

Present:

Mayor Hepner
Councillor Gill
Councillor LeFranc
Councillor Martin
Councillor Starchuk
Councillor Steele
Councillor Villeneuve
Councillor Woods

Absent:

Councillor Hayne

Staff Present:

City Manager
City Clerk
Deputy 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 MINUTES**B. LAND USE APPLICATIONS****COMMERCIAL/INDUSTRIAL/AGRICULTURAL****NEWTON**

1. **7917-0450-00**
15157 No. 10 Highway (56 Avenue)
Fariba Gharaei, Urban Design Group / Investors Group Trust Co. Ltd.
Development Permit
to permit exterior renovations to the Panorama Village Shopping Centre

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was

Moved by Councillor Gill
Seconded by Councillor Martin
That the Mayor and Clerk be authorized to

execute Development Permit No. 7917-0450-00.

RES.R17-2909

Carried

RESIDENTIAL/INSTITUTIONAL

NEWTON

- 2. **7917-0282-00**
13105 - 56 Avenue
Fahad Abrahani, H.Y. Engineering Ltd. / S. Mohammad, T. Hussain
 Development Variance Permit
to reduce the minimum lot width in order to facilitate a subdivision into two RH zoned lots.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Gill
Seconded by Councillor Steele
That Council approve Development Variance
 Permit No. 7917-0282-00, to reduce the minimum lot width of the "Half-Acre Residential Zone (RH)" from 30 metres (100 ft.) to 25.6 metres (84 ft.), to proceed to Public Notification.

RES.R17-2910

Carried

SOUTH SURREY

- 3. **7917-0421-00**
1133 King George Boulevard
A. Sandhu / A. Sandhu
 Development Variance Permit
to permit the construction of a basement access well between the principal building and the front lot line, for a proposed single family dwelling.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Gill
Seconded by Councillor Martin
That Council approve Development Variance
 Permit No. 7917-0421-00, to vary the Single Family Residential Zone (RF) to allow the basement access and basement well to be located in the front yard of the subject lots, to proceed to Public Notification.

RES.R17-2911

Carried

- 4. **7911-0219-00**
16301, 16321, 16355 and 16367 -20 Avenue
Donna Ichikawa, Woodbridge Properties
Woodbridge Developments (South Grandview) Ltd.
 NCP Amendment to modify the proposed road network
 Rezoning from RA to RM-30 and CD
 Development Permit / Development Variance Permit
to permit the development of approximately 127 townhouse units in Phase 1, with a General Development Permit for approximately 190 additional townhouse units in future phases.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

Council expressed concern regarding the number of trees to be removed from the site, and for existing traffic congestion and parking issues in the area. Council noted that additional development in the area is not appropriate until additional schools, hospital and infrastructure is completed. Council noted that the proposed density is too high.

In response to questions from Council, staff provided the following information:

- The applicant is proposing back-to-back unit types, which require the .97 FAR that is being requested, which is allowed in the CD Bylaw.
- The designation on site would permit an apartment building form on the site, with a typical 1.5 FAR.
- Staff will be studying future phases of development to review tree retention, should the application be supported. The applicant is proposing back-to-back unit types, which require the .97 FAR that is being requested, which is allowed in the CD Bylaw.

RES.R17-2912	<p>It was</p> <p>back to staff, with specific attention paid to tree retention.</p>	<p>Moved by Councillor Starchuk Seconded by Councillor LeFranc That Application 7911-0219-00 be referred</p> <p><u>Defeated</u> With Councillors Gill, Martin, Steele, Villeneuve and Woods opposed.</p>
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It was	<p>Moved by Councillor Gill Seconded by Councillor Villeneuve That:</p>
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- 1. a Bylaw be introduced to rezone the properties at 16355/16367 – 20 Avenue and portions of 16301/16321 – 20 Avenue shown as Blocks A and B on the

survey plan attached in Appendix II from "One-Acre Residential Zone" (RA) to "Multiple Residential 30 Zone" (RM-30), and a date be set for Public Hearing.

