

Present:

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

Absent:

Councillor Villeneuve

Staff Present:

City Manager
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****SOUTH SURREY**

1. **7917-0536-00**
19181 - 34A Avenue
Curtis Gray, Krahn Engineering Ltd. / 0750723 B.C. Ltd.
Director Information: David Dalla Zanna, Shane Sumners
Officer Information at March 3, 2017:
David Dalla Zanna (President), Shane Sumners (Secretary)
Development Permit / Development Variance Permit
to permit the development of a 2,401 square-metre (25,847 sq. ft.) multi-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 Steele
That:

1. Council authorize staff to draft Development Permit No. 7917-0536-00 generally in accordance with the attached drawings (Appendix II).

- 2. Council approve Development Variance Permit No. 7917-0536-00, to reduce the minimum rear yard setback of the Comprehensive Development Zone from 7.5 metres (25 ft.) to 0.0 metres (0 ft.), to proceed to Public Notification.
- 3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (b) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (c) 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
 - (d) registration of a Section 219 Restrictive Covenant to restrict the maximum amount of mezzanine space.

RES.R18-196

Carried

RESIDENTIAL/INSTITUTIONAL

NEWTON

- 2. **7917-0587-00**
13707 - 57B Avenue
Paul Brar, Royal Pacific Realty / G. Raman
 Development Variance Permit
to reduce the required side yard setbacks on an existing lot to allow 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 Steele
 That Council approve Development Variance
 Permit No. 7917-0587-00, varying the following, to proceed to Public Notification:

- (a) to reduce the minimum east side yard setback of the RH Zone from 4.5 metres (15 ft.) to 2.1 metres (7 ft.); and
- (b) to reduce the minimum west side yard setback of the RH Zone from 4.5 metres (15 ft.) to 1.8 metres (6 ft.).

RES.R18-197

Carried

3. **7917-0272-00**
7910 - 124 Street
Rajeev Mangla, Mainland Engineering Corporation / B. Hans
 Development Variance Permit
to allow subdivision into two 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 Steele
 That Council approve Development Variance
 Permit No. 7917-0272-00, varying the following, to proceed to Public Notification:

- (a) to reduce the minimum lot width of the RF Zone from 15 metres (50 ft.) to 13.9 metres (46 ft.) for proposed Lots 1 and 2;
- (b) to reduce the minimum south yard setback of the RF Zone for the principal building from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for proposed Lot 1; and
- (c) to reduce the minimum north yard setback of the RF Zone for the principal building from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for proposed Lot 2.

RES.R18-198

Carried

SOUTH SURREY

4. **7917-0608-00**
3562 - 146A Street
Lori Joyce, HY Engineering Ltd. / Quadra Enterprises Ltd.
 Development Variance Permit
to allow driveway access from the fronting street.

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. 7917-0608-00, to allow driveway access from the fronting street for an RF-13-zoned lot, to proceed to Public Notification.

RES.R18-199

Carried

5. **7917-0100-00**
2171 and 2145 - 168 Street
Mike Kompter, Hub Engineering Inc. / 0942748 B.C. Ltd.
Director Information: David Leung Jung, Robert George Wiens
Officer Information as at June 8, 2017: Robert George Wiens (President)
Rezoning from RA to RF, RF-13 and RF-10 / Development Variance Permit
to allow subdivision into 13 residential 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:

1. a Bylaw be introduced to rezone the subject site from "One Acre Residential Zone" (RA) to:
 - (a) "Single Family Residential Zone (RF)" for the portion of the site shown as Block A on the attached Survey Plan (Appendix II);
 - (b) "Single Family Residential (13) Zone (RF-13)" for the portion of the site shown as Block C on the attached Survey Plan (Appendix II);
 - (c) "Single Family Residential (10) Zone (RF-10)" for the portion of the site shown as Blocks B and D on the attached Survey Plan (Appendix II);and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7917-0100-00, to reduce the minimum lot width required under the Single Family Residential (RF) Zone from 15 metres (50 ft.) to 14.2 metres (47 ft.) for proposed Lot 7, 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) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;

- (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (f) registration of a Section 219 Restrictive Covenant to install and maintain a 2.3-metre (7.5 ft.) wide landscape buffer along 168 Street and an additional 5-metre (16 ft.) building setback from the landscape buffer; and
- (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

RES.R18-200

Carried

With Councillor Woods opposed.

