

Present:

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

Absent:**Staff Present:**

City Manager
City Clerk
General Manager, Corporate Services
General Manager, Engineering
General Manager, Finance
General Manager, Parks, Recreation & Culture
General Manager, Planning & Development
Acting 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. **7917-0513-00**
19018, 19030, 19058, 19070, 19128, 19168 and 19188 - 33 Avenue
19033, 19055, 19089, 19111 and 19177 - 32 Avenue
Darcy Forcier, D. Forcier Designs / Diversified Management Inc.
Development Permit
to permit the development of three (3) multi-tenant industrial warehouse buildings with a total floor area of 45,545 square metres (490,242 sq. ft.).

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. 7917-0513-00 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) Consolidation of the site's 12 existing lots into one legal parcel;
- (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) registration of a Section 219 Restrictive Covenant to prohibit uses requiring an emissions permit from Metro Vancouver; and
- (f) registration of a Section 219 Restrictive Covenant to limit mezzanine space to 13% of the ground floor area.

RES.R18-570

Carried

SURREY CITY CENTRE/WHALLEY

2. **7918-0039-00**
9635 - 137 Street
Harminder Uppal, Cityquest Developments Ltd. / H. Uppal, R. Dosangh, A. Bagry
 Rezoning from C-5 to CD (based on C-5)
to permit a care facility use within a medical office building on the property.

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

It was

Moved by Councillor Gill
 Seconded by Councillor Martin
 That:

- 1. a Bylaw be introduced to rezone the subject site from "Neighbourhood Commercial Zone (C-5)" to "Comprehensive Development Zone (CD)" 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.R18-571

Carried

RES.R18-572 It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2018, No. 19562" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R18-573 It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2018, No. 19562" pass its second reading.
Carried

RES.R18-574 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. 19562" be held at the City
 Hall on April 23, 2018, at 7:00 p.m.
Carried

RESIDENTIAL/INSTITUTIONAL

FLEETWOOD/GUILDFORD

- 3. **7917-0306-00**
16127 - 108 Avenue
Mike Kompter, Hub Engineering Inc. / J. Boytzun, L. Boytzun
 Rezoning from RA to RF / Development Variance Permit
to allow subdivision into five (5) single family lots and one (1) park lot.

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

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

- 1. a Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
- 2. Council approve Development Variance Permit No. 7917-0306-00, varying the following requirements of the RF Zone for proposed Lot 5, to proceed to Public Notification:
 - (a) to reduce the minimum front (south) yard setback for the garage portion of the principal building from 7.5 metres (25 ft.) to 6.0 metres (20 ft.); and

- (b) to reduce the minimum front (south) yard setback for a maximum of 50% of the width of the lower level of the principal building, excluding the garage portion, from 5.5 metres (18 ft.) to 4.5 metres (14.5 ft.).

3. Council instruct staff to resolve the following issues prior to final adoption:

- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) 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) 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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
- (h) registration of a Section 219 Restrictive Covenant for tree preservation on proposed Lots 4 and 5.

RES.R18-575

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

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

Amendment Bylaw, 2018, No. 19563" pass its first reading.

RES.R18-576

Carried

The said Bylaw was then read for the second time.

RES.R18-577 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19563" pass its second reading.
Carried

RES.R18-578 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. 19563" be held at the City
Hall on April 23, 2018, at 7:00 p.m.
Carried

4. **7914-0344-00**
15568 - 104 Avenue; 15582 - 104 Avenue; 15562 - 104 Avenue
Laura Jones, Pacific Land Group Ltd. / Shell Canada Limited
OCP Amendment of a portion from Multiple Residential to Commercial
Rezoning of a portion from RF to CD (based on CG-1) / Development Permit
*to permit the development of a gas station and convenience store on the eastern
portion of the site.*

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 a portion of the
subject site from Multiple Residential to Commercial 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 portion of the subject site shown as
Block B on the Survey Plan attached in Appendix II from "Single Family
Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a
date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7914-0344-00,
including a comprehensive sign design package, generally in accordance
with the attached drawings (Appendix II).