2. a Bylaw be introduced to rezone portions of the properties at 16301/16321 - 20 Avenue shown as Blocks C and D on the survey plan attached in Appendix II from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone" (CD), and a date be set for Public Hearing.
3. Council authorize staff to draft Development Permit (No. 7911-0219-00) for Form and Character and for Sensitive Ecosystems generally in accordance with the attached drawings (Appendix II) and the report prepared by Enkon Environmental Ltd.
4. Council approve Development Variance Permit No. 7911-0219-00, varying the following associated with proposed Parcel 1, to proceed to Public Notification:
 - (a) reduce the minimum northerly setback of the RM-30 Zone from 7.5 metres (25 feet) to 4.0 metres (13 feet) along 21 Avenue and to permit stairs within the setback area;
 - (b) reduce the minimum easterly setback of the RM-30 Zone from 7.5 metres (25 feet) to 3.0 metres (10 feet) along 164 Street and to permit stairs within the setback area;
 - (c) reduce the minimum southerly setback of the RM-30 Zone from 7.5 metres (25 feet) to 4.0 metres (13 feet) along 20 Avenue and to permit stairs within the setback area; and
 - (d) reduce the minimum westerly setback of the RM-30 Zone from 7.5 metres (25 feet) to 4.0 metres (13 feet) along Oak Meadows Drive and to permit stairs within the setback area.
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Forests, Lands and Natural Resource Operations under the Water Sustainability Act;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

- (e) submission of a landscaping plan and landscaping cost estimate to the specifications and 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 specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
 - (h) 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;
 - (i) completion of a P-15 agreement; and
 - (j) the applicant satisfy the deficiency in tree replacement on the site to the satisfaction of the Planning and Development Department.
6. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan to delete an east-west flex road through the site and the associated drainage corridor when the project is considered for final adoption.

RES.R17-2913

Defeated

With Councillors Gill, LeFranc, Martin, Starchuk, Steele, Villeneuve and Woods opposed.

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

SURREY CITY CENTRE/WHALLEY

5. **7917-0481-00**
9655 - 137 Street
I. Horvath/ Kweku Brothers Holdings Ltd.
Development Variance Permit
to vary the minimum 400-metre (1,300 ft.) separation requirement between a proposed small scale drug store and an existing small-scale drug store.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Gill
Seconded by Councillor Martin
That

1. Council approve Development Variance Permit No. 7917-0481-00, varying the following, to proceed to Public Notification:
 - (a) In Section E.28 of Part 4 General Provisions of Zoning By-law No. 12000, the minimum separation requirement between a proposed small-scale drug store and an existing small-scale drugstore is reduced from 400 metres (1,300 ft.) to 20 metres (66 feet) to accommodate a small-scale drug store on the subject site.
2. Council instruct staff to resolve the following issues prior to Development Variance Permit issuance:
 - (a) A Section 219 Restrictive Covenant to be registered on title to allow the small-scale drug store to operate only in conjunction with a medical clinic, and to require the small-scale drug store to have the same hours of operation as the medical clinic on the site.

RES.R17-2914

Carried

It was Moved by Councillor LeFranc
Seconded by Councillor Martin
That Council direct staff to conduct a policy review to bring the bylaws up to date with modern pharmaceutical delivery service practices, and report back to Council.

RES.R17-2915

Carried**RESIDENTIAL/INSTITUTIONAL****FLEETWOOD/GUILDFORD**

6. **7916-0070-00**
9698 and 9714- 160 Street; 9695 - 160A Street
Jugraj Singh Bains, Prageti Holdings Ltd.
Pragati Holdings Ltd., L. Heng, H. Tran, B. Chan, P. Chan
Rezoning from RF-12 and RA to RF-10 and RF-13
Development Variance Permit
to allow subdivision from 3 lots into 10 single family small lots and allow a reduced lot width on proposed Lot 9.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was

Moved by Councillor Gill
Seconded by Councillor Martin
That:

1. a Bylaw be introduced to rezone a portion of the subject site shown as Block A on the Survey Plan attached as Appendix I, from "Single Family Residential (12) Zone (RF-12)" to "Single Family Residential (10) Zone (RF-10)", the portion of the subject site shown as Block D on the Survey Plan from "Single Family Residential (12) Zone (RF-12)" to "Single Family Residential (13) Zone (RF-13)", the portion of the subject site shown as Block B on the Survey Plan from "One Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)" and the portion of the subject site shown as Block C on the Survey Plan from "One Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7916-0070-00, to reduce the minimum lot width of the RF-13 Zone from 12 metres (40 ft.) to 11.5 metres (38 ft.) for proposed Lot 9, 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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant address the shortfall in tree replacement;
 - (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) registration of a Section 219 Restrictive Covenant on proposed Lot 9, to require a minimum rear yard setback of 6 metres (20 ft.) to the garage;
 - (h) registration of a Section 219 Restrictive Covenant on proposed Lots 1 to 4, to identify the specific location where garages can be constructed and to specifically prohibit encroachment or

construction, including fences or any other structures, between the proposed garages; and

- (i) registration of easements for reciprocal access for maintenance and access on proposed Lots 1 to 4.
- RES.R17-2916 Carried

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19445" pass its first reading.

