

**Present:**

Acting Chairperson - Councillor Steele  
Councillor Gill  
Councillor Hayne  
Councillor LeFranc  
Councillor Martin  
Councillor Starchuk  
Councillor Villeneuve  
Councillor Woods

**Absent:**

Mayor Hepner

**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  
Current Planning Manager South  
Land Development Engineer

**A. ADOPTION OF MINUTES****B. LAND USE APPLICATIONS****COMMERCIAL/INDUSTRIAL/AGRICULTURAL****NEWTON**

1. **7917-0535-00**  
**7093 King George Boulevard**  
**Amrik Singh, 1127774 B.C. Ltd. / 1066873 B.C. Ltd**  
**Director Information: Amarjit Sandhu, Nand Sharma, Jagmohan Singh**  
**No Officer Information Filed**  
**Development Variance Permit**  
*to vary the minimum 400 metre (1,300 ft.) separation requirement between a small-scale drug store and an existing drug store.*

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

In response to a question from Council, staff advised that the proposed pharmacy would open concurrently with the medical offices.

It was

Moved by Councillor Villeneuve  
Seconded by Councillor Martin  
That:

1. Council approve Development Variance Permit No. 7917-0535-00, to reduce the minimum separation distance between drug stores, small-scale drug stores, or

methadone dispensaries from 400 metres (1,300 ft.) to 91 metres (299 ft.) to permit a small-scale drug store at 7093 - King George Boulevard, to proceed to Public Notification.

2. Council instruct staff to resolve the following issues prior to Development Variance Permit issuance:

- (a) that a Section 219 Covenant be registered on title requiring that any small-scale drug store on site must operate in conjunction with a medical clinic / office, have the same hours of operation as the medical clinic / office, and be limited in size.

RES.R18-87

Carried

## RESIDENTIAL/INSTITUTIONAL

### SOUTH SURREY

2. **7917-0008-00**  
**2533 No. 99 Highway**  
**Maciej Dembek, Barnett Dembek Architects Inc. / Hayer 156 Properties Ltd.**  
 OCP Amendment from Urban to Multiple Residential  
 LAP Amendment from Townhouses (15 upa) to Townhouses (25 upa)  
 Rezoning from RF to RM-30 / Development Permit / Development Variance Permit  
*To permit the development of 8 townhouse units.*

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 amend the Official Community Plan by re-designating the subject property from Urban to Multiple Residential 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 "Single Family Residential Zone (RF)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
4. Council approve the applicant's request to eliminate the required indoor amenity space for 8 units (24 square metres/260 sq. ft.) on the subject site.

5. Council authorize staff to draft Development Permit No. 7917-0008-00 generally in accordance with the attached drawings (Appendix II).
6. Council approve Development Variance Permit No. 7917-0008-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum south yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.9 metres (23 ft.) for upper floor bay windows and to 6.0 metres (20 ft.) to the posts of the second floor decks; and
  - (b) to reduce the minimum east yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 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) registration of a consolidation plan and an amended Form P, consolidating the subject property with the adjacent townhouse complex located at 2528-156 Street;
  - (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) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (f) 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;
  - (g) submission of an acoustical report for the units adjacent to Highway No. 99 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, to the satisfaction of the General Manager Parks, Recreation and Culture;
  - (i) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and

- (j) the applicant adequately address the impact of no indoor amenity space.

8. Council pass a resolution to amend the King George Highway Corridor Local Area Plan to redesignate the subject property from Townhouses (15 upa) to Townhouses (25 upa) when the project is considered for final adoption.

RES.R18-88

Carried

It was Moved by Councillor Gill  
 Seconded by Councillor Woods  
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19493" pass its first reading.

RES.R18-89

Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill  
 Seconded by Councillor Woods  
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19493" pass its second reading.

RES.R18-90

Carried

It was then Moved by Councillor Gill  
 Seconded by Councillor Woods  
 That the Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19493" be held at the City Hall on February 5, 2018, at 7:00 p.m.

RES.R18-91

Carried

It was Moved by Councillor Gill  
 Seconded by Councillor Woods  
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19494" pass its first reading.

RES.R18-92

Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill  
 Seconded by Councillor Woods  
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19494" pass its second reading.

RES.R18-93

Carried

It was then Moved by Councillor Gill  
 Seconded by Councillor Woods  
 That the Public Hearing on "Surrey Zoning  
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19494" be held at the City  
 Hall on February 5, 2018, at 7:00 p.m.  
 RES.R18-94 Carried

3. **7915-0424-00**  
**13026 and 13028 - 15A Avenue**  
**Roger Jawanda, CitiWest Consulting Ltd. / B. Sergio**  
 Rezoning from RM-D to RF-12C  
*to allow subdivision into two single family lots with coach houses.*

The General Manager, Planning & Development was recommending that the application be denied.

Before the motion was put, Acting Mayor Steele provided an opportunity for the Applicant to speak to Application No. 7915-0424-00.

