

Present:

Chairperson - Councillor Martin
Councillor Gill
Councillor Hayne
Councillor LeFranc
Councillor Starchuk
Councillor Woods

Absent:

Mayor Hepner
Councillor Steele
Councillor Villeneuve

Staff Present:

City Manager
City Clerk
Deputy City Clerk
General Manager, Corporate Services
General Manager, Engineering
General Manager, Finance
General Manager, Parks, Recreation & Culture
Acting General Manager, Planning & Development
Deputy 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****RESIDENTIAL/INSTITUTIONAL****SOUTH SURREY**

- 1. 7917-0236-00**
2545 - 141 Street
Mike Helle, Coastland Engineering & Surveying Ltd. / Q. Zhao
Rezoning from RA to RH / Development Variance Permit
LAP Amendment from "One-Acre" to "Half-Acre Gross Density"
to allow subdivision into 2 half-acre 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 subject site from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7917-0236-00, to reduce the minimum lot width of the RH Zone from 30 metres

(100 ft.) to 25.1 metres (82 ft.) for proposed Lots 1 and 2, 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.
4. Council pass a resolution to amend the Central Semiahmoo Peninsula Local Area Plan to redesignate the land from "One-Acre" to "Half-Acre Gross Density" when the project is considered for final adoption.

RES.R18-364

Carried

It was

Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2018, No. 19533" pass its first reading.

RES.R18-365

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. 19533" pass its second reading.

RES.R18-366

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. 19533" be held at the City
 Hall on April 9, 2018, at 7:00 p.m.

RES.R18-367

Carried

- 2. **7918-0084-00**
2005 Ocean Forest Drive
B. Smyth / M. Smyth, B. Smyth
 Development Variance Permit
to reduce the minimum front yard setback for two existing accessory buildings.

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 Council approve Development Variance
 Permit No. 7918-0084-00, to reduce the minimum front yard setback of the
 RF Zone for two accessory structures from 18 metres (60 ft.) to a minimum of
 11 metres (36 ft.), to proceed to Public Notification.

RES.R18-368

Carried

- 3. **7915-0364-00**
2440 - 164 Street; 16413 - 24 Avenue
Mike Helle, Coastland Engineering and Surveying Ltd.
Grayrose (Morgan Walk) Developments Ltd., D. Thorpe
 NCP Amendment to introduce a new land use designation:
 Mixed Use Commercial/Residential (20 upa)
 NCP Amendment from Townhouse (15 upa) or Multi-Family with
 Tree Preservation (30 upa) to Mixed Use Commercial/Residential (20 upa)
 Rezoning from RA to CD - Development Permit
*to permit the development of a mixed use development consisting of
 approximately 640 square metres (6,890 sq.ft.) of commercial floor area and
 13 apartment 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 LeFranc
 That:

- 1. a Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.

2. Council authorize staff to draft Development Permit No. 7915-0364-00 generally in accordance with the attached drawings (Appendix II).
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 plan (for consolidation) 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) submission of an acoustical report for the units adjacent to 24 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.
4. Council pass a resolution to introduce a new land use designation: Mixed Use Commercial/Residential (20 upa) in the Orchard Grove Neighbourhood Concept Plan (NCP), and to amend the Orchard Grove NCP to redesignate the land from Townhouse (15 upa) or Multi-Family with Tree Preservation (30 upa) to Mixed Use Commercial/Residential (20 upa) when the project is considered for final adoption.

RES.R18-369

Carried

RES.R18-370 It was Moved by Councillor Gill
Seconded by Councillor LeFranc
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19534" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R18-371 It was Moved by Councillor Gill
Seconded by Councillor LeFranc
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19534" pass its second reading.
Carried

RES.R18-372 It was then Moved by Councillor Gill
Seconded by Councillor LeFranc
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19534" be held at the City
Hall on April 9, 2018, at 7:00 p.m.
Carried

4. **7917-0317-00**
16033 - 108 Avenue
Rebecca Hardin, Rising Tide Consultants
16033 Fraser Heights 1 Holdings Ltd.
Amend CD By-law No. 11302 (as amended by By-law Nos. 15501 and 17706)
*to permit a licensee retail store (private liquor store) in an existing
neighbourhood shopping centre.*

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

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

1. a Bylaw be introduced to amend Comprehensive Development Bylaw No. 11302, as amended, 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) approval from the Ministry of Transportation & Infrastructure; and
- (c) execution of a Good Neighbour Agreement with the City.
- RES.R18-373 Carried

It was Moved by Councillor Gill
Seconded by Councillor LeFranc
That "Surrey Zoning Bylaw, 1979, No. 5942, Amendment Bylaw, 1992, No. 11302, Amendment Bylaw, 2004, No. 15501, Amendment Bylaw, 2012, No. 17706, Amendment Bylaw, 2018, No. 19535" pass its first reading.

RES.R18-374 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill
Seconded by Councillor LeFranc
That "Surrey Zoning Bylaw, 1979, No. 5942, Amendment Bylaw, 1992, No. 11302, Amendment Bylaw, 2004, No. 15501, Amendment Bylaw, 2012, No. 17706, Amendment Bylaw, 2018, No. 19535" pass its second reading.

RES.R18-375 Carried

It was then Moved by Councillor Gill
Seconded by Councillor LeFranc
That the Public Hearing on "Surrey Zoning Bylaw, 1979, No. 5942, Amendment Bylaw, 1992, No. 11302, Amendment Bylaw, 2004, No. 15501, Amendment Bylaw, 2012, No. 17706, Amendment Bylaw, 2018, No. 19535" be held at the City Hall on April 9, 2018, at 7:00 p.m.

RES.R18-376 Carried

5. **7918-0040-00**
1388 - 160 Street
P. Gill / G. Banipal
Development Variance Permit
to reduce the Special Building Setback requirements for a proposed single family dwelling on a lot located along a collector road.

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

It was Moved by Councillor Gill
Seconded by Councillor LeFranc
That Council approve Development Variance
Permit No. 7918-0040-00 to reduce the minimum side yard setback on a flanking
street from 3.6 metres (12 ft.) to 1.7 metres (5.6 ft.), to proceed to Public
Notification.

RES.R18-377

CarriedCOMMERCIAL/INDUSTRIAL/AGRICULTURALSOUTH SURREY

6. **7917-0341-00**
19370 - 36 Avenue
Braden Smith, Integrated Construction / G. Gill, P. Gill, G. Gill
Rezoning from A-1 to IB-1 - Development Permit - Development Variance Permit
*to permit the development of an 11,655 square-metre (125,460 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 LeFranc
That:

1. a Bylaw be introduced to rezone a portion of the subject site from
"General Agriculture Zone (A-1)" to "Business Park 1 Zone (IB-1)"
and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit
No. 7917-0341-00 generally in accordance with the attached
drawings (Appendix II).
3. Council approve Development Variance Permit No. 7917-0341-00 to
reduce the minimum required front yard setback from 7.5 metres
(25 ft.) to 4.7 metres (15.5 ft.), to proceed to Public Notification.
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 finalized landscaping plan and landscaping
cost estimate to the specifications and satisfaction of the
Planning and Development Department;

- (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (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;
- (e) registration of a Section 219 Restrictive Covenant to restrict the maximum amount of mezzanine space; and
- (f) 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.