It was

Moved by Councillor Gill

Seconded by Councillor Steele

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

Amendment Bylaw, 2018, No. 19505" pass its first reading.

RES.R18-201

Carried

With Councillor Woods opposed.

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill

Seconded by Councillor Steele

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

Amendment Bylaw, 2018, No. 19505" pass its second reading.

RES.R18-202

Carried

With Councillor Woods opposed.

It was then

Moved by Councillor Gill

Seconded by Councillor Steele

That the Public Hearing on "Surrey Zoning

Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19505" be held at the City Hall on February 19, 2018, at 7:00 p.m.

RES.R18-203

Carried

With Councillor Woods opposed.

SURREY CITY CENTRE/WHALLEY**6. 7917-0581-00****9639 - 137A Street****Matthew Alexander, Lark Enterprises / North Harper Lands Development 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 Steele
That:

1. Council approve Development Variance Permit No. 7917-0581-00, 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 0.0 metres (0.0 feet) to accommodate a small-scale drug store on the subject site.
2. Council instruct staff to resolve the following issue 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.R18-204

Carried

FLEETWOOD/GUILDFORD

7. **7917-0337-00**
9091 - 164 Street
Rasika Acharya, Land Vision Solutions Inc. / G. Sandhu, M. Sahota, J. Sandhu
Rezoning from RA to RH / Development Permit / Development Variance Permit
to permit subdivision into two (2) half-acre residential lots across from the ALR boundary.

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:

1. a Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)" and a date be set for Public Hearing.
2. Council authorize staff to draft Sensitive Ecosystem (Streamside Areas) and Farm Protection Development Permit No. 7917-0337-00, generally in accordance with the attached drawings (Appendix VIII) and corresponding Ecosystem Development Plan.

3. Council approve Development Variance Permit No. 7917-0337-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RH Zone for proposed Lot 1 from 30 metres (100 ft.) to 25.6 metres (84 ft.);
 - (b) to reduce the minimum lot width of the RH Zone for proposed Lot 2 from 30 metres (100 ft.) to 22.8 metres (74.8 ft.);
 - (c) to reduce the minimum south side yard setback of the RH Zone for proposed Lot 1 from 4.5 metres (15 ft.) to 2.4 metres (8 ft.); and
 - (d) to reduce the minimum north side yard setback of the RH Zone for proposed Lot 2 from 4.5 metres (15 ft.) to 2.4 metres (8 ft.).

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) approval from the Ministry of Forests, Lands and Natural Resource Operations under the *Water Sustainability Act* for the proposed daylighting of the northern watercourse and work within the eastern watercourse;
 - (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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) registration of a combined Statutory Right-of-Way / Restrictive Covenant over the designated Streamside Protection Area for both "No Build" and conveyance access;
 - (h) registration of a Section 219 Restrictive Covenant for "No Build" and for the installation and maintenance of a 12-metre (39-ft.) landscape buffer along 164 Street, parallel to the ALR boundary;

- (i) registration of a Section 219 Restrictive Covenant for a minimum front yard setback of approximately 17.5 metres (57 ft.) for the principal building on proposed Lots 1 and 2, to ensure a minimum 37.5-metre (123-foot) setback from the ALR boundary and to inform future owners of farm practices in the area that may produce noise, odour and dust;
- (j) registration of a Section 219 Restrictive Covenant for "No Build" on the west portion of the proposed Lots 1 and 2 to increase the minimum rear yard setback from 7.5 metres (25 ft.) to 25 metres (82 ft.) for the principal building and 15 metres (50 ft.) for any accessory buildings or structures;
- (k) registration of a Section 219 Restrictive Covenant for a minimum north side yard setback of 9 metres (29.5 ft.) for the principal building on proposed Lot 1;
- (l) registration of a Section 219 Restrictive Covenant for tree preservation on proposed Lot 2; and
- (m) registration of a 6-metre (20-ft.) wide reciprocal access easement over both proposed Lots 1 and 2 for shared driveway access.