Agent of behalf of the applicant: The agent advised that the duplex that is currently located on the property has four dwelling units. The applicant is proposing to replace the duplex with two-level single family homes and coach houses. The agent advised that a basement could not be constructed due to servicing constraints. The applicant feels that smaller homes along with coach homes would provide affordable housing in the area. In addition, the application meets parking requirements, and parking is permitted on both sides of 15A Avenue. There is also a lack of multi-family development in the area, resulting in more on-street parking availability. The applicant has canvassed the neighbourhood, and 18 out of 21 residents canvassed were in favor of the proposal. At a public information session, two attendees were in favor of the proposal, and two were against.

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

- The site is currently zoned RM-D, which only permits two homes on the property. Therefore, two of the existing dwelling units are non-conforming. It was suggested that the duplex zoning may have been amended following the construction of the house.
- The applicant is proposing to construct two single-family homes of about 2100 square feet each, and two coach homes of about 660 square feet each.
- The main floor of the single family homes will be approximately 1200 square feet, so there is no potential for a secondary suite in the single-family homes.



It was Moved by Councillor Gill  
Seconded by Councillor Martin  
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 an acceptable tree survey and a statement regarding tree preservation;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (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.
3. Council pass a resolution to amend the Douglas Neighborhood Concept Plan for changes to the road network when the project is considered for final adoption.

RES.R18-97 Carried

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2018, No. 19495" pass its first reading.

RES.R18-98 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, 2018, No. 19495" pass its second reading.

RES.R18-99 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, 2018, No. 19495" be held at the City Hall on February 5, 2018, at 7:00 p.m.

RES.R18-100

Carried

## COMMERCIAL/INDUSTRIAL/AGRICULTURAL

### SOUTH SURREY

6. 7917-0266-00  
19087 – 39 Avenue  
Jalal El Sayed, Profab Steel 1998, 1079642 B.C. Ltd.  
**Director Information:** Jalal El Sayed, Garry Carl George Weerts  
**Officer Information as at June 16, 2017:** Jalal El Sayed (Secretary),  
Ella Marie Weerts (Treasurer), Garry Carl George Weerts (President)  
Development Permit  
*to permit the development of a 3,058 square metre (32,917 sq. ft.) single tenant 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. 7917-0266-00 generally in accordance with the attached drawings (Appendix II).
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 prohibit any use that requires a Metro Vancouver air quality permit from locating on the site; and



RES.R18-101 (e) registration of a Section 219 Restrictive Covenant to restrict mezzanine space. Carried

7. **7917-0267-00**  
**19067 - 39 Avenue**  
**Jalal El Sayed, Profab Steel 1998 / 1079686 B.C. Ltd.**  
**Director Information: Jalal El Sayed, Garry Carl George Weerts**  
**Officer Information as at June 16, 2017: Jalal El Sayed (Secretary),**  
**Ella Marie Weerts (Treasurer), Garry Carl George Weerts (President)**  
 Development Permit  
*to permit the development of a 4,493 square metre (48,370 sq. ft.) single tenant 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. 7917-0267-00 generally in accordance with the attached drawings (Appendix II).
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 prohibit any use that requires a Metro Vancouver air quality permit from locating on the site; and
  - (e) registration of a Section 219 Restrictive Covenant to restrict mezzanine space.

RES.R18-102 Carried

SURREY CITY CENTRE/WHALLEY

8. 7916-0195-00  
10897 Timberland Road  
Oleg Verbenkov, Pacific Land Group / 551727 B.C. Ltd.  
Director Information: Ron Madsen  
Officer Information as at October 7, 2015: Ron Madsen (President, Secretary)  
Temporary Use Permit  
*to allow an existing unauthorized outdoor wood chipping facility to continue operations for 3 years.*

The General Manager, Planning & Development was recommending that the application be denied.

Before the motion was put, Acting Mayor Steele provided an opportunity for the Applicant to speak to Application No. 7916-0195-00.

Agent on behalf of the applicant: The Applicant noted that West Rim Fiber operates a wood chipping facility that is located in an established industrial area. The facility aggregates and processes mill residuals and urban wood waste from its sister company, Pacific Lumber Manufacturing, as well as other local businesses. Without the wood chipping facility in place, Pacific Lumber Manufacturing would be a less viable business, and would lead to increased transportation costs and tipping fees. The material processed at West Rim Fiber is sold to local greenhouses to provide heating during the winter month, as well as to pulp mills to generate power, in a cleaner and more cost productive way than other low grade fossil fuel sources. The operation repurposes materials that would otherwise end up in the land fill. The applicant is seeking a Temporary Use Permit to provide additional time to establish a new facility that would process wood waste or biomass into high-grade pellets that can replace coal, which can reduce the amount of carbon released, as well the toxic particulates that coal can release. It is anticipated that the applicant would relocate to its new facility in North Surrey in three years, and would close the current operation on the subject property. As part of the Temporary Use Permit, the applicant would formalize the protection of A-o ditches on site, as well as implement recommendations from its environmental consultants.