RES.R18-378 Carried

It was Moved by Councillor Gill
 Seconded by Councillor LeFranc
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2018, No. 19536" pass its first reading.

RES.R18-379 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill
 Seconded by Councillor LeFranc
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2018, No. 19536" pass its second reading.

RES.R18-380 Carried

It was then Moved by Councillor Gill
 Seconded by Councillor LeFranc
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19536" be held at the City
 Hall on April 9, 2018, at 7:00 p.m.

RES.R18-381 Carried

- 7. **7917-0538-00**
3635 - 190 Street
Braden Smith, Integrated Construction / BMP Surrey Land Inc.
 Development Permit / Development Variance Permit
*to permit the development of a 10,392 square metre (111,859 sq. ft.) single
 tenant industrial building.*

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

In response to questions from Council, staff advised that additional information will be provided regarding the potential ambient noise from the neighbouring property, and that comments from Surrey Fire Service will be provided with respect to the proposed reduction to the maneuvering aisle prior to the issuance of the Development Permit and Development Variance Permit.

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

1. Council authorize staff to draft Development Permit No. 7917-0538-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7917-0538-00 to reduce the minimum required width of a maneuvering aisle from 7.5 metres (25 ft.) to 6.58 metres (21.5 ft.), to proceed to Public Notification.
3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a 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) submission of an alternate parking plan demonstrating the required parking for the permitted mezzanine span can be accommodated on-site or registration of a Section 219 Restrictive Covenant to restrict the maximum amount of mezzanine space.

RES.R18-382

Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURALNEWTON

8. 7917-0144-00
8593 - 132 Street
Ravinder Singh, Hook & Ladder Bar Ltd. / S. Singh
Liquor License Amendment
to allow for the addition of a patio with an occupant load of 16 persons.

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 Council approve the proposed liquor primary license amendment, to permit the addition of a patio with a capacity of 16 persons, for a total maximum occupant load of 65 persons for the premises, to proceed to Public Notification:

RES.R18-383

CarriedRESIDENTIAL/INSTITUTIONALCLOVERDALE/CLAYTON

9. 7916-0334-00
7030 and 7048 - 188 Street
Wojciech Grzybowicz, W G Architecture / 1073289 B.C. Ltd.
Director Information: Malkit Singh Jhand, Navpreet Singh Kaler
No Officer Information Filed as at April 25, 2017
Rezoning from RA to RM-30 / Development Permit / Development Variance Permit
to permit the development of 14 townhouse units in East Clayton.

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 "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing;
2. Council approve the applicant's request to eliminate the required indoor amenity space;

3. Council authorize staff to draft Development Permit No. 7916-0334-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7916-0334-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum west front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face and from 7.5 metres (25 ft.) to 3.9 metres (13 ft.) to the balcony;
 - (b) to reduce the minimum north side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face and from 7.5 metres (25 ft.) to 3.8 metres (12.5 ft.) to the balcony; and
 - (c) to reduce the minimum south side yard setback of the RM Zone from 7.5 metres (25 ft.) to 3.3 metres (10 ft.) to the principal building.
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 finalized 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) 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 specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;

- (h) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture;
- (i) the applicant adequately address the impact of no indoor amenity space;
- (j) registration of a shared access easement with the development to the north at 7080 - 188 Street; and
- (k) registration of a statutory right of way for public access within the multi-use pathway.

RES.R18-384

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

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

Amendment Bylaw, 2018, No. 19537" pass its first reading.

RES.R18-385

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. 19537" pass its second reading.

RES.R18-386

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. 19537" be held at the City Hall on April 9, 2018, at 7:00 p.m.

RES.R18-387

Carried

FLEETWOOD/GUILDFORD

10. 7917-0074-00
 14876 and 14884 Fraser Highway
 D. Johnson / 1063735 B.C. Ltd.
Director Information: Rajan Dhanowa, Amandeep Singh Sandhu,
 Bahadar Singh Sandhu
No Officer Information Filed as at February 3, 2017
 OCP Amendment of a portion from Urban to Multiple Residential
 Rezoning from RF to RM-30 and RF-13
 Development Permit / Development Variance Permit
*to permit the development of 19 townhouse units and 1 single family small
 lot.*

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

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

1. a Bylaw be introduced to amend the OCP by redesignating a portion of 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 property at 14884 Fraser Highway, along with the portion of the property at 14876 Fraser Highway shown as Block A on the Survey Plan attached in Appendix I from "Single Family Residential Zone (RF)" to "Multiple Residential 30 Zone (RM-30)" and the portion of the property at 14876 Fraser Highway shown as Block B on the Survey Plan from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
4. Council approve the applicant's request to eliminate the required indoor amenity space.
5. Council authorize staff to draft Development Permit No. 7917-0074-00 generally in accordance with the attached drawings (Appendix II).

6. Council approve Development Variance Permit No. 7917-0074-00, 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 4.5 metres (14.7 ft.) to the principal building face and to 3.3 metres (10.8 ft.) to the roof overhang, canopy and porch on proposed Lot 2;
 - (b) to reduce the minimum south yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.0 metres (13.1 ft.) to the principal building face and to 2.8 metres (9.2 ft.) to the roof overhang, canopy and porch on proposed Lot 2;
 - (c) to reduce the minimum west side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.0 metres (16.4 ft.) to the principal building face on proposed Lot 2; and
 - (d) to reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.25 metres (7.4 ft.) for an electrical room and 3.0 metres (9.8 ft.) to the principal building face on proposed Lot 2.

7. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of off-site tree removal permissions and 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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;

- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (h) submission of an acoustical report for the units adjacent to Fraser Highway and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (i) 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;
- (j) the applicant adequately address the impact of no indoor amenity space; and
- (k) the applicant provide a community benefit to satisfy the proposed OCP Amendment.

RES.R18-388

Carried

It was

Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19538" pass its first reading.

RES.R18-389

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. 19538" pass its second reading.

RES.R18-390

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. 19538" be held at the City Hall on April 9, 2018, at 7:00 p.m.

RES.R18-391

Carried

It was

Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19539" pass its first reading.

RES.R18-392

Carried

The said Bylaw was then read for the second time.