RES.R17-2917 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19445" pass its second reading.

RES.R17-2918 Carried

It was then Moved by Councillor Gill
Seconded by Councillor Martin
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19445" be held at the City
Hall on November 20, 2017, at 7:00 p.m.

RES.R17-2919 Carried

SOUTH SURREY

7. **7916-0035-00**
13991 Crescent Road (13971 Crescent Road)
Maggie Koka, Aplin & Martin Consultants Ltd. / A. Knott
OCP Amendment from Suburban to Urban
Rezoning from RA to RF-13 / Development Permit
Heritage Revitalization Agreement / Development Variance Permit
to allow subdivision into four (4) single family small lots and to preserve the Lee House on proposed Lot 1.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

Council requested that staff report back regarding the benefits for Crescent Road and 140th Street, and for clarity that none of the heritage trees on site will be affected by the development.

In response to questions from Council, staff provided the following information:

- The development will be accessed from 140th Street, so the applicant is required to upgrade the intersection.
- Buildings permits have been issued in the floodplain. To address concerns of building in the floodplain, structures are elevated above floodplain levels and no habitable space is permitted at ground level.
- This application would be reviewed to ensure no precedent is created.

It was

Moved by Councillor Villeneuve

Seconded by Councillor Martin

That:

1. a Bylaw be introduced to amend the OCP by redesignating the subject site in Development Application No. 7916-0035-00 from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. a Bylaw be introduced to rezone the subject site from "One Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
4. a Bylaw be introduced to allow the property owner and the City of Surrey to enter into a Heritage Revitalization Agreement to allow for the restoration and maintenance of the Lee House at 13971 Crescent Road, on proposed Lot 1.
5. Council authorize staff to draft Hazard Lands (Flood Prone) Development Permit No. 7916-0035-00.
6. Council approve Development Variance Permit No. 7916-0035-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback on Lot 3 of the RF-13 Zone from 7.5 metres (25 ft.) to 4.0 metres (13 ft.) for the principal building and 2.1 metres (7 ft.) for an unenclosed deck;
 - (b) to reduce the minimum rear yard setback on Lot 4 of the RF-13 Zone from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.) for the principal building and 1.8 metres (6 ft.) for an unenclosed deck; and

- (c) to reduce the minimum side yard setback on Lot 4 of the RF-13 Zone from 2.4 metres (8 ft.) to 1.5 metres (5 ft.).

7. 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) provision of a community benefit to satisfy the OCP Amendment policy for OCP Amendment applications;
- (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 for tree preservation on all proposed lots;
- (h) registration of a Section 219 Restrictive Covenant to require engineered foundations for new home construction and to indemnify the City against possible damages as a result of flooding; and
- (i) completion of a Heritage Alteration Permit for tree removal and any works required along Crescent Road.

Before the question was put:

It was

Moved by Councillor Gill
Seconded by Councillor Villeneuve
That Application No. 7916-0035-00 be

referred back to staff.

RES.R17-2920

Carried

8. **7917-0239-00**
2950 - 160 Street
Parmjit Paul, Southridge Ventures Inc. / S. Dhandu, D. Hair
Development Permit / Development Variance Permit
to relax the minimum streamside protection setback to facilitate the construction of a single family dwelling.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Gill
Seconded by Councillor Martin
That:

1. Council approve Development Variance Permit No. 7917-0239-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum setback distance from top of bank of a "Class B Stream" in Part 7A of the Zoning By-law from 15 metres (50 ft.) to a minimum of 13.5 metres (44 ft.);
 - (b) to vary the "Single Family Residential Zone (RF)" to allow the reduced floor area of the second storey to be offset from the main floor level from either the front, side, or rear walls or combination thereof; and
 - (c) to vary the "Single Family Residential Zone (RF)" to allow 52% of the length of the rear building face to be setback a distance of 6.0 metres (20 ft.) from the rear lot line.
2. Council authorize staff to draft Development Permit No. 7917-0239-00 for Sensitive Ecosystems and Hazard Land, generally in accordance with the Ecosystem Development Plan prepared by ENKON Environmental, dated October 13, 2017, and the geotechnical report prepared by Able Geotechnical Ltd., dated May 2, 2017.
3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) submission of a landscape plan to the satisfaction of the City Landscape Architect; and
 - (b) Registration of Section 219 Restrictive Covenants to ensure future house construction is in accordance with the recommendations in the approved Geotechnical Report and Ecosystem Development Plan.

RES.R17-2921

Carried

SURREY CITY CENTRE/WHALLEY

9. **7917-0165-00**
12698 - 115B Avenue
R. Maclean / R. Maclean
Development Variance Permit
to increase the maximum allowable lot coverage and attached garage projection in the RF Zone in order to permit the construction of an addition to an existing single family dwelling on the lot.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Gill
Seconded by Councillor Martin
That:

1. Council approve Development Variance Permit No. 7917-0165-00, varying the following, to proceed to Public Notification:
 - (a) to increase the maximum lot coverage of the RF Zone, for a lot with an area of 560 square metres (6,000 sq.ft.) or less, from 40% to 47%; and
 - (b) to permit an attached garage to extend towards a highway (115B Avenue) more than 50% of its depth, as measured from the front face of the principal building but excluding the front face of the exterior wall above the said garage.
2. Council instruct staff to resolve the following issue prior to approval:
 - (a) registration of a Section 219 Restrictive Covenant to restrict habitable floor area below the Fraser River Flood Construction Level (FCL) and to inform current and future owners that the subject property is located within a floodplain area and that any buildings or structures constructed upon the lot may be damaged by flooding or erosion.

RES.R17-2922

Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURALSOUTH SURREY

10. **7917-0118-00**
3989 - 191 Street
Ryan Yapyuco. Teck Construction Ltd. / Red Rose Consulting Inc.
Development Permit
to permit the development of an industrial building.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was
Moved by Councillor Gill
Seconded by Councillor Martin
That:

1. Council authorize staff to draft Development Permit No. 7917-0118-00 generally in accordance with the attached drawings (Appendix III).
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; and
 - (d) registration of a Section 219 Restrictive Covenant to prohibit any use that requires a Metro Vancouver air quality permit from locating on the site.

RES.R17-2923

Carried

SURREY CITY CENTRE/WHALLEY

11. **7917-0444-00**
13737 - 96 Avenue; 9639 - 137A Street
M. Alexander
South Harper Lands Development Ltd., North Harper Lands Development Ltd.
Amend CD Bylaw No. 18918
to allow a private school as a permitted use within a commercial office building currently under construction on the site (City Centre 2).

Before the start of the meeting, the Planning and Development Department requested that Application No. 7917-0444-00 be withdrawn for further review. It will be placed on a future agenda for Council's consideration.

This item is out of order.

RESIDENTIAL/INSTITUTIONAL

SOUTH SURREY

- 12. **7917-0447-00**
1730 - 142 Street
Henk Kampman, Thinkspace Architecture Planning Interior Design
The Board of School Trustees of School District No. 36 (Surrey)
 Development Variance Permit
to vary the off-street parking requirements to permit the placement of one portable classroom at Bayridge Elementary School.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Gill
Seconded by Councillor Martin
That Council approve Development Variance
 Permit No. 7917-0447-00, varying the following, to proceed to Public Notification:

- (a) to vary Part 5 Off-Street Parking and Loading/Unloading of Zoning By-law No. 12000 to calculate the parking requirements for an elementary school at an increased standard from 1.0 space per classroom to 1.75 spaces per classroom; and
- (b) to waive the requirement under Part 5 Off-Street Parking and Loading/Unloading of Zoning By-law No. 12000 that requires 11 parking spaces per 100 square metres (1,075 sq. ft.) of floor area be provided for a gymnasium that is associated with an elementary school.

