

**City of Surrey
Board of Variance
Minutes**

2E – Community Room A
City Hall
13450 - 104 Avenue
Surrey, B.C.
WEDNESDAY, SEPTEMBER 12, 2018
Time: 9:13 a.m.
File: 0360-20

Present:

Gil Mervyn, Chair
Puneet Sandhar
Inderjit Dhillon

Absent:

Mike Bola
Jennifer Rahiman

Staff Present:

K. Broersma, Planner
L. Pitcairn, Senior Planner
L. Blake, Secretary

A. ADOPTION OF MINUTES

1. Minutes of the Board of Variance hearing held July 11, 2018.

Moved by I. Dhillon
Seconded by P. Sandhar

THAT the Minutes of the Board of Variance hearing held on July 11, 2018, be received and adopted as circulated.

CARRIED UNANIMOUSLY

B. DEFERRED APPEALS

C. NEW APPEALS

1. **Appeal No. 18-61 – Surrey Village Holdings Ltd.**

For permission for an extension of five years to the effective termination date of Land Use Contract No. 420 until January 8, 2024, to allow for the conversion of some of the retail space into residential units at 9801/9835 King George Boulevard.

The Board acknowledged Daniel Shouldice from McMillan LLP, Agent for the Appellant Surrey Village Holdings Ltd., in attendance to speak to the application.

Mr. Shouldice reported that the Appellant purchased the property in 2014 with the intention of operating the building as a rental property and to convert the commercial units to additional rental units. The Appellant is currently in the first phase (Phase One) of a two phase construction process and have pursued the permit and construction process in good faith. The project would not affect the existing character of the neighbourhood and the Appellant is not

seeking the maximum extension request. City staff have expressed support for the proposal. Should an extension of the Land Use Contract (LUC) not be permitted, the Appellant would be forced to abandon Phase Two of the construction process, resulting in loss of time and funds already invested into the project. Additionally, there would be a hardship to the community, as the project would not result in additional rental stock.

In response to questions from the Board, the Agent made the following comments:

- The project would result in an additional 50 rental units.

The Chair confirmed there were no persons present to speak to the application and no correspondence received in response to the notification regarding the appeal.

Members of the Board made the following comments regarding the requested variance:

- The property was purchased and the construction process initiated prior to the termination of the LUC. The proposal would be permitted under the LUC.
- The Appellant has invested time and funding into the project and the termination of the LUC would result in a hardship.
- The proposal would provide a benefit to the community by adding additional rental stock in the area.

Therefore, it was

Moved by P. Sandhar
Seconded by I. Dhillon

THAT the Board finds that undue hardship would be caused to the Appellant by the early termination of Land Use Contract No. 420, and orders that Appeal No. 18-61, to extend the effective termination date of the Land Use Contract until January 8, 2024, to allow for the conversion of some of the retail space into residential units at 9801 and 9835 King George Boulevard, as presented to the Board, be **ALLOWED**.

CARRIED UNANIMOUSLY

D. OTHER BUSINESS

E. NEXT MEETING

The next Board of Variance hearing is scheduled for Wednesday, October 10, 2018 at 9:00 a.m.

F. ADJOURNMENT

Moved by I. Dhillon
Second by P. Sandhar

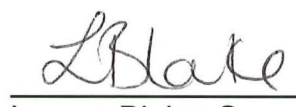
THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 9:33 a.m.



Gil Merwyn, Chair



Lauren Blake, Secretary