In response to questions from Council the agent and the applicant provided the following information:

- The proposed relocation site has been purchased by the applicant, and is located in an industrial area on 117th Avenue and 130th Street.
- The applicant is seeking a three year permit as the first commercial iteration of the product is still under testing, and the new facility would require testing to ensure that it can create the product. The applicant anticipates that they could relocate in a shorter amount of time; however, they have requested a three year permit in the event that there is a setback to the proposed schedule. The three year timeline is the maximum

anticipated, and the applicant would like to have the new facility in operation by the end of 2018.

- The new manufacturing facility would be the first commercial application of the high-grade pellet technology. It is anticipated that production trials would be completed by February 2018, and testing of the material would commence in March 2018. Once the manufacturing device passes testing, the new facility would begin construction. The applicant has a strong desire to complete the new facility so that the mill waste can be converted to a revenue producing material.
- Financing for the new facility is in place, but not finalized.

Staff advised that the new subject property is not currently appropriately zoned for the applicant's operation and would require a rezoning from IL to IH.

Council noted that they could support a three year temporary use permit without the possibility of extension. Council further noted that if a temporary use permit is provided, the applicant would be required to clean up the current site, comply with stream setbacks, and provide additional information regarding the new proposed new site's operations.

It was

Moved by Councillor Gill

Seconded by Councillor Woods

That Application 7916-0195-00 be referred

back to staff to complete the application review process and bring the requested Temporary Use Permit forward for Council consideration at a future date.

Carried

RES.R18-103

## RESIDENTIAL/INSTITUTIONAL

### CLOVERDALE/CLAYTON

9. **7917-0217-01**  
**19449 - 72 Avenue ; 19450 - 72A Avenue**  
**A. Randhawa / 0829526 B.C. Ltd.**  
**Director Information: Prabjot Kaur Randhawa**  
**Officer Information as at July 7, 2016: Prabjot K Randhawa (President)**  
 Development Variance Permit  
*to relax the flanking side yard setback requirements for proposed detached garages on two (2) single family small lots.*

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

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Gill  
 That Council approve Development Variance  
 Permit No. 7917-0217-01, to reduce the minimum side yard on flanking street  
 setback of the "Semi-Detached Residential Zone (RF-SD)" from 5.2 metres (17 ft.)  
 to 4.7 metres (15 ft. 5 in.) for an accessory building (detached garage) on each of  
 the subject lots, to proceed to Public Notification.

RES.R18-104

CarriedCOMMERCIAL/INDUSTRIAL/AGRICULTURALCLOVERDALE/CLAYTON

## 10. 7917-0189-00

17395 No. 10 Highway (56 Avenue)

**PJ Mallen, Mallen Gowing Berzins Architecture Incorporated / Echo Lake  
 Investments Ltd.**TCP Amendment of a portion from Industrial Business Park to Highway Commercial  
 Rezoning from CD (By-law No. 17266) to CD (based on CHI)

Development Permit / Development Variance Permit

*to permit the development of a retail appliance warehouse and the conveyance of a  
 portion of the site to the City as open space.*The General Manager, Planning & Development was recommending approval of  
 the recommendations outlined in his report.

It was

Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That:

1. a Bylaw be introduced to rezone the subject site from "Comprehensive  
 Development Zone (CD) (By-law No. 17266)" to "Comprehensive  
 Development Zone (CD)" and a date be set for Public Hearing.
2. Council approve the applicant's request to vary the Sign By-law as  
 described in Appendix V.
3. Council authorize staff to draft Form and Character, Hazard Lands and  
 Sensitive Ecosystems Development Permit No. 7917-0189-00 including a  
 comprehensive sign design package, generally in accordance with the  
 attached drawings (Appendix II), and the corresponding environmental  
 and geotechnical reports.

4. Council approve Development Variance Permit No. 7917-0189-00, varying Part 7A Streamside Protection of the Zoning By-law No. 12000 as follows, to proceed to Public Notification:
  - (a) to reduce the minimum streamside setback area, as measured from top-of-bank, for a Class A Channelized Stream from 25 metres [82 ft.] to 20.8 metres [68 ft.].
  
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 Transportation & Infrastructure;
  - (d) input from Senior Government Environmental Agencies;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (g) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (h) Registration of a Section 219 Restrictive Covenant to restrict habitable floor area below the minimum Flood Construction Level (FCL) and to inform current and future owners that the subject property is located within a flood plain area and that any buildings or structures constructed upon the lot may be damaged by flooding or erosion;
  - (i) Completion of a P-15 agreement for the monitoring and maintenance of the proposed habitat restoration works within the proposed riparian area to be conveyed to the City; and
  - (j) registration of a right-of-way granting the City access to the conveyed streamside protection area for maintenance purposes.
  
6. Council pass a resolution to amend the Cloverdale Town Centre Plan to re-designate a portion of the land from Industrial Business Park to Highway Commercial when the project is considered for final adoption.

