree Estates Ltd. Housing Agreement, Authorization Bylaw, 2019, No. 19866" pass its third reading.

**D. ITEMS REFERRED BACK
RESIDENTIAL/INSTITUTIONAL
SOUTH SURREY**

1. 7914-0255-00

3375 Morgan Creek Way; 15711 - 32 Avenue

Agent: Maggie Koka, Aplin & Martin Consultants Ltd.

Owner: Morgan Creek Holdings Inc.

NCP Amendment to introduce a new land use designation: Low-Density Apartments (3-Storeys)

NCP Amendment from "Clustering at Single Family Density" to "Low-Density Apartments (3-Storeys)" and "Golf Course", and from "Golf Course" to

"Low-Density Apartments (3-Storeys)" and "Clustering at Single Family Density" Rezoning 3375 - Morgan Creek Way from CD (By-law No. 12961) to RM-15 and RM-30 and a portion of 15711 - 32 Avenue from CD (By-law No. 13973) to RM-15 and RM-30

Amending CD By-law No. 13973 to include a portion of 3375 - Morgan Creek Way Development Permit / Development Variance Permit

to allow for a lot line adjustment and the development of 46 townhouses and 51 apartment units.

That Application 7914-0255-00 be referred back to staff to work with the applicant on revisions to the proposal to reflect a townhouse form of development for the entire project.

H. BYLAWS AND PERMITS
BYLAWS WITH PERMITS

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17983"
7912-0150-00 – Pratap Holdings Ltd.
c/o JM Architecture Inc.
RA to IL - 12084, 12092 and 12106 – 90 Avenue - to permit the development of two (2) multi-tenant industrial buildings on a consolidated site.

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17983" be finally adopted

Development Variance Permit No. 7912-0150-00

12084, 12092 and 12106 – 90 Avenue
To reduce the rear yard and west side yard setbacks.

Development Variance Permit No. 7912-0150-00 be approved

Development Permit No. 7912-0150-00

12084, 12092 and 12106 – 90 Avenue
To permit the development of two multi-tenant industrial buildings.

That the Mayor and Clerk be authorized to execute Development Permit No. 7912-0150-00.

PERMIT APPROVALS

2. **Development Variance Permit No. 7917-0283-00**
N. Atwal and T. Samra
c/o Citiwest Consulting Ltd. (Roger Jawanda)
6080 – 172 Street
To reduce the minimum lot width for proposed Lot 2 in a 2-lot subdivision.

Development Variance Permit No. 7917-0283-00 be approved

3. **Development Variance Permit No. 7918-0090-00**

P., A., and M. Dhesi

c/o D. Sandhar

17669 - 40 Avenue

To increase the maximum setback for a single family dwelling and increase the maximum depth of the farm residential footprint in order to allow for the construction of a new single family dwelling on an agricultural lot.

Development Variance Permit No. 7918-0090-00 be approved

Development Permit No. 7918-0090-00

17669 - 40 Avenue

To allow construction of a single family dwelling.

That the Mayor and Clerk be authorized to execute Development Permit No. 7918-0090-00.