RES.R18-393 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19539" pass its second reading.
Carried

RES.R18-394 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. 19539" be held at the City
Hall on April 9, 2018, at 7:00 p.m.
Carried

SOUTH SURREY

11. **7916-0102-00**
2845 and 2855 King George Boulevard; 15073 - 27B Avenue
Doug Johnson, Douglas Johnson Architect Ltd. / Ekam 68 Project Ltd.
LAP Amendment from Townhouse (15 u.p.a) to Townhouse (22 u.p.a)
Rezoning from RA, RF and RM-D to RM-30
Development Permit / Development Variance Permit
to permit the development of 42 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), "Single Family Residential Zone (RF)" and "Duplex Residential Zone (RM-D)" to "Multiple Residential (30) Zone (RM-30)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7916-0102-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7916-0102-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard (south) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for Building 4 and to 3.0 metres (10 ft.) for Buildings 6 and 7;

- (b) to reduce the minimum rear yard (west) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.); and
 - (c) to permit two visitor parking spaces to be located within the minimum front yard (south) setback.
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 road dedication and consolidation plan to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (i) 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
 - (j) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

5. Council pass a resolution to amend the King George Highway Corridor Local Area Plan to redesignate the land from "Townhouse (15 u.p.a)" and "Proposed Landscape Buffer (15m wide)" to "Townhouse (22 u.p.a)" when the project is considered for final adoption.

RES.R18-395

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

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

Amendment Bylaw, 2018, No. 19540" pass its first reading.

RES.R18-396

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. 19540" pass its second reading.

RES.R18-397

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. 19540" be held at the City Hall on April 9, 2018, at 7:00 p.m.

RES.R18-398

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

12. **7917-0067-00**
10035 - 176 Street; 17539 and 17570 - 100 Avenue
Portions of 100 Avenue and Barnston Drive East
Roger Jawanda, Citiwest Consulting Services Ltd. / T. Ng, 1097599 B.C. Ltd.
Director Information: John Trainer, Sander van der Vorm
No Officer Information Filed
 OCP Amendment from Suburban to Urban
 LAP Amendment for a portion from Low Density Townhouse 12-15 UPA
 Gross to Townhouse 15-20 UPA Gross
 Rezoning from RA to CD (based on RM-15) / Development Permit
to permit the development of 77 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 amend the OCP by redesignating the subject site and portions of road allowance identified as Blocks A, B and C on the Survey Plan attached as Appendix I, from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. a Bylaw be introduced to rezone the subject site and portions of road allowance identified as Blocks A, B and C on the Survey Plan attached as Appendix I, from "One-Acre Residential Zone (RA)" 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 231 square metres (2,486 square feet) to 215 square metres (2,322 square feet).
5. Council authorize staff to draft Development Permit No. 7917-0067-00 generally in accordance with the attached drawings (Appendix II).
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 Transportation and 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 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (h) completion of the road closure and acquisition of portions of 100 Avenue and Barnston Drive East;
- (i) submission of an acoustical report for the units adjacent to Highway No. 1, Highway No. 17 and Highway No. 15 and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (j) 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;
- (k) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
- (l) the applicant adequately address the impact of reduced indoor amenity space.

7. Council pass a resolution to amend the Abbey Ridge Local Area Plan (LAP) to redesignate a portion of the subject site from "Low Density Townhouse 12-15 UPA Gross" into a new designation of "Townhouse 15-20 UPA Gross", as shown in Appendix VI, when the project is considered for final adoption.

RES.R18-399

Carried

It was

Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19541" pass its first reading.

RES.R18-400

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. 19541" pass its second reading.

RES.R18-401

Carried

RES.R18-402 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. 19541" be
held at the City Hall on April 9, 2018, at 7:00 p.m.
Carried

RES.R18-403 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19542" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R18-404 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19542" pass its second reading.
Carried

RES.R18-405 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. 19542" be held at the City
Hall on April 9, 2018, at 7:00 p.m.
Carried

13. **7916-0673-00**
14919 and 14939 Fraser Highway; 14974 - 92 Avenue (14976 - 92 Avenue)
Roger Jawanda, Citiwest Consulting Ltd.
B. Saran, A. Saran, S. Takhar, J. Bratch
Rezoning from RF to RF-13 and CD (based on RF-13)
Development Variance Permit
to allow subdivision into 14 single family small 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 portions of the properties at 14919- Fraser Highway and 14974 - 92 Avenue shown as Blocks A and B on the attached Survey Plan (Appendix II), from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.

2. a Bylaw be introduced to rezone the property at 14939 - Fraser Highway, along with the portions of 14949 - Fraser Highway and 14974 - 92 Avenue shown as Block C and D on the attached Survey Plan (Appendix II), from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)", and a date be set for Public Hearing.
3. Council approve Development Variance Permit No. 7916-0673-00, varying the following, to proceed to Public Notification:
 - (a) To reduce the minimum lot depth of the RF-13 Zone for Type II lots from 24 metres (79 ft.) to 22.5 metres (74 ft.) for proposed Lots 7 to 14.
 - (b) Seeking to waive Part 7 Special Building Setbacks of the Surrey Zoning By-law, 1993, No. 12000, for proposed Lots 11 to 14.
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 and lot grading plan to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (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.

RES.R18-406

Carried

RES.R18-407 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19543" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R18-408 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19543" pass its second reading.
Carried

RES.R18-409 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. 19543" be held at the City
Hall on April 9, 2018, at 7:00 p.m.
Carried

RES.R18-410 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19544" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R18-411 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19544" pass its second reading.
Carried

RES.R18-412 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. 19544" be held at the City
Hall on April 9, 2018, at 7:00 p.m.
Carried

SOUTH SURREY

14. **7915-0352-00**
17190 - 32 Avenue
Walter Thorneloe, Belmacarra Developments Ltd.
P.F. Lin, P.S. Lin, S.Y. Lin
 NCP Amendment from Proposed One Acre Residential Gross Density (RA-G) and Proposed Open Space / Linear Open Space to Single Detached (2-4 upa) for the subject site and various amendments for lands to the west Rezoning from RA to CD (based on RQ)
 Amendment to Zoning By-law No. 12000 to place the subject site within the appropriate sub-area of the North Grandview Heights NCP
 Development Permit / Development Variance Permit
to allow subdivision into 126 suburban 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 LeFranc
 That:

1. a Bylaw be introduced to rezone the subject site from "One Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" (based on "Quarter Acre Residential Zone (RQ)") and a date be set for Public Hearing.
2. a Bylaw be introduced to amend Map 11, Area XI of Schedule F of Surrey Zoning By-law, 1993, No. 12000, to identify the properties within the NCP amendment area, as shown on Appendix VIII, within Area XIb.
3. Council authorize staff to draft Development Permit No. 7915-0352-00 for Hazard Lands (steep slopes), Farm Protection and Sensitive Ecosystems generally in accordance with the Ecosystem Development Plan prepared by Alex Sartori, RP Bio, and the Geotechnical Report prepared by Western Geotechnical Consultants.
4. Council approve Development Variance Permit No. 7915-0352-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback on proposed Lot 16 from 9.0 metres (30 ft.) to 6.5 metres (21 ft.) for up to 50 percent of the rear lot line;
 - (b) to reduce the minimum front yard setback on proposed Lot 80 from 6.0 metres (20 ft.) for the entire dwelling, to 6 metres (20 ft.) for the garage, and to 5 metres (16 ft.) for the dwelling; and