RES.R18-105

Carried



- (b) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (c) registration of a Section 219 Restrictive Covenant to indicate the development is situated within a floodplain and to ensure habitable building area meets the 200 year floodplain construction level;
- (d) registration of a Section 219 Restrictive Covenant to require that the full parking requirements be satisfied should additions to the second storey floor area be proposed in the future; and
- (e) final approval from Fire Services regarding the proposed development.

RES.R18-109

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

12. **7917-0143-00**  
**7778 and 7902 - 152 Street**  
**Riaan De Beer, Anthem Properties Group Ltd. / Eagle Quest Golf Centres Inc.**  
 OCP Amendment of a portion from Suburban and Agricultural to Multiple Residential  
 Rezoning of a portion from CD (By-law No. 11891) and CPG to CD (based on RM-15 and RM-45)  
 Development Permit  
*to permit the development of a 4-storey mixed-use building and approximately 265 townhouse units.*

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

Before the motion was put, Acting Mayor Steele requested that the Applicant speak to Application No. 7917-0143-00.

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

- Since May 2016, the applicant has worked with staff and engaged in community consultation to address issues raised regarding the proposal.
- The agent is unaware of a no-build covenant for the site, or any previous applications for the property.
- In response to issues identified by the community, the applicant has: included an increased buffer from 70 feet to 150 feet to the north; reduced

the number of townhomes; included more two-level townhomes intended for downsizers; opened view corridors; reduced the density by 16%; reduced the five-storey apartment building to four stories; converted the proposed apartment building to rental stock; included 5% affordable housing; increased tree replacement to six replacement trees for every one tree removed; included some mature sequoia trees as replacement trees; and, will adhere to riparian area requirements.

- The application fits well with the existing neighbourhood. The project would include a 30% land dedication to park and public uses, with 20% of that publically accessible. The proposal also includes space for a daycare.
- The golf course industry is currently in need of renewal, and the current proposal could provide the financial means to revitalize the golf course.
- The applicant has created a website with information regarding the proposal, and will complete a mail-out to local residents as well.
- In response to environmental issues, the applicant has worked with staff to further wildlife corridors and riparian areas, and worked with an arborist and biologist to modify the retention plan.
- It is anticipated that the proposal could improve traffic flow in the area, as there will be a reduction in traffic moving east and below 82nd Avenue, with better flow to 152nd Street. The new proposed traffic signal at the golf course could make exiting the golf course safer.
- In response to community concerns regarding construction timelines, the applicant is proposing to construct all three phases of development at once to reduce the impact on area residents. It is anticipated the project would take four years until completion, and until then the project would not have an impact on local school capacities.

Staff advised that there is a Restrictive Covenant for the site, requiring a building permit if the golf course were to expand (i.e. - construct a hotel on site). The Restrictive Covenant is not related to the current proposal. Furthermore, staff advised that the Official Community Plan requires a 30 metre setback. The proposed setbacks for the southern side of the site vary between 24 metres and 40 metres.

It was

Moved by Councillor Woods  
 Seconded by Councillor LeFranc  
 That:

1. a Bylaw be introduced to amend the Official Community Plan ("OCP") to redesignate a portion of the subject site in Development Application No 7917-0143-00 from Suburban and Agricultural to Multiple Residential, and a date for Public Hearing be set (Appendix VIII).



2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the OCP, as described in the Report, to meet the requirement of Section 475 of the Local Government Act.
3. a Bylaw be introduced to rezone the portion of the subject site shown as Block 1 on the Survey Plan attached as Appendix I, from "Comprehensive Development Zone (CD)" (By-law No. 11891) and "Golf Course Zone (CPG)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.
4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 975 square metres (10,495 square feet) to 400 square metres (4,295 square feet).
5. Council authorize staff to draft Form and Character, Farm Protection, Hazard Lands and Sensitive Ecosystems Development Permit No.7917-0143-00, including a comprehensive sign design package, generally in accordance with the attached drawings (Appendix II), and corresponding geotechnical and environmental reports.
6. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Forests, Lands and Natural Resource Operations under the Water Sustainability Act for the proposed vehicle and pedestrian connections over the watercourse ("Coyote Creek");
  - (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 finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (g) 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;
  - (h) submission of an acoustical report for the units adjacent to 152 Street (arterial road) to the west as well as the ALR lands to the

south / southwest, and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures and possible future agricultural uses on the abutting ALR lands.

- (i) 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;
- (j) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art for all of the proposed townhouse units on proposed Lots 1, 2 and 3, to the satisfaction of the General Manager, Parks, Recreation and Culture;
- (k) registration of a Section 219 Restrictive Covenant to reflect the 60 proposed rental units in the proposed mixed-use building on proposed Lot 1, and ensure that the applicant will adequately address the City's needs with respect to public art, should the project be converted from rental housing to market units, at any point in the future.
- (l) the applicant adequately address the impact of reduced indoor amenity space;
- (m) completion of a P-15 agreement with the City for maintenance and planting of the riparian areas and open space, to the satisfaction of the General Manager, Parks, Recreation and Culture;
- (n) the applicant to enter into a Housing Agreement with the City to restrict the dwellings units in the proposed mixed-use building to rental housing for a period of twenty (20) years and for 5% of the rental units to be allocated for affordable housing;
- (o) approval from Fortis BC Gas to register a public rights-of-passage over a portion of 7868 – 152 Street for a public pathway;
- (p) registration of an easement to allow a shared indoor amenity building for proposed Lots 1, 2 and 3;
- (q) registration of an easement to allow access (shared driveway) over proposed Lot 2 for proposed Lot 1;
- (r) finalization of an Ecosystem Development Plan; and
- (s) the applicant to provide community benefit to satisfy the proposed OCP Amendment.