RES.R18-205

Carried

It was

Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2018, No. 19506" pass its first reading.

RES.R18-206

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2018, No. 19506" pass its second reading.

RES.R18-207

Carried

It was then

Moved by Councillor Gill
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19506" be held at the City
 Hall on February 19, 2018, at 7:00 p.m.

RES.R18-208

Carried

8. 7917-0493-00
 8210 - 170A Street; 17077 and 17099 - 82 Avenue
 Maggie Koka, Aplin & Martin Consultants Ltd. / H. Brar, M. Brar, C. Dhillon, B. Brar
 Amend CD Bylaw No. 18654 (based on RH-G)
 to allow for an increased house size on three (3) recently approved small suburban
 lots in Fleetwood.

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:

1. a Bylaw be introduced to amend "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18654", 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.

RES.R18-209 Carried

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18654, Amendment Bylaw, 2018, No. 19507" pass its first reading.

RES.R18-210 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18654, Amendment Bylaw, 2018, No. 19507" pass its second reading.

RES.R18-211 Carried

It was then Moved by Councillor Gill
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18654, Amendment Bylaw, 2018, No. 19507" be held at the City Hall on February 19, 2018, at 7:00 p.m.

RES.R18-212 Carried

SURREY CITY CENTRE/WHALLEY

9. **7917-0254-00**
11645 - 99 Avenue
M. Sehgal / M. Sehgal, T. Sehgal
Restrictive Covenant Amendment / Development Variance Permit
to adjust building setbacks, height, basement access location and massing provisions to permit construction of a single family dwelling on the lot.

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

Before the motion was put, Mayor Hepner provided an opportunity for the Applicant to speak to Application No. 7917-0254-00.

The Applicant: The applicant advised that he was not aware of the covenant restrictions when he purchased the property, and did not enter into an agreement to build according to pre-existing building schemes. The current building restrictions do not allow the applicant to build a house at the maximum allowable square footage. As the required setbacks for the subject property restrict construction on the lot, the applicant has applied for a Development Variance Permit and to have the restrictive covenant amended. The application was moving forward; however, the application was stalled due to opposition from the community, who wanted to preserve existing view corridors and were concerned with parking issues and changes to the nature of the neighbourhood. The applicant noted that the subject property is the only lot that has the burden of maintaining view corridors.

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

- The property was purchased without the understanding that there were existing building plans to be followed for the site.
- The applicant has suggested that a normal RF zone setback of 3.5 metres could be applied to the flanking side of the property, and a setback
- A setback relaxation of six metres could be applied to the north side of the property.
- The main floor and second floor of the house would be 9' tall, and the house would utilize a flat roof to retain the view corridor.
- The applicant questioned whether the restrictions placed on the property were tested to determine if a functioning house could be built on the site.

Staff provided the following information:

- The site restrictions were registered on title with the property in response to the communities concerns regarding view corridors. There have been no changes to the restrictions since the applicant purchased the property.
- When the application was initially submitted, staff tried to work with the applicant to find a design plan that would address the community's

concerns; however, an amenable design scheme could not be created, and the community expressed concerns regarding the application during the consultation phase.