- (c) to reduce the minimum rear yard setback on proposed Lot 80 from 9.0 metres (30 ft.) to 8 metres (26 ft.) for up to 50 percent of the width of the rear of the dwelling.
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) final approval from the Ministry of Forests, Lands and Natural Resource Operations under the *Water Sustainability Act*, in accordance with their approval letter dated February 22, 2018 (Appendix XV);
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) the applicant enter into a P-15 Agreement for monitoring and maintenance of replanting in the dedicated riparian areas;
 - (h) registration of a Section 219 Restrictive Covenant on lots within 300 metres (984 ft.) of the ALR to advise of agricultural practices in the area;
 - (i) registration of a Section 219 Restrictive Covenant for the installation and maintenance of proposed landscaping and tree preservation on the rear and side yards of lots adjacent to the north-south GIN corridor area;
 - (j) registration of a Section 219 Restrictive Covenant for tree preservation and associated building envelopes on lots where tree preservation is proposed;

- (k) submission of a finalized lot grading plan including proposed retaining wall details to the satisfaction of the Planning & Development Department, Parks, Recreation & Culture Department and Engineering Department;
 - (l) registration of a Section 219 No-build Restrictive Covenant on the proposed lots which contain retaining walls to clarify construction, maintenance and access requirements;
 - (m) registration of a Section 219 Restrictive Covenant on all lots to require engineered building foundations;
 - (n) submission of a hydrological report, to the satisfaction of City staff, demonstrating how pre-development flows into the proposed City parkland will be maintained post-development;
 - (o) the applicant provide bonding to the satisfaction of the Parks, Recreation & Culture Department for the post-construction hydrology and monitoring required for tree preservation within the proposed open space areas;
 - (p) the applicant satisfy the requirement to commemorate the Northern Railway Line with a commemorative marker and storyboard, to the satisfaction of the Planning & Development Department and Parks, Recreation & Culture Department;
 - (q) the applicant provide an independent peer review of the geotechnical investigation and assessment report dated March 9, 2017 and the comments regarding slope stability in regards to the proposed lot grading plan dated April 7, 2017;
 - (r) registration of a Section 219 Restrictive Covenant to regulate the phasing of the proposed development in accordance with the phasing plan attached as Appendix XVI;
 - (s) the applicant provide cash-in-lieu for the replanting of the entire north-south BCS corridor to natural area standards, and cash-in-lieu for a gravel path through proposed parkland, as determined by Parks, to Parks' standards. Cost estimates will be provided by Parks; and
 - (t) the applicant provide a Forest Health Assessment, prepared by a Registered Professional Forester.
6. Council pass a resolution to amend the North Grandview Heights Neighbourhood Concept Plan to redesignate the land from "Proposed One Acre Residential Gross Density (RA-G)" and "Proposed Open Space / Linear Open Space" to "Single Detached

(2-4 upa)" for the subject site and lands to the east, as well as amendments to the locations of open space, road network, and detention pond location, as shown in Appendix X, when the project is considered for final adoption.

RES.R18-413 Carried

It was Moved by Councillor Gill
Seconded by Councillor LeFranc
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19545" pass its first reading.

RES.R18-414 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill
Seconded by Councillor LeFranc
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19545" pass its second reading.

RES.R18-415 Carried

It was then Moved by Councillor Gill
Seconded by Councillor LeFranc
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19545" be held at the City
Hall on April 9, 2018, at 7:00 p.m.

RES.R18-416 Carried

It was Moved by Councillor Gill
Seconded by Councillor LeFranc
That "Surrey Zoning Bylaw, 1993, No. 12000,
Text Amendment Bylaw, 2018, No. 19546" pass its first reading.

RES.R18-417 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill
Seconded by Councillor LeFranc
That "Surrey Zoning Bylaw, 1993, No. 12000,
Text Amendment Bylaw, 2018, No. 19546" pass its second reading.

RES.R18-418 Carried

It was then Moved by Councillor Gill
Seconded by Councillor LeFranc
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2018, No. 19546" be held at the
City Hall on April 9, 2018, at 7:00 p.m.

RES.R18-419 Carried

15. 7917-0305-00
17423 - 100 Avenue
Roger Jawanda, Citiwest Consulting Ltd. / Qualico Developments (Vancouver) Inc.
OCP Amendment from Suburban to Urban / Rezoning from RA to RF
to allow subdivision into 5 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 LeFranc
That:

1. a Bylaw be introduced to amend the OCP by redesignating the subject site from Suburban to Urban and a date be set for Public Hearing.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. a Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
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 Transportation & Infrastructure;
 - (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.

RES.R18-420 Carried

It was Moved by Councillor Gill
Seconded by Councillor LeFranc
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19547" pass its first reading.

RES.R18-421 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill
Seconded by Councillor LeFranc
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19547" pass its second reading.

RES.R18-422 Carried

It was then Moved by Councillor Gill
Seconded by Councillor LeFranc
That the Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19547" be held at the City Hall on April 9, 2018, at 7:00 p.m.

RES.R18-423 Carried

It was Moved by Councillor Gill
Seconded by Councillor LeFranc
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19548" pass its first reading.

RES.R18-424 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill
Seconded by Councillor LeFranc
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19548" pass its second reading.

RES.R18-425 Carried

It was then Moved by Councillor Gill
Seconded by Councillor LeFranc
That the Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19548" be held at the City Hall on April 9, 2018, at 7:00 p.m.

RES.R18-426 Carried

SURREY CITY CENTRE/WHALLEY

16. **7917-0557-00**
8365 - 140 Street
Surindar Singh Jabal, Canadian Ramgarhia Society Inc.
Canadian Ramgarhia Society Inc.
 Development Variance Permit
to relax the height and setback requirements of the PA-2 zone to permit the construction of a gateway arch for an existing Gurdwara (Gurdwara Sahib Brookside).

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

It was Moved by Councillor Gill
 Seconded by Councillor LeFranc
 That Council approve Development Variance Permit No. 7917-0557-00, varying the following, to proceed to Public Notification:

- (a) to reduce the minimum front yard (east) setback of the PA-2 Zone from 7.5 metres (25 ft.) to 4.3 metres (14 ft.) for a structure (gateway arch); and
- (b) to increase the maximum height of a structure (gateway arch) from 4 metres (13 ft.) to 7.7 metres (25 ft.).

RES.R18-427

Carried

17. **7917-0560-00**
10570 - 128 Street
S. Dhaliwal / B. Dhaliwal
 Development Variance Permit
to reduce the front and rear yard setbacks for a proposed single family dwelling on a lot located along an arterial road (128 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 LeFranc
 That Council approve Development Variance Permit No. 7917-0560-00, varying the following, to proceed to Public Notification:

- (a) to reduce the minimum front yard setback at the RF Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to the garage, 4.8 metres (16 ft.) to the remainder of the front face of the principal building, and 4.0 metres (13 ft.) to the porch/veranda; and

- (b) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 7.0 metres (23 ft.) for the principal building.