RES.R18-110

Carried

With Councillors Gill and Starchuk opposed.

RES.R18-111 It was Moved by Councillor Martin  
Seconded by Councillor Woods  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2018, No. 19497" pass its first reading.  
Carried  
With Councillors Gill and Starchuk opposed.

The said Bylaw was then read for the second time.

RES.R18-112 It was Moved by Councillor Martin  
Seconded by Councillor Woods  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2018, No. 19497" pass its second reading.  
Carried  
With Councillors Gill and Starchuk opposed.

RES.R18-113 It was then Moved by Councillor Martin  
Seconded by Councillor Woods  
That the Public Hearing on "Surrey Official  
Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19497" be  
held at the City Hall on February 5, 2018, at 7:00 p.m.  
Carried  
With Councillors Gill and Starchuk opposed.

RES.R18-114 It was Moved by Councillor Martin  
Seconded by Councillor Woods  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2018, No. 19498" pass its first reading.  
Carried  
With Councillors Gill and Starchuk opposed.

The said Bylaw was then read for the second time.

RES.R18-115 It was Moved by Councillor Martin  
Seconded by Councillor Woods  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2018, No. 19498" pass its second reading.  
Carried  
With Councillors Gill and Starchuk opposed.

RES.R18-116 It was then Moved by Councillor Martin  
Seconded by Councillor Woods  
That the Public Hearing on "Surrey Zoning  
Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19498" be held at the City  
Hall on February 5, 2018, at 7:00 p.m.  
Carried  
With Councillors Gill and Starchuk opposed.

SOUTH SURREY

13. **7917-0180-00**  
**16763 - 18 Avenue**  
**Mike Kompter, Hub Engineering Inc. / K. Pusic**  
NCP Amendment from Urban Transitional up to 8 u.p.a. to Medium Density Residential 10-15 u.p.a. and for changes to the road and drainage networks.  
Rezoning from RA to RF-13  
*to allow subdivision into nine single family 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 Martin  
That:

1. 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.
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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (e) registration of a Section 219 Restrictive Covenant for "no build" on a portion of Lots 3, 4 and 9 until future consolidation with the adjacent property 1837 - 168 Street.
3. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan to redesignate the land from Urban Transitional up to 8 u.p.a. to Medium Density Residential 10-15 u.p.a. and for the changes to the local road and drainage networks when the project is considered for final adoption.

RES.R18-117

Carried  
With Councillor Woods opposed.

RES.R18-118 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2018, No. 19499" pass its first reading.  
Carried  
With Councillor Woods opposed.

The said Bylaw was then read for the second time.

RES.R18-119 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2018, No. 19499" pass its second reading.  
Carried  
With Councillor Woods opposed.

RES.R18-120 It was then Moved by Councillor Gill  
Seconded by Councillor Hayne  
That the Public Hearing on "Surrey Zoning  
Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19499" be held at the City  
Hall on February 5, 2018, at 7:00 p.m.  
Carried  
With Councillor Woods opposed.

14. **7915-0217-00**  
**16588 - 26 Avenue**  
**Anya Paskovic, Aplin & Martin Consultants Ltd. / 1003747 B.C. Ltd.**  
**Director Information: Kinder Sidhu, Baljinder Sivia**  
**Officer Information as at May 29, 2016:**  
**Kinder Sidhu (Secretary), Baljinder Sivia (President)**  
NCP Amendment for changes to the road network  
Rezoning from RA to RQ, RF, RF-10 and RM-30  
Development Permit / Development Variance Permit  
*to allow subdivision into 4 single family lots, 9 single family small lots and one lot to  
permit the development of 39 townhouse units.*

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

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

1. a Bylaw be introduced to rezone the subject site from "One Acre Residential Zone (RA)" to:

- (a) "Quarter Acre Residential Zone (RQ)" for the portion of the site shown as Block A on the survey plan attached in Appendix II;
- (b) "Single Family Residential Zone (RF)" for the portion of the site shown as Block B on the survey plan attached in Appendix II;
- (c) "Single Family Residential (10) Zone (RF-10)" for the portion of the site shown as Block C on the survey plan attached in Appendix II; and
- (d) "Multiple Residential 30 Zone (RM-30)" for the portion of the site shown as Block D on the survey plan attached in Appendix II;

and a date be set for Public Hearing.