- The property is currently zoned RF, and was not affected by the Royal Heights downzoning project.
- The restrictions placed on the property at the time of the initial subdivision were required a 7.5 metre setback on 99 Avenue, and restricted the height of the building. The intent of the restrictions was that the house would be setback further from 99 Avenue, and would also be a lower house than a normal RF zoning would generally permit.
- As per the zoning bylaw, the east yard of the subject property would be considered the front yard. The side yard would be adjacent to 99 Avenue, and would require a 7.5 metre setback. The applicant is currently proposing to treat the yard along 99 Avenue as the flanking yard, and is requesting a setback relaxation of 6 metres on the north side of the property.
- With the restrictions, the applicant could not build a house to the maximum square footage permitted as per the RF zoning.
- Staff had suggested that the applicant could seek a relaxation regarding the required setbacks; however, staff did not suggest that the applicant seek a relaxation regarding the height of the house, as height and massing were issues raised by the community during consultation.
- The building schemes registered on title for the property are related to the height and massing of the second storey. A portion of the current roof design does not comply with the height restrictions.

It was

Moved by Councillor Gill

Seconded by Councillor Starchuk

That Application 7917-0254-00 be referred

back to staff to prepare the Development Variance Permit for Council's consideration at a future Regular Council – Land Use meeting, and to demonstrate that the proposal is consistent with the existing neighbourhood.

RES.R18-213

Carried

With Councillor Woods opposed.

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

SOUTH SURREY

10. **7917-0392-00**
18977 - 36 Avenue
Curtis Gray, Krahn Engineering Ltd. / Brett Investments Inc.
 Development Permit
to permit the development of a 9,234 square metre (98,389 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. 7917-0392-00 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 finalized 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.R18-214

Carried

RESIDENTIAL/INSTITUTIONAL

SOUTH SURREY

11. **7916-0232-00**
2918 Semiahmoo Trail
Mike Kompter, Hub Engineering Inc. / Fraser View Property Holdings Ltd.
LAP Amendment for a portion of the site from Clustering at Suburban Single Family Density (2 u.p.a.) to Clustering at Urban Single Family Density (8 u.p.a.).
Rezoning from RA to RF / Development Permit
to allow subdivision into 4 single family residential 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 site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.

- 2. Council authorize staff to draft Development Permit No. 7916-0232-00 for Sensitive Ecosystems (Green Infrastructure Area), generally in accordance with the Ecosystem Development Plan prepared by Pinchin Ltd.
- 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) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (g) registration of a Section 219 Covenant to establish a landscape buffer and prohibit construction within 10 metres (33 ft.) of Semiahmoo Trail.
- 4. Council pass a resolution to amend King George Highway Corridor Local Area Plan to redesignate a portion of the land from Clustering at Suburban Single Family Density (2 u.p.a.) to Clustering at Urban Single Family Density (8 u.p.a.) when the project is considered for final adoption.

RES.R18-215

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

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

Amendment Bylaw, 2018, No. 19508" pass its first reading.

RES.R18-216

Carried

The said Bylaw was then read for the second time.

- RES.R18-217 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19508" pass its second reading.
Carried
- RES.R18-218 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. 19508" be held at the City
Hall on February 19, 2018, at 7:00 p.m.
Carried

12. **7917-0012-00**
15927, 15933, 15941, and 15951 - 16 Avenue
Wayne Venables, Krahn Group of Companies
1078962 B.C. Ltd.
Director Information: Baljit Singh Johal
No Officer Information Filed as at June 10, 2017
0929522 B.C. Ltd.
Director Information: Baljit Singh Johal
No Officer Information Filed as at January 6, 2018
OCP amendment from Urban to Multiple Residential
LAP Amendment from Low Density Multiple Residential (10 u.p.a.) to Townhouse
(30 u.p.a.) / Rezoning from RF to RM-30
Development Permit / Development Variance Permit
to permit the development of 22 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 OCP by redesignating the subject site 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 authorize staff to draft Development Permit No. 7917-0012-00 generally in accordance with the attached drawings (Appendix II).
5. Council approve Development Variance Permit No. 7917-0012-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.6 metres (12 ft.) for the building face and 2.3 metres (7.5 ft.) for the porch columns;
 - (b) to reduce the minimum south yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.0 metres (10 ft.) for the building face and 2.8 metres (9 ft.) for the porch columns, and to allow up to six (6) stair risers to encroach into the setback;
 - (c) to reduce the minimum east yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for the building face and 4.8 metres (16 ft.) for the porch columns for Building 4 and to 3.0 metres (10 ft.) for Building 5; and
 - (d) to reduce the minimum west yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for the building face and 2.8 metres (9 ft.) for the porch columns.
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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (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 to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture; and
- (h) submission of an acoustical report for the units adjacent to 16 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures.