RES.R18-428

Carried

C. ITEMS REFERRED BACK

RESIDENTIAL/INSTITUTIONAL

NEWTON

1. **7916-0057-00**
14844 and 14876 No. 10 Highway (56 Avenue)
Joshua Turner, Infinity Properties Ltd. / Benchmark Estate (2009) Ltd.
 OCP Amendment from Suburban to Mixed Employment and Urban
 LAP Amendment to introduce new land use designations: Assembly Hall
 and Residential (10 upa)
 LAP Amendment from Residential Style Business Park and Suburban
 Residential (½ acre) to Assembly Hall and Residential (10 upa)
 Rezoning from RA to PA-2 and CD (Based on RM-10)
 Development Permit / Development Variance Permit
to permit the development of a church and 36 townhouses.

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

It was

Moved by Councillor Gill

Seconded by Councillor LeFranc

That third reading of "Surrey Official

Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19067" granted by Resolution No. R17-1283 at the April 24, 2017 Regular Council – Public Hearing meeting be rescinded.

RES.R18-429

Carried

It was

Moved by Councillor Hayne

Seconded by Councillor LeFranc

That the Public Hearing on "Surrey Official

Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19067" be held at the City Hall on April 9, 2018, at 7:00 p.m.

RES.R18-430

Carried

With Councillor Gill opposed.

- RES.R18-431 It was Moved by Councillor Gill
Seconded by Councillor LeFranc
That third reading of "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19068" granted by Resolution No. R17-1284 of the April 24, 2017 Regular Council – Public Hearing meeting be rescinded.
Carried
- RES.R18-432 It was Moved by Councillor Hayne
Seconded by Councillor LeFranc
That the Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19068" be held at the City Hall on April 9, 2018, at 7:00 p.m.
Carried
With Councillor Gill opposed.
- RES.R18-433 It was Moved by Councillor Gill
Seconded by Councillor LeFranc
That third reading of "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19069" granted by Resolution No. R17-1285 of the April 24, 2017 Regular Council – Public Hearing meeting be rescinded.
Carried
- RES.R18-434 It was Moved by Councillor Hayne
Seconded by Councillor LeFranc
That the Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19069" be held at the City Hall on April 9, 2018, at 7:00 p.m.
Carried
With Councillor Gill opposed.

D. LAND USE CONTRACT TERMINATION

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

CLOVERDALE/CLAYTON

1. **7917-0034-00**
17630 No 10 Highway (56 Avenue)
Terminate Land Use Contract No. 464
to permit the existing underlying C-15 Zone to come into effect.

The Planning & Development Department were recommending that a Bylaw be introduced to terminate Land Use Contract No. 464 and a date be set for Public Hearing.

RES.R18-435 It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Land Use Contract No. 464,
 Termination Bylaw, 2018, No. 19525" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R18-436 It was Moved by Councillor Gill
 Seconded by Councillor Woods
 That "Surrey Land Use Contract No. 464,
 Termination Bylaw, 2018, No. 19525" pass its second reading.
Carried

RES.R18-437 It was then Moved by Councillor Gill
 Seconded by Councillor Woods
 That the Public Hearing on "Surrey Land Use
 Contract No. 464, Termination Bylaw, 2018, No. 19525" be held at the City Hall on
 April 9, 2018, at 7:00 p.m.
Carried

2. **7917-0164-00**
Even numbers 17700 to 17790 No. 10 Highway (56 Avenue)
 Terminate Land Use Contract No. 144
to permit the existing underlying C-8 Zone to come into effect.

The Planning & Development Department were recommending that a Bylaw be introduced to terminate Land Use Contract No. 144 and a date be set for Public Hearing.

RES.R18-438 It was Moved by Councillor Gill
 Seconded by Councillor Woods
 That "Surrey Land Use Contract No. 144,
 Termination Bylaw, 2018, No. 19526" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R18-439 It was Moved by Councillor Gill
 Seconded by Councillor Woods
 That "Surrey Land Use Contract No. 144,
 Termination Bylaw, 2018, No. 19526" pass its second reading.
Carried

It was then
 Moved by Councillor Gill
 Seconded by Councillor Woods
 That the Public Hearing on "Surrey Land Use
 Contract No. 144, Termination Bylaw, 2018, No. 19526" be held at the City Hall on
 April 9, 2018, at 7:00 p.m.

RES.R18-440

Carried

SURREY CITY CENTRE/WHALLEY

- 3. **7917-0064-00**
13409 King George Boulevard
 Terminate Land Use Contract No. 595
to permit the existing underlying CG-2 Zone to come into effect.

The Planning & Development Department were recommending that a Bylaw be introduced to terminate Land Use Contract No. 595 and a date be set for Public Hearing.

It was
 Moved by Councillor Gill
 Seconded by Councillor Woods
 That "Surrey Land Use Contract No. 595,
 Termination Bylaw, 2018, No. 19527" pass its first reading.

RES.R18-441

Carried

The said Bylaw was then read for the second time.

It was
 Moved by Councillor Gill
 Seconded by Councillor Woods
 That "Surrey Land Use Contract No. 595,
 Termination Bylaw, 2018, No. 19527" pass its second reading.

RES.R18-442

Carried

It was then
 Moved by Councillor Gill
 Seconded by Councillor Woods
 That the Public Hearing on "Surrey Land Use
 Contract No. 595, Termination Bylaw, 2018, No. 19527" be held at the City Hall on
 April 9, 2018, at 7:00 p.m.

RES.R18-443

Carried

E. CORPORATE REPORTS

F. CORRESPONDENCE

G. NOTICE OF MOTIONS

H. BYLAWS AND PERMITS

BYLAWS

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19158"
7916-0656-00 – Newsteps Immigration Solutions Inc. and Kash Home
Buyers Inc.
c/o Citiwest Consulting Ltd. (Roger Jawanda)
RF to RF-10 – 15330 – 28 Avenue - to subdivide into 4 single family small
lots.

Note: Change of Ownership

Approved by Council: February 20, 2017

- * Planning and Development advise (see memorandum dated March 7, 2018,
in back-up) that it is in order for Council to pass a resolution amending the
King George Highway Corridor Land Use/Development Concept Plan to
redesignate the site from "Single Family Residential (6 upa)" to "Single
Family Small Lots".

It was Moved by Councillor Gill
Seconded by Councillor LeFranc
That Council amend the King George
Highway Corridor Land Use/Development Concept Plan to redesignate the site
from "Single Family Residential (6 upa)" to "Single Family Small Lots".

RES.R18-444

Carried

It was Moved by Councillor Gill
Seconded by Councillor LeFranc
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19158" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R18-445

Carried

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18794"
7915-0041-00 – H. and M. Johal, Gurmeet Gill
c/o Aplin & Martin Consultants Ltd. (Maggie Koka)
RA to CD - 18782 - No. 10 Highway (56 Avenue) - to subdivide into 8 small
suburban lots and 1 remainder lot.