2. Council authorize staff to draft Development Permit No. 7915-0217-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7915-0217-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum north, east and south setbacks of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face and to 3.0 metres (10 ft.) for the front porch columns for Buildings 1, 2, 4 and 7;
  - (b) to reduce the minimum west setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to the building face for Building 7, and to 6.8 metres (22 ft.) to building face and 5.4 metres (18 ft.) to the front porch columns for Building 6; and
  - (c) to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) at the southeast corner of the site for the corner of Building 1.
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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;

- (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (g) registration of a Section 219 Restrictive Covenant to install and maintain a transition landscape buffer on 26 Avenue and to reinforce that driveway access on 26 Avenue is prohibited;
- (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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
- (j) discharge Covenant No. BG377315, which prohibits construction on the site until services are available.

5. Council pass a resolution to amend the Orchard Grove Neighborhood Concept Plan for changes to the road network when the project is considered for final adoption.

RES.R18-121

Carried  
With Councillor Woods opposed.

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2018, No. 19500" pass its first reading.

RES.R18-122

Carried  
With Councillor Woods opposed.

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2018, No. 19500" pass its second reading.

RES.R18-123

Carried  
With Councillor Woods opposed.

It was then Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That the Public Hearing on "Surrey Zoning  
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19500" be held at the City  
 Hall on February 5, 2018, at 7:00 p.m.

RES.R18-124 Carried  
 With Councillor Woods opposed.

15. **7916-0490-00**  
**1837 - 168 Street**  
**Mike Kompter, Hub Engineering Inc. / A. Tsai, J. Tsai, J. Tsai, D. Tsai, S. Bentley**  
 NCP Amendment from Urban Transitional up to 8 u.p.a. to Medium Density  
 Residential 10-15 u.p.a. and for changes to the road and drainage networks.  
 Rezoning from RA to RF-13 / Development Variance Permit  
*to allow subdivision into six single family lots, with potential for three additional lots  
 in conjunction with development of the property to the west.*

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

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

1. 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.
2. Council approve Development Variance Permit No. 7916-0490-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot depth of the RF-13 Zone from 24 metres (79 ft.) to 21 metres (69 ft.) for Lots 3 and 6; and to 20 metres (66 ft.) for Lots 4 and 5;
  - (b) to reduce the minimum rear yard setback of the RF-13 Zone from 7.5 metres (25 ft.) to 5.0 metres (16.5 ft.) for the width of the principal building for Lots 4 and 5; and
  - (c) to reduce the minimum front yard setback of the RF-13 Zone for Lots 4 and 5 from 6.0 metres (20 ft.) to 3.5 metres (11 ft.) for the entire first storey or part thereof of the principal building, provided that the front yard setback of the garage or carport shall be a minimum of 6.0 metres (20 ft.).
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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
- (f) registration of a Section 219 Restrictive Covenant to establish a "No Build" area on proposed Lots 2, 3 and 6 for future consolidation and development with lands to the west.

4. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan to redesignate the land from Urban Transitional up to 8 u.p.a. to Medium Density Residential 10-15 u.p.a., and for changes to the local road and drainage networks when the project is considered for final adoption.

RES.R18-125

Carried

It was

Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2018, No. 19501" pass its first reading.

RES.R18-126

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2018, No. 19501" pass its second reading.

RES.R18-127

Carried

It was then

Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That the Public Hearing on "Surrey Zoning  
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19501" be held at the City Hall  
 on February 5, 2018, at 7:00 p.m.

RES.R18-128

Carried

SURREY CITY CENTRE/WHALLEY

16. 7917-0525-00  
 13388 - 104 Avenue  
 Tracey Wulder, Prime Signs / Christ The King Lutheran Church  
 Development Permit  
*to permit two (2) fascia signs for a church as part of a comprehensive sign design package.*

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 the applicant's request to vary the Sign By-law as described in Appendix II.
2. Council approve Development Permit No. 7917-0525-00, including a comprehensive sign design package, and authorize the Mayor and Clerk to execute the Permit.

RES.R18-129

Carried

17. 7917-0604-00  
 13425 and 13455 - 107A Avenue  
 Ken Woodward, City of Surrey, Sadhu Properties Ltd., N. Sidhu, D. Sandhu,  
 D. Rai, Sterling Whalley Towers Ltd.  
 Temporary Use Permit  
*to allow for a temporary modular housing project with ancillary support services transitional housing accommodation and administrative offices for a period of three 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 Council approve Temporary Use Permit

No. 7917-0604-00 to proceed to Public Notification.

RES.R18-130

Carried**C. ITEMS REFERRED BACK****D. LAND USE APPLICATIONS**

## E. CORPORATE REPORTS

## F. CORRESPONDENCE

## G. NOTICE OF MOTION

## H. BYLAWS AND PERMITS

## BYLAWS

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19466"  
7917-0382-00 – White Rock/Surrey U-Lock Mini-Storage Ltd.  
c/o KCC Architecture and Design Ltd. (Karla Castellanos)  
To amend CD By-law No. 12888 - 15028 – 32 Avenue - in order to increase the amount of accessory office space permitted within an existing mini-storage building.