7. Council pass a resolution to amend the King George Highway Corridor Land Use/Development Concept Plan to redesignate the subject site from Low Density Multiple Residential (10 u.p.a.) to Townhouse (30 u.p.a.) when the project is considered for final adoption.

RES.R18-219

Carried

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19509" pass its first reading.

RES.R18-220

Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19509" pass its second reading.

RES.R18-221

Carried

It was then Moved by Councillor Gill
 Seconded by Councillor Hayne
 That the Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19509" be held at the City Hall on February 19, 2018, at 7:00 p.m.

RES.R18-222

Carried

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19510" pass its first reading.

RES.R18-223

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. 19510" pass its second reading.

RES.R18-224

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. 19510" be held at the City Hall
 on February 19, 2018, at 7:00 p.m.

RES.R18-225

Carried

13. **7917-0271-00**
2017 - 168 Street
Mike Kompter, Hub Engineering Inc. / 1131146 B.C. Ltd.
Director Information: Paramjit Singh, Harwinder Toor
No Officer Information Filed

NCP Amendment from Low Density Residential 6-10 upa to Medium Density Residential 10-15 upa and for changes to the road and drainage networks.
 Rezoning from RA to RF-10 and RF-13
to allow subdivision into 10 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 Hayne
 That:

1. A Bylaw be introduced to rezone the property shown on the attached Survey Plan (Appendix II) as Block A from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" and Block B from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate for the 168 Street landscape buffer to the specifications and satisfaction of the Planning and Development Department;
 - (e) registration of a Section 219 restrictive covenant on proposed Lots 1 to 6 in increase the minimum setback from 168 Street to

7.0 metres (23 ft.) to the porch or veranda and to 7.5 metres (25 ft.) to the principal building, and for the protection of the 2.3 metre (7.5 ft.) landscape buffer;

- (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (g) 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 Sunnyside Heights NCP from Low Density Residential 6-10 upa to Medium Density Residential 10-15 upa, and for modifications to the road network and drainage corridor in accordance with the proposed subdivision layout when the project is considered for final adoption (Appendix VII).

RES.R18-226

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. 1951" pass its first reading.

RES.R18-227

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. 1951" pass its second reading.

RES.R18-228

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. 1951" be held at the City Hall on February 19, 2018, at 7:00 p.m.

RES.R18-229

Carried
With Councillor Woods opposed.

C. ITEMS REFERRED BACK

D. LAND USE APPLICATIONS

E. CORPORATE REPORTS

- F. CORRESPONDENCE
- G. NOTICE OF MOTIONS
- H. BYLAWS AND PERMITS
- I. CLERKS REPORT
- J. OTHER BUSINESS
- K. ADJOURNMENT

It was

Moved by Councillor Martin
Seconded by Councillor Gill
That the February 5, 2018 Regular Council –

Land Use meeting be adjourned.
RES.R18-230

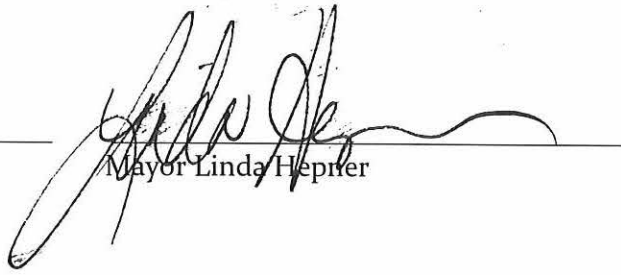
Carried

The Regular Council - Land Use meeting adjourned at 6:06 p.m.

Certified correct:



Mark Panneton, Deputy City Clerk



Mayor Linda Hepner