RES.R17-2924

Carried

- 13. **7917-0472-00**
3872 - 159A Street
Ken Tetz, Pro West Pools
S. Rickerby, M. Rickerby, C. Rickerby, J. Rickerby
 Development Variance Permit
to reduce the minimum front yard setback for proposed accessory structures.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Gill
Seconded by Councillor Martin
That Council approve Development Variance
 Permit No. 7917-0472-00, varying the following, to proceed to Public Notification:

- (a) To reduce the minimum front yard (west) setback of the CD Zone (By-law No. 13614 as amended by By-law No. 14475) from 18 metres (59 ft.) to 10.6 metres (35 ft.) for an accessory building (shed); and

- (b) To reduce the minimum front yard (west) setback of the CD Zone (By-law No. 13614 as amended by By-law No. 14475) from 18 metres (59 ft.) to 14 metres (46 ft.) for an in-ground pool.

RES.R17-2925

CarriedCOMMERCIAL/INDUSTRIAL/AGRICULTURALSOUTH SURREY

14. **7917-0408-00**
2332 - 160 Street
Robert Spencer, PC Urban Properties Corp.
CP Reit BC Properties Limited
 Development Variance Permit
to vary the parking rate for a gymnasium.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

Council expressed concerns regarding the requested parking variance, as there are existing parking issues in the area.

In response to a question from Council, staff advised that local business owners would be notified of the requested parking variance through the public notification process, and would be provided an opportunity to provide feedback.

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That Council approve Development Variance

Permit No. 7917-0408-00, to vary the parking rate for a gymnasium from 11 parking spaces per 100 sq.m. (1,075 sq.ft.) to 6 parking spaces per 100 sq.m. (1,075 sq.ft.), to proceed to Public Notification.

RES.R17-2926

CarriedSURREY CITY CENTRE/WHALLEY

15. **7915-0198-00**
11014 Olsen Road; 12010 Old Yale Road
Gary Grant, 1034125 B.C. Ltd. / 1034125 B.C. Ltd.
Director Information: Gary Grant
Officer Information as at April 21, 2017:
Gary Warren Grant (CEO, President, Treasurer and Secretary)
 Temporary Use Permit
to permit a temporary modular office building with equipment storage and truck parking on the subject site for a period of three (3) years.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Gill
Seconded by Councillor Martin
That:

1. Council approve Temporary Industrial Use Permit No. 7915-0198-00 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 temporary trailer permit for the existing modular office trailer located at the western portion of the site; and
 - (c) installation of appropriate on-site landscaping (cedar hedge) along Old Yale Road to the satisfaction of the General Manager, Planning and Development.

RES.R17-2927

Carried**C. ITEMS REFERRED BACK****D. LAND USE CONTRACT TERMINATION****RESIDENTIAL/INSTITUTIONAL****CLOVERDALE/CLAYTON**

1. **7917-0370-00**
19310 Fraser Highway; 19201 Fairway Drive; 19233 – 60 Avenue
Terminate Land Use Contract No. 290
to permit the existing underlying RM-15, CPG and RF Zone to come into effect.

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 290 and a date be set for Public Hearing.

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Land Use Contract No. 290,
Termination Bylaw, 2017, No. 19440" pass its first reading.

RES.R17-2928

Carried

H. BY-LAWS AND PERMITS

BYLAWS

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18800"
7916-0091-00 – Brian Udal
c/o Coastland Engineering & Surveying Ltd. (Mike Helle)
RF to RF-12 – 971 – 164 Street - to subdivide into 4 single family lots.

Approved by Council: July 11, 2016

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18800" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R17-2937

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17931"
7912-0180-00 – 0728106 BC Ltd. (Director Information: Gurdip Grewal)
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)
RA to RH - 12725 – 56 Avenue - to permit subdivision into three (3) half acre
residential lots and one (1) future park lot.

Note: Change of Ownership and Agent

Approved by Council: May 6, 2013

- * Planning and Development advise (see memorandum dated November 1, 2017 in
back-up) that it is in order for Council to pass a resolution amending the
West Panorama Ridge Local Area Plan to redesignate the site from Suburban
Residential 1 Acre to Suburban Residential 1/2 Acre.

It was Moved by Councillor Gill
Seconded by Councillor Martin
That Council amend the West Panorama
Ridge Local Area Plan to redesignate the site from Suburban Residential 1 Acre to
Suburban Residential 1/2 Acre.

RES.R17-2938

Carried

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 17931" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R17-2939

Carried

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18920"
7915-0448-00 – Balbir, Ravinder and Ravnit Khabra,
Chimney Ridge Investments Ltd., Janus Land Corp., Inc.
c/o WSP Group (Clarence Arychuk)
A-1 to RF – Portion of 7789 and Portion of 7817 – 155 Street - to subdivide into
13 single family lots.