Approved by Council: December 4, 2017

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2017, No. 19466" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.

RES.R18-131

Carried

2. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017,  
No. 19155"  
7916-0031-00 – Canadian Horizons (179th Street) Land Corp.  
c/o Aplin & Martin Consultants Ltd. (Anya Paskovic)  
To redesignate a portion of the site at 9822 and 9834 – 179 Street from Suburban to Urban.

Approved by Council: February 20, 2017

- \* At the March 6, 2017 Regular Council – Public Hearing, Council requested that staff conduct a review of the tree retention policy associated with site and to ensure that tree replanting occurs within the Abbey Ridge Area. Council further requested that sufficient "off-street" parking should be included as part of the design concept. Planning and Development advise (see memorandum dated January 18, 2018 in back-up) the following:

- The Building Scheme has been updated to remove vinyl siding for building construction on all proposed lots.
- To maximize space available for off-street parking, driveways will be paired for all proposed lots.



RES.R18-135

It was	Moved by Councillor Gill
	Seconded by Councillor Martin
	That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19157" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
	<u>Carried</u>

## BYLAWS WITH PERMITS

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 19005" 7914-0322-00 – Qualico Developments (Vancouver) Inc. and City of Surrey c/o Aplin & Martin Consultants Ltd.. (Leena Jayasekara) RA to CD – Portion of 16676 – 104 Avenue - to retain an existing house on lot 1 of proposed 58 lot subdivision.

**Note:** Change of Ownership and Agent

Approved by Council: November 21, 2016

RES.R18-136

It was	Moved by Councillor Gill
	Seconded by Councillor Martin
	That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 19005" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
	<u>Carried</u>

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 19006" RA to CD – Portion of 16660 and 16676 – 104 Avenue, Portion of 16665 – 103 Avenue (formerly Parkview Place) - to subdivide into 8 lots. This is part of proposed 58 lot subdivision.

Approved by Council: November 21, 2016

RES.R18-137

It was	Moved by Councillor Gill
	Seconded by Councillor Martin
	That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 19006" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
	<u>Carried</u>

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 19007" RA to RF and RF-G – Portion of 16624, 16646, 16660 and 16676 – 104 Avenue, Portion of 16575 and 16665 – 103 Avenue (formerly Parkview Place), 10368 – 165 Street, 16587, 16615, 16647, 16668 and 16678 – 103 Avenue (formerly Parkview Place), Portion of 103 Avenue (formerly Parkview Place) - to subdivide into 49 single family lots and park land/open space. This is part of proposed 58 lot subdivision.

Approved by Council: November 21, 2016

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2016, No. 19007" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.

RES.R18-138

Carried

**Development Variance Permit No. 7914-0322-00**

16624, 16646, 16660 and 16676 – 104 Avenue, 10368 – 165 Street, 16575, 16587, 16615,  
16647, 16665, 16668 and 16678 103 Avenue (formerly Parkview Place)

To reduce the minimum lot depth, front yard setback, and rear yard setback in  
order to accommodate the Trans Mountain pipeline and retain the house on  
proposed lot 2. In addition, reduce the rear yard setback in order to construct  
covered decks and the minimum streamside setback at the closest point in order  
to accommodate proposed lot 45.

Supported by Council: December 5, 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 depth from 28 metres (92 ft.) to 17 metres (56 ft.) for proposed Lot 28;
- (b) Section F of Part 16 Single Family Residential Zone (RF) is varied to reduce the minimum front yard setbacks as follows:
  - i. from 7.5 metres (25 ft.) to 5.25 metres (17 ft.) for 100% of the front building face provided that the main access doors of the attached garage face the north side yard for proposed Lot 28; and
  - ii. from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) for the attached garage, 5.5 metres (18 ft.) for the principal building face, and 4.5 metres (15 ft.) for the front porch or verandah for the west front setback on proposed Lot 29; and
  - iii. from 7.5 metres (25 ft.) to 1.8 (6 ft.) metres for the main floor and 3.6 metres (12 ft.) for the second floor for the south front setback on proposed Lot 29;
- (c) Section F of Part 16 Single Family Residential Zone (RF) is varied to reduce the minimum rear yard setbacks as follows:
  - i. from 7.5 metres (25 ft.) to 2.6 metres (8.5 ft.) for proposed Lot 2;
  - ii. from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for 100% of the rear building face for proposed Lot 57; and

- iii. from 7.5 metres (25 ft.) to 1.8 metres (6 ft.) for the west rear lot line for proposed Lot 28.
- (d) Section F of Part 17 Single Family Residential Gross Density Zone (RF-G) is varied to reduce the minimum rear yard setback of the RF-G Zone for proposed Lots 9-17, 34-36, 38, and 42-44 from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for 50% of the rear building face and 6.0 metres (20 ft.) for a covered deck or patio.
- (e) In Section B.1 of Part 7A Streamside Protection, the minimum distance from the top of bank for a Natural Class B stream, is reduced from 15 metres to 9.7 metres for proposed Lot 45.