Approved by Council: July 11, 2016

It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18794" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R18-446

Carried

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18747"
7916-0041-00 – Gurdial, Manjot and Gurpreet Samra
c/o Mainland Engineering (2007) Corporation (Rajeev Mangla)
RF to RF-12 - 9987 – 132 Street - to subdivide into 3 single family small lots.

Approved by Council: May 30, 2016

Prior to the start of the meeting, Planning and Development advised that the Engineering requirements for this development application have not been completed. The bylaw was not in order for final adoption.

4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18852"
7916-0223-00 – 1073934 B.C. Ltd. (Director Information: Victor Aujla,
Gurinder Dhaliwal and Amit Ghuman)
c/o Hub Engineering Inc. (Mike Kompter)
RA to RF - 7804 and 7824 – 155 Street - to subdivide into 8 single family
lots.

Note: Change of Ownership and Director Information

Approved by Council: September 12, 2016

- * Planning and Development advise (see memorandum dated March 7, 2018,
in back-up) that it is in order for Council to pass a resolution amending the
Fleetwood Enclave Area Concept Plan to redesignate the site from "1/ 4
Acre Gross Density (4 upa)" to "Low-Medium Density Cluster (5 upa)".

It was Moved by Councillor Gill
Seconded by Councillor Woods
That Council amend the Fleetwood Enclave
Area Concept Plan to redesignate the site from "1/ 4 Acre Gross Density (4 upa)" to
"Low-Medium Density Cluster (5 upa)".

RES.R18-447

Carried

It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18852" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R18-448

Carried

5. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2014, No. 18276"
7911-0270-00 - Evershine Land Group Inc.
c/o Hub Engineering Inc. (Mike Kompter)
To redesignate a portion of 7379 - 194A Street from Suburban (SUB) to Urban (URB).

Approved by Council: July 21, 2014

- * Planning and Development advise (see memorandum dated March 8, 2018, in back-up) that it is in order for Council to pass a resolution amending East Clayton Neighbourhood Concept Plan (NCP) Extension - North of 72 Avenue to include the subject site within the NCP and to designate it as 10-15 upa (Medium Density)

It was Moved by Councillor Gill
Seconded by Councillor Woods
That Council amend the East Clayton
Neighbourhood Concept Plan (NCP) Extension - North of 72 Avenue to include
the subject site within the NCP and to designate it as 10-15 upa (Medium Density)

RES.R18-449

Carried

It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2014, No. 18276" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R18-450

Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18277"
7911-0270-00 - RA to RF-10 - Portion of 7379 - 194A Street - to develop
approximately eight (8) single family small lots.

Approved by Council: July 21, 2014

It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18277" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R18-451

Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2014, No. 18278"

3900-20-18278 – Zoning Text Amendment – To update Schedule F, Area XXIII map to expand the East Clayton – North NCP and assign amenity charges.

Approved by Council: July 21, 2014

It was

Moved by Councillor Gill

Seconded by Councillor Woods

That "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2014, No. 18278" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R18-452

Carried

BYLAWS WITH PERMITS

6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2008, No. 16558, Amendment Bylaw, 2017, No. 19473"

7917-0413-00 - Owners of Strata Plan BCS4457 and Lakewood Headwaters Ltd.

c/o Barnett Dembek Architects Inc. (Maciej Dembek)

To amend CD By-law No. 16558 - 15428 and 15436 – 31 Avenue - in order increase the permitted unit density and to make changes to the required parking.

Approved by Council: December 18, 2017

It was

Moved by Councillor Gill

Seconded by Councillor Woods

That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2008, No. 16558, Amendment Bylaw, 2017, No. 19473" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R18-453

Carried

Development Variance Permit No. 7917-0413-00

15428 and 15436 – 31 Avenue

To reduce the minimum setback distance from the top of bank for a "Class A Stream" at the narrowest point for the proposed Phase 2 building.

Supported by Council: January 8, 2018

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

- (a) To reduce the minimum setback distance from the top of bank from a Class A stream from 30.0 metres (100 ft.) to 15.0 metres

(50 ft.) at the narrowest point to allow for the proposed Phase 2 building.

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

It was Moved by Councillor Gill
 Seconded by Councillor Woods
 That Development Variance Permit
 No. 7917-0413-00 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.R18-454

Carried

Development Permit No. 7906-0263-00 (in conjunction with Application No. 7917-0413-00)

15436 - 31 Avenue

For a new proposed Phase 2 Building and landscaping

At the December 18, 2017 Regular Council - Land Use Meeting Planning and Development Council authorized staff to amend Development Permit No. 7906-0263-00 which is running in conjunction with Application No. 7917-0143-00.

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

It was Moved by Councillor Gill
 Seconded by Councillor Woods
 That the Mayor and Clerk be authorized to
 execute the amendment to Development Permit No. 7906-0263-00.

RES.R18-455

Carried

Development Permit No. 7917-0413-00

15428 and 15436 - 31 Avenue

For Sensitive Ecosystems (Streamside protection)

Authorized to draft: December 18, 2017

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

It was Moved by Councillor Gill
 Seconded by Councillor Woods
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7917-0413-00.

RES.R18-456

Carried

7. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18790"
7915-0299-00 – Jatinder, Perry and Ram Gandham, Nafisa Ali
c/o McElhanney Consulting Services Ltd. (James Pernu)
RF to RF-G – 16927 Greenway Drive - to subdivide into 4 single family lots
and one open space lot.

Approved by Council: July 11, 2016

It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18790" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R18-457

Carried

Development Variance Permit No. 7915-0299-00

16927 Greenway Drive*

To reduce the minimum lot depth of proposed lot 1 to allow geotechnical
setback to be conveyed to the City and reduce the minimum lot area in the
RF-G Zone.

Supported by Council: July 25, 2016

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

- (a) In Section K. Subdivision of Part 17 Single Family Residential Gross
Density Zone (RF-G), the minimum lot depth is reduced from 28
metres (90 ft.) to 25.4 metres (83 ft.) for Lot 1, as shown on the
proposed subdivision layout shown on Schedule A which is
attached hereto and forms part of this development variance
permit.
- (b) Section C, Lot Area, of Part 17 Single Family Residential Gross
Density Zone (RF G), is varied to reduce the minimum site area for
subdivision from 1 hectare (2.5 acres) to 0.4 hectare (1.0 acre).

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

It was Moved by Councillor Gill
Seconded by Councillor Woods
That Development Variance Permit No.
7915-0299-00 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.R18-458

Carried

Development Variance Permit No. 7915-0299-01

16927 Greenway Drive

To reduce the minimum setback for "Natural Class A Stream" in order to permit a subdivision into 4 single family lots and 1 open space lot.

Supported by Council: November 21, 2016

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

- (a) In the table in Section B.1 of Part 7A "Streamside Protection", the minimum setback distance for a "Natural Class A Stream" is reduced from 30 metres (98 ft.) measured from top of-bank to 8 metres (26 ft.) measured from top-of-bank for proposed Lots 1-4.