Approved by Council: October 24, 2016

- * Planning and Development advise (see memorandum dated November 1, 2017 in
back-up) that it is in order for Council to pass a resolution amending the
Fleetwood Enclave Infill Area Concept Plan to redesignate a portion of the site
from 1A Acre Gross Density (4 upa) to Low- Medium Density Cluster (5 upa).

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That Council amend the Fleetwood Enclave

Infill Area Concept Plan to redesignate a portion of the site from 1A Acre Gross
Density (4 upa) to Low- Medium Density Cluster (5 upa).

RES.R17-2940

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2016, No. 18920" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R17-2941

Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18921"
A-1 to CD – Portion of 7789 and Portion of 7817 – 155 Street - to subdivide into
15 single family lots and 1 open space lot.

Approved by Council: October 24, 2016

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2016, No. 18921" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R17-2942

Carried

BYLAWS WITH PERMITS

- 4. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2016, No. 18885"
7915-0035-00 – 1022081 B.C. Ltd. (Director Information: Eddie Chiu)
c/o Wilson Chang Architect Inc. (Wilson Chang)
To re-designate the site at 6388 King George Boulevard from Commercial to Multiple Residential.

Approved by Council: October 3, 2016

- * At the October 24, 2016 Regular Council – Public Hearing, Council noted concerns regarding rodent control. Planning and Development advise (see memorandum dated November 2, 2017 in back up) that the applicant advises that they have implemented a rodent/pest control plan and have retained Abell Pest Control to carry out the rodent control program.
- * Planning and Development advise that it is in order for Council to amend the South Newton NCP to redesignate the land from "Mixed Commercial/Residential Apartments" and "Creeks and Riparian Setback" to "Apartment/Townhouse".

It was Moved by Councillor Gill
Seconded by Councillor Martin
That Council amend the South Newton NCP to redesignate the land from "Mixed Commercial/Residential Apartments" and "Creeks and Riparian Setback" to "Apartment/Townhouse".

RES.R17-2943 Carried

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2016, No. 18885" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R17-2944 Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18886" CD (By-law No. 10667) to CD - 6388 King George Boulevard - to develop approximately 36 apartment units and 40 townhouse units.

Approved by Council: October 3, 2016

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18886" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R17-2945 Carried

Development Variance Permit No. 7915-0035-00

6388 King George Boulevard

To reduce the minimum streamside setback at the in order to allow the existing parkade to be retained.

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

- (a) to reduce the minimum setback distance from the top of bank from a Class A stream from 30.0 metres (100 ft.) to 5.0 metres (16 ft.) at the closest point to allow for retention of the existing parkade structure and proposed multi-family building.

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

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That Development Variance Permit No.

7915-0035-00 be approved; that the Mayor and Clerk be authorized to sign the Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R17-2946

Carried**Development Permit No. 7915-0035-00**

6388 King George Boulevard

To permit the development of approximately 36 apartment units and 40 townhouse units.

Authorized to draft: October 3, 2016

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

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That the Mayor and Clerk be authorized to

execute Development Permit No. 7915-0035-00.

RES.R17-2947

Carried

5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18805" 7914-0354-00 - 1017187 B.C. Ltd. (Director Information: Stephen Barker), c/o Barnett Dembek Architects Inc. (Maciej Dembek) RA to CD -16613, 16637 and 16667 - 24 Avenue - to develop a 6-storey apartment building with approximately 109 units.

Approved by Council: July 11, 2016

- * At the July 24, 2017 Regular Council – Land Use Hearing, Council expressed concern regarding the change in ownership and would like to ensure that the final product is the proposal that is approved by Council. Council also wanted revision of street-fronting units to provide more vertical differentiation between the units, and concerns were also expressed about existing school capacity issues in the Grandview area. Planning and Development advise (see memorandum dated November 2, 2017 in back-up) the subject properties are still owned by the same numbered company that owned the site when the project was presented to Council on July 24, 2017. The townhouse proposal presented to Council on July 24, 2017 is consistent with the proposal being brought forward for Development Permit issuance, with some revisions to the street-fronting units to provide more differentiation between units. At the October 2, 2017 Council-in-Committee meeting, the School District advised Council that to alleviate school capacity concerns in the Grandview Heights area they are proposing four new elementary schools, three new additions to existing schools and that two new sites have been acquired. In addition, a Grandview Heights Secondary School is in the design stage.