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 7914-0322-00 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.R18-139

Carried

- 4. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19252"  
 7917-0003-00 – Qualico Development (Vancouver)  
 c/o Citiwest Consulting Services Ltd (Roger Jawanda)  
 To redesignate the site at 17326 and 17360 – 100 Avenue from Suburban to Urban.

**Note:** Change of Ownership

Approved by Council: May 8, 2017

- \* Planning and Development advise (see memorandum dated January 18, 2018 in back-up) that it is in order for Council to pass a resolution amending the Abbey Ridge Local Area Plan to redesignate the land from "Urban Residential 8-10 UPA or Low Density Townhouses 12-15 UPA Gross Transition" to "Single Family Residential 4-6 UPA".

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That Council amend the Abbey Ridge Local Area Plan to redesignate the land from "Urban Residential 8-10 UPA or Low Density Townhouses 12-15 UPA Gross Transition" to "Single Family Residential 4-6 UPA"

RES.R18-140

Carried

RES.R18-141

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19252" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.  
Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19253"  
 RA to RF - 17326 and 17360 - 100 Avenue - to subdivide into 9 single family lots.

Approved by Council: May 8, 2017

RES.R18-142

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19253" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.  
Carried

**Development Variance Permit No. 7917-0003-00**

17326 and 17360 - 100 Avenue

To reduce the lot depth, front yard setback, side yard setback and increase the total paved driveway area in order to achieve functional floor plans and accommodate side-accessed garages so that vehicles don't have to back out onto 100 Avenue.

Supported by Council: May 29, 2017

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

- (a) In Section K of Part 16 Single Family Residential Zone (RF), the minimum lot depth is reduced from 28 metres (90 ft.) to 18.5 metres (60 ft.) for proposed Lot 1;
- (b) In Section F of Part 16 Single Family Residential Zone (RF), the minimum front yard setback of the RF Zone is reduced from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for proposed Lot 1;
- (c) In Section F Part 16 Single Family Residential Zone (RF), the minimum front yard setback is reduced from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) for the garage on proposed Lot 9;
- (d) In Section F of Part 16 Single Family Residential Zone (RF), the minimum front yard setback is reduced from 6.7 metres (22 ft.) to 5.5 metres (18 ft.) for the garage when a minimum of 50% of the width of the principal building is set back 9 metres (30 ft.) on proposed Lot 2 and 3;



- (e) In Section F of Part 16 Single Family Residential Zone (RF), the minimum side yard setback is reduced from 2.4 metres (8 ft.) to 1.8 metres (6 ft.) for one side yard when the opposite side yard is 1.2 metres (4 ft.) on proposed Lot 2; and
- (f) In Section H of Part 16 Single Family Residential Zone (RF), the total paved area of the driveway in the front yard is increased from 53% to 63% for proposed Lots 2, 3, 4 and 5.

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. 7917-0003-00 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.R18-143

Carried

#### PERMIT APPROVALS

##### 5. **Development Variance Permit No. 7915-0339-00**

Al-Kawthar Foundation  
 c/o Stanley Paulus Architect Inc. (Stanley Paulus)  
 6655 - 154 Street

To reduce the south side yard, rear yard setbacks and the number of on-site parking spaces from 77 to 74 spaces and eliminate the requirement for an earth berm within the front yard landscaping. This will allow for the development of an adult religious education centre with accessory mosque and child care centre.

Supported by Council: November 6, 2017

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

- (a) Part 5 Off-Street Parking and Loading/Unloading Section C Table C.1 is varied for Child Care Centre use to require 1 parking space for drop-off.

To vary "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17404", as amended, as follows:

- (a) Section F. Yards and Setbacks is varied to reduce the minimum side (south) yard setback for a principal building from 3.6 metres [12 ft.] to 0.0m [0 ft.];
- (b) Section F. Yards and Setbacks is varied to reduce the minimum rear yard setback for a principal building from 7.5 metres [25 ft.] to 7.3 metres [24 ft.]; and

- (c) Section I. Landscaping Sub-section 2 is varied to eliminate the requirement for a 0.7 m [2 ft.] high berm located within the 3 metre [10 ft.] wide landscape buffer along 154 Street.

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. 7915-0339-00 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.R18-144

Carried

**Development Permit No. 7915-0339-00**

6655 - 154 Street

To permit the development of an adult education centre with accessory mosque.

Authorized to draft: October 23, 2017

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. 7915-0339-00.

RES.R18-145

Carried

**I. CLERKS REPORT**

**J. OTHER BUSINESS**

K. ADJOURNMENT

It was


Moved by Councillor Gill  
Seconded by Councillor Martin  
That the January 22, 2018 Regular Council -

Land Use meeting be adjourned.  
RES.R18-146

Carried

The Regular Council - Land Use meeting adjourned at 6:39 p.m.

Certified correct:

  
\_\_\_\_\_  
Jane Sullivan, City Clerk

  
\_\_\_\_\_  
Acting Mayor Barbara Steele