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

It was Moved by Councillor Gill
Seconded by Councillor Woods
That Development Variance Permit No.
 7915-0299-01 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.R18-459

Carried

Development Permit No. 7915-0299-00

16927 Greenway Drive

To permit subdivision into 4 single family lots.

Authorized to draft: July 11, 2016

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

It was Moved by Councillor Gill
Seconded by Councillor Woods
That the Mayor and Clerk be authorized to
 execute Development Permit No. 7915-0299-00.

RES.R18-460

Carried

8. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2016, No. 19062"
 7915-0311-00 - 1068702 B.C. Ltd. (Director Information: Sahib Bath) and
 1046150 B.C. Ltd. (Director Information: Dailbag Singh Bath)
 c/o 1046150 B.C. Ltd. (Baljit Johal)
 To redesignate the site at 1667, 1669, 1681, 1683, 1695 and 1697 King George
 Boulevard and 1642, 1658, 1664 and 1666 – 160 Street from Urban to
 Multiple Residential

Note: Change of Director Information

Approved by Council: December 19, 2016

- * Planning and Development advise (see memorandum dated March 7, 2018, in back-up) that it is in order for Council to pass a resolution amending the King George Highway Corridor Local Area Plan to introduce a new land use designation: "Townhouse (30 upa)" and to redesignate the site from "Townhouse (15 upa)" to "Townhouse (30 upa)".

It was
 Moved by Councillor Gill
 Seconded by Councillor Woods
 That Council amend the King George
 Highway Corridor Local Area Plan to introduce a new land use designation:
 "Townhouse (30 upa)" and to redesignate the site from "Townhouse (15 upa)" to
 "Townhouse (30 upa)".

RES.R18-461

Carried

It was
 Moved by Councillor Gill
 Seconded by Councillor Woods
 That "Surrey Official Community Plan Bylaw,
 2013, No. 18020, Amendment Bylaw, 2016, No. 19062" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R18-462

Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 19063"
 RF and RM-D to RM-30 – 1667, 1669, 1681, 1683, 1695 and 1697 King George
 Boulevard and 1642, 1658, 1664 and 1666 – 160 Street - to develop 57
 townhouse units.

Approved by Council: December 19, 2016

It was
 Moved by Councillor Gill
 Seconded by Councillor Woods
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2016, No. 19063" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.

RES.R18-463

Carried

Development Variance Permit No. 7915-0311-00

1667, 1669, 1681, 1683, 1695 and 1697 King George Boulevard and 1642, 1658, 1664 and 1666 – 160 Street

To reduce the minimum north, south, east and west yard setbacks in order to allow for a more efficient site layout and provide better street presence along King George Boulevard and 160 Street.

Supported by Council: January 16, 2017

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

- (a) In Subsection F, Yards and Setbacks, the minimum south setback of the Multiple Residential (30) Zone (RM-30) is reduced from 7.5 metres (25 ft.) to 6.0 metres (19 ft.) for Buildings 2 and 10 and 4.5 metres (14.7 ft.) for Building 11;
- (b) In Subsection F, Yards and Setbacks, the minimum north setback of the Multiple Residential (30) Zone (RM-30) is reduced from 7.5 metres (25 ft.) to 6.0 metres (19 ft.) for Building 6 and 5.8 metres (19 ft.) for Building 12;
- (c) In Subsection F, Yards and Setbacks, the minimum west setback of the Multiple Residential (30) Zone (RM-30) is reduced from 7.5 metres (25 ft.) to 4.5 metres (14.7 ft.) for Buildings 11 and 12; and
- (d) In Subsection F, Yards and Setbacks, the minimum east setback of the Multiple Residential (30) Zone (RM-30) is reduced from 7.5 metres (25 ft.) to 4.5 metres (14.7 ft.) for Buildings 1, 2 and 6.

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

It was

Moved by Councillor Gill
 Seconded by Councillor Woods
 That Development Variance Permit No.

7915-0311-00 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.R18-464

Carried

Development Permit No. 7915-0311-00

1667, 1669, 1681, 1683, 1695 and 1697 King George Boulevard and 1642, 1658, 1664 and 1666 – 160 Street

To permit the development of 57 townhouse units.

Authorized to draft: December 19, 2016

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

It was
 Moved by Councillor Gill
 Seconded by Councillor Woods
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7915-0311-00.

RES.R18-465

Carried

9. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19328"
 7916-0485-00 – 1075579 B.C. Ltd. (Director Information: Connie Johl)
 c/o McElhanney Consulting Services Ltd. (James Pernu)
 To redesignate a portion of the property at 17015 Fraser Highway from Suburban to Urban.

Approved by Council: July 10, 2017

Note: Engineering responded to Council's concerns raised at the July 24, 2017 Public Hearing Meeting regarding estimated vehicle traffic for the development (see memorandum dated February 13, 2018 in back-up).

It was
 Moved by Councillor Gill
 Seconded by Councillor Woods
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19328" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R18-466

Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19329"
CPG to CD – Portion of 17015 Fraser Highway - to develop 98 townhouse
units.

Approved by Council: July 10, 2017

It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Zoning Bylaw, 1993, No.
12000, Amendment Bylaw, 2017, No. 19329" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.
RES.R18-467 Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19330"
CPG to RA – Portion of 17015 Fraser Highway - to create a remnant parcel
for future consolidation with 17071 Fraser Highway.

Approved by Council: July 10, 2017

It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19330" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
RES.R18-468 Carried

Development Permit No. 7916-0485-00

17015 Fraser Highway

To permit the development of 98 townhouse units and a remnant lot.

Authorized to draft: July 10, 2017

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

It was Moved by Councillor Gill
Seconded by Councillor Woods
That the Mayor and Clerk be authorized to
execute Development Permit No. 7916-0485-00.
RES.R18-469 Carried

10. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2014, No. 18370"
7914-0190-00 – 0995878 B.C. Ltd. and 0996756 B.C. Ltd.
(Director information: Sukh Pandher)
c/o 0801757 BC Ltd. (Sukh Pandher)
7414 – 194 Street and 7405 – 196 Street - To authorize the redesignation of the site from Suburban – Urban Reserve (SUR) to Urban (URB).

Note: Change of Director information and Agent

Approved by Council: December 15, 2014

- * Planning and Development advise (see memorandum dated March 8, 2018, in back-up) that it is in order for Council to pass a resolution amending the East Clayton Neighbourhood Concept Plan (NCP) Extension - North of 72 Avenue to include the subject site within the NCP and to designate it as 10-15 upa (Medium Density).

It was Moved by Councillor Gill
Seconded by Councillor Woods
That Council amend the East Clayton
Neighbourhood Concept Plan (NCP) Extension - North of 72 Avenue to include
the subject site within the NCP and to designate it as 10-15 upa (Medium Density).
RES.R18-470 Carried

It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2014, No. 18370" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.
RES.R18-471 Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18371"
7914-0190-00 – 7414 – 194 Street and 7405 – 196 Street - RA to CD – to
permit the development of 129 townhouse units on 2 lots.