Note: The Neighbourhood Concept Plan amendment that was proposed under the subject application was approved by Council on October 24, 2016.

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18805" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R17-2948

Carried
With Councillor Woods opposed.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18806" RA to RM-30 -16613, 16637 and 16667 – 24 Avenue - to develop approximately 79 townhouse units.

Approved by Council: July 11, 2016

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18806" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R17-2949

Carried
With Councillor Woods opposed.

Development Variance Permit No. 7914-0354-00

16613, 16637 and 16667 – 24 Avenue

To reduce the front (east), side yard (south), rear yard (west) and side front yard (north) setbacks along all sides of the townhouse development in order to bring the townhouse units closer to the street.

Supported by Council: October 24, 2016

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

- (a) to reduce the minimum front yard (east) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for the building face, to 4.1 metres (13 ft.) for the bay projection, to 3.0 metres (10 ft.) to the porch columns, and to 2.2 metres (7 ft.) to the third riser;
- (b) to reduce the minimum side yard (south) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for the building face, to 3.0 metres (10 ft.) to the porch columns, to 2.6 metres (9 ft.) for the bay projection, to 1.8 metres (6 ft.) to the third riser, and to 1.0 metre (3 ft.) for the amenity patio;
- (c) to reduce the minimum rear yard (west) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for the building face, to 4.1 metres (13 ft.) for the bay projection, to 3.0 metres (10 ft.) to the porch columns, and to 3.0 metres (10 ft.) to the third riser; and
- (d) to reduce the side front yard (north) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for the building face, to 4.1 metres (13 ft.) for the bay projection, to 3.0 metres (10 ft.) to the porch columns and to 2.7 metres (9 ft.) to the third riser.

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

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That Development Variance Permit No.

7914-0354-00 be approved; that the Mayor and Clerk be authorized to sign the Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R17-2950

Carried

With Councillor Woods opposed.

Development Permit No. 7914-0354-00

16613, 16637 and 16667 – 24 Avenue

To permit the development of approximately 88 townhouse units and approximately 109 apartment units.

Authorized to draft: July 24, 2017

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

RES.R17-2951

It was	Moved by Councillor Gill Seconded by Councillor Martin That the Mayor and Clerk be authorized to execute Development Permit No. 7914-0354-00.
	<u>Carried</u> With Councillor Woods opposed.

6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 19061" 7916-0224-00 – 1070334 B.C. Ltd. (Director Information: Bhupinder Johal and Jagdip Purewal)
c/o DF Architecture Inc. (Jessie Arora)
RA to RM-30 – 16472 and 16484 Fraser Highway - to develop approximately 58 townhouse units.

Approved by Council: December 19, 2016

RES.R17-2952

It was	Moved by Councillor Gill Seconded by Councillor Martin That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 19061" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
	<u>Carried</u>

Development Variance Permit No. 7916-0224-00

16472 and 16484 Fraser Highway

To reduce the minimum setbacks along the south, west and east lot lines in order to achieve an efficient site plan and a more urban, pedestrian streetscape along the proposed Watson Drive extension.

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

- (a) In Section F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone (RM-30), the minimum south rear yard setback is reduced from 7.5 metres (25 ft.) to 4.5 metres (13 ft.) to the building face and to 3.5 metres (11.5 ft.) to the roof overhangs;

- (b) In Section F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone (RM-30), the minimum west side yard setback is reduced from 7.5 metres (25 ft.) to 6.0 metres (10 ft.) to the building face and to 5.0 metres (16.5 ft.) to the roof overhangs; and
- (c) In Section F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone (RM-30), the minimum east side yard setback is reduced from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the building face and to 2.5 metres (8.0 ft.) to the roof overhangs.

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

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That Development Variance Permit No. 7916-0224-00 be approved; that the Mayor and Clerk be authorized to sign the Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R17-2953

Carried

Development Permit No. 7916-0224-00
 16472 and 16484 Fraser Highway
 To permit the development of 58 townhouse units.

Authorized to draft: December 19, 2016

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

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That Development Variance Permit No. 7916-0224-00 be approved; that the Mayor and Clerk be authorized to sign the Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R17-2954

Carried

- 7. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2011, No. 17422, Amendment Bylaw, 2014, No. 18337, Amendment Bylaw, 2017, No. 19327"
 7916-0668-00 – CCBD Realty Holding Corp.
 c/o Central City Brewing Company Ltd. (Darryll Frost)
 To amend CD Bylaw No. 17422 - 11411 Bridgeview Drive - in order to expand the existing brewery/distillery and add a private liquor store as a permitted use.

Approved by Council: July 10, 2017

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2011, No. 17422, Amendment Bylaw, 2014, No. 18337,
Amendment Bylaw, 2017, No. 19327" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R17-2955

Carried

Development Variance Permit No. 7916-0668-00

11411 Bridgeview Drive

To reduce the number of parking spaces from 75 to 42 as that will exceed the anticipated number of employees and customers at peak times.

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

- (a) In Table C.1 of Part 5 Off-Street Parking and Loading/Unloading, the number of required off-street parking spaces for the 4,799 square metre (51,600 sq.ft.) building shown as "Phase 2" in Schedule A, which is attached hereto and forms part of this development variance permit, is reduced from 75 to 42.

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

It was Moved by Councillor Gill
Seconded by Councillor Martin
That Development Variance Permit No.
7916-0668-00 be approved; that the Mayor and Clerk be authorized to sign the Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R17-2956

Carried

Development Permit No. 7916-0668-00

11411 Bridgeview Drive

To expand an existing brewery/distillery and add a private liquor store.

Authorized to draft: July 10, 2017

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

MISCELLANEOUS

10. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19340"
7916-0211-00 – 25 Sullivan Developments Ltd.
c/o Hub Engineering Inc. (Mike Kompter)
RA to RF-12 and RF-13 – 6248 and 6262 – 150 Street - to subdivide into 25 single
family small lots (5 RF-12 and 20 RF-13).

Approved by Council: July 24, 2017

- * Planning and Development advise (see memorandum dated October 31, 2017 in
back-up) at Third Reading of By-law No. 19340, it was discovered that the Block
Plan contained in the bylaw inadvertently reversed the areas being rezoned to
RF-13 and RF-12. To correct this, the following course of action is required:

It was Moved by Councillor Gill
Seconded by Councillor Martin
That Council rescind Third Reading of
"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19340"
granted by Resolution R17-2600 at the September 11, 2017 Regular Council – Public
Hearing Meeting.

RES.R17-2960

Carried

It was Moved by Councillor Gill
Seconded by Councillor Martin
That Council amend "Surrey Zoning Bylaw,
1993, No. 12000, Amendment Bylaw, 2017, No. 19340" by amending the designated
areas labelled Block A and Block B as described in the bylaw backup.

RES.R17-2961

Carried

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19340", as amended, pass its third reading, as
amended.

RES.R17-2962

Carried

11. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18302"
7913-0265-00 – Gloria and James Fournier
c/o McElhanney Consulting Services Ltd. (James Pernu)
RA to RH – 14517 – 32 Avenue - to subdivide into 2 single family half-acre
residential lots.

Approved by Council: September 8, 2014

- * Planning and Development advise (see memorandum dated October 27, 2017 in
back-up) at the Regular Council Land Use meeting of September 8, 2014, Council

gave preliminary approval to amend the Central Semiahmoo Local Area Plan (LAP) to redesignate the subject site from Suburban Residential (One-Acre) to Suburban Residential (Half-Acre). The Rezoning Bylaw No. 18302 subsequently received Final Approval on June 13, 2016. In considering Final Approval on June 13, 2016, the required Council resolution to amend the LAP was inadvertently missed.

It was Moved by Councillor Gill
Seconded by Councillor Martin
That Council amend the Central Semiahmoo
Local Area Plan to redesignate the site from "Suburban Residential (One-Acre)" to "Suburban Residential (Half-Acre)".

RES.R17-2963 Carried

I. CLERKS REPORT

J. OTHER BUSINESS


K. ADJOURNMENT

It was Moved by Councillor Villeneuve
Seconded by Councillor Martin
That the November 6, 2017 Regular Council -
Land Use meeting be adjourned.


RES.R17-2964 Carried

The Regular Council - Land Use meeting adjourned at 5:52 p.m.

Certified correct:



Jane Sullivan, City Clerk



Mayor Linda Heppner