Approved by Council: December 15, 2014

It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18371" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
RES.R18-472 Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2014, No. 18372"

7914-0190-00 – 7414 – 194 Street and 7405 – 196 Street - To include the site in the East Clayton – North NCP and to collect NCP amenity charges.

Approved by Council: December 15, 2014

It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Zoning Bylaw, 1993, No. 12000,
Text Amendment Bylaw, 2014, No. 18372" be finally adopted, signed by the Mayor
and Clerk, and sealed with the Corporate Seal.

RES.R18-473

Carried

Development Permit No. 7914-0190-00

7414 – 194 Street and 7405 – 196 Street

To permit the construction of approximately 129 townhouse units on 2 lots.

Authorized to draft: July 10, 2017

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

It was Moved by Councillor Gill
Seconded by Councillor Woods
That the Mayor and Clerk be authorized to
execute Development Permit No. 7914-0190-00.

RES.R18-474

Carried

PERMIT APPROVALS

11. Development Variance Permit No. 7917-0535-00

1066873 B.C. Ltd (Director Information: Amarjit Sandhu, Nand Sharma and Jagmohan Singh)

c/o 1127774 B.C. Ltd. (Amrik Singh)

7093 King George Boulevard

To waive the minimum requirement for the distance between a proposed small-scale drug store and existing drug stores. The proposed small-scale drug store and associated medical clinic will be located in an existing multi-tenant commercial building.

Supported by Council: February 6, 2018

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

- (a) In Section E.28 of Part 4, General Provisions, the minimum separation distance from the lot line between drug stores, small-

scale drug stores, or methadone dispensaries is reduced from 400 metres (1,300 ft.) to 91 metres (299 ft.) to permit a small-scale drug store on the Land.

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

It was Moved by Councillor Gill
 Seconded by Councillor Woods
 That Development Variance Permit No. 7917-0535-00 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.R18-475

Carried

APPLICATIONS/BYLAWS/PERMITS TO BE CLOSED

12. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17965"
 7913-0011-00 – Guildford Real Estate Corp.
 c/o Richard Coulter
 RF and C-15 to CD - 10207 and 10221 – 153 Street - to permit the development of a four-storey retail/office building with three levels of underground parking.

Approved by Council: June 17, 2013

- * Planning and Development advise (see memorandum dated February 26, 2018 in back-up) that the property has been purchased by a new owner and the application has been replaced by Project No. 7917-0551-00. It is requested that Council close this application and file the associated Bylaw.

It was Moved by Councillor Gill
 Seconded by Councillor Woods
 That application No. 7913-0011-00 be closed
 and that By-law No. 17965 be filed.

RES.R18-476

Carried

13. **Development Application No. 7915-0158-00**
 Crown West Development Ltd.
 6029 – 168 Street

- * Planning and Development advise (see memorandum dated February 28, 2018 in back-up) that the property has been purchased by a new owner and a new application is forthcoming. It is requested that Council close this application.

It was Moved by Councillor Gill
Seconded by Councillor Woods
That Application No. 7915-0158-00 be closed.
Carried

RES.R18-477

14. **Temporary Use Permit No. 7915-0211-00**
1021064 BC Ltd. (Director Information: Bassem Daoud)
c/o Bassem Daoud
10214 – 120 Street
To allow a limousine and party bus dispatch office with associated parking
for a period of three years.

Supported by Council: October 20, 2015

- * At the November 6, 2017, Land Use Meeting Council passed resolution R17-2959 authorizing the Mayor and Clerk to execute the Temporary Use Permit No. 7915-0211-00. Planning and Development advise (see memorandum dated March 6, 2018 in back-up) that the Temporary use Permit, was not in order for issuance and that the application should be closed.

It was Moved by Councillor Gill
Seconded by Councillor Woods
That Council rescind the authorization to
execute the Temporary Use Permit No. 7915-0211-00 granted by Resolution
No. R17-2959 at the November 6, 2017 Regular Council – Land Use Meeting.
Carried

RES.R18-478

It was Moved by Councillor Gill
Seconded by Councillor Woods
That Application No. 7915-0211-00 be closed.
Carried

RES.R18-479

MISCELLANEOUS

15. "Surrey Heritage Revitalization Agreement Bylaw, 2017, No. 19479"
7916-0311-00 – T. Painter and S. McCormack
c/o CitiWest Consulting Ltd. (Roger Jawanda)
To enter into a Heritage Revitalization Agreement at 12876 Crescent Road
to facilitate the restoration and long term protection of the H.C. Major
House (Brynjolfson Residence).

Approved by Council: December 18, 2017

- * Planning and Development advise (see memorandum dated February 28, 2018 in back-up) that a minor modification is required to the variance section of Bylaw No. 19479 by inserting Section E. It does not affect use or density and therefore does not require a further Public Hearing.

RES.R18-480 It was Moved by Councillor Gill
 Seconded by Councillor Woods
 That third reading of Bylaw No. 19479
 granted by Resolution No. R18-68 at the January 8, 2018 Regular Council – Public
 Hearing Meeting be rescinded.
Carried

RES.R18-481 It was Moved by Councillor Gill
 Seconded by Councillor Woods
 That Appendix "B" of Bylaw No. 19479 be
 amended by inserting the following:
 "3. Section E Lot Coverage of Part 12 "One-Acre Residential Zone (RA)" of
 Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 • The maximum lot coverage is increased from 20% to 24%."
Carried

RES.R18-482 It was Moved by Councillor Gill
 Seconded by Councillor Woods
 That "Surrey Heritage Revitalization
 Agreement Bylaw, 2017, No. 19479" pass its third reading, as amended.
Carried

BYLAWS (Cont.)

16. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19371"
 7917-0297-00 – 1128548 BC Ltd. (Director information: Gurjinder Bhurji, Baljit and
 Sarbjit Sabharwal, 1052182 BC Ltd. (Director information: Gurcharan Dhaliwal,
 Randeep Malhotra and Gursewak Sran, City of Surrey et al)
 c/o McElhanney Consulting Services Ltd. (Sandra Shanoada)
 To amend CD Bylaw No. 18795 - 17058, 17078, 17102, 17112, 17118 and 17124 Greenway
 Drive and 8507, 8508, 8515, 8518, 8523, 8528, 8531, 8536 and 8539 Richardson Drive
 In order to allow larger sized homes to be constructed on 13 existing small
 suburban lots.

Note: Ownership has changed to individual owners due to subdivision and sale.

Approved by Council: September 11, 2017

It was Moved by Councillor Gill
 Seconded by Councillor Woods
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2017, No. 19371" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.

RES.R18-483

Carried

I. CLERKS REPORT

J. OTHER BUSINESS

K. ADJOURNMENT


It was Moved by Councillor Gill
 Seconded by Councillor Woods
 That the March 12, 2018 Regular Council -
 Land Use meeting be adjourned.

RES.R18-484

Carried

The Regular Council - Land Use meeting adjourned at 5:45 p.m.

Certified correct:



 Jane Sullivan, City Clerk



 Acting Mayor Mary Martin