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) 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) registration of reciprocal access easement and Section 219 Restrictive Covenant to allow access through both proposed lots (lots A & B);
 - (h) registration of a 2.0-metre (7-ft.) wide right-of-way for public access along the northern property line, to accommodate a greenway and buffer; and
 - (i) registration of a Section 219 Restrictive Covenant for "no build" on the southern portion of proposed Lot B until future consolidation with the adjacent property (10353 - 156 Street).

RES.R18-579

Defeated

With Mayor Hepner and Councillors Hayne, Martin, Villeneuve and Woods opposed.

NEWTON

5. **7917-0372-00**
15141 - 72 Avenue
Cherry Itty, St. George Malankara Orthodox Church, BC
St. George Malankara Orthodox Church, BC
 Rezoning from RA to PA-1 / Development Variance Permit
to permit the development of a church and daycare.

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

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

1. a Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Assembly Hall 1 Zone (PA-1)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7917-0372-00, to reduce the minimum landscape strip of the PA-1 Zone along the east property line from 3.0 metres (10 ft.) to 1.5 metres (5 ft.), 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) 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
 - (f) registration of a Section 219 Restrictive Covenant to provide for installation and maintenance of the required landscape buffer.

RES.R18-580

Carried

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19566" pass its first reading.

RES.R18-581

Carried

The said Bylaw was then read for the second time.

RES.R18-582 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19566" pass its second reading.
Carried

RES.R18-583 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. 19566" be held at the City
Hall on April 23, 2018, at 7:00 p.m.
Carried

6. **7905-0145-00**
6577 - 142 Street
Portion of 14102 - 66 Avenue
Dexter Hirabe, WSP Canada Inc. / Four-Square Properties Ltd., City of Surrey
Development Permit / Development Variance Permit
*to reduce the minimum streamside setback in order to permit the development of
7 single family lots and an open space lot.*

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

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

1. Council approve Development Variance Permit No. 7905-0145-00, to reduce the minimum setback distance from the top-of-bank for a "Natural Class A Stream" in Part 7A of Zoning By-law No. 12000, from 30 metres (98 ft.) to 15 metres (50 ft.), measured from top-of-bank, to proceed to Public Notification.
2. Council authorize staff to draft Development Permit No. 7905-0145-00 for Hazard Lands and Sensitive Ecosystems, generally in accordance with the geotechnical report prepared by Western Geotechnical Consultants Ltd., dated March 16, 2018, and Sensitive Ecosystems Development Plan and the Impact Mitigation Plan prepared by Envirowest Consultants Ltd and dated October 23, 2017.
3. Council instruct staff to resolve the following issues prior to Development Permit issuance:
 - (a) registration of a Section 219 Restrictive Covenant to ensure future construction is in accordance with the recommendations in the approved geotechnical report.

RES.R18-584 Carried

SOUTH SURREY

7. **7915-0433-00**
2885 - Semiahmoo Trail
Clarence Arychuk, WSP Canada Inc. / S. Rosenberg
 Development Variance Permit
to allow subdivision into three (3) single family lots.

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

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That that Council approve Development
 Variance Permit No. 7915-0433-00, varying the following, to proceed to Public
 Notification:

- (a) to reduce the minimum lot width of the "Half-Acre Residential Gross Density Zone (RH-G)" from 30 metres (100 ft.) to 23.9 metres (78 ft.) for proposed Lot 2 at the Semiahmoo Trail frontage; and
- (b) to reduce the minimum lot width of the "Half-Acre Residential Gross Density Zone (RH-G)" from 24 metres (80 ft.) to 21.6 metres (70 ft.) for proposed Lot 3 at the 146A Street frontage.

RES.R18-585

Carried

8. **7917-0570-00**
16683 - 31B Avenue
Nadeem Manzoor / ZR Investments Inc., 1015330 B.C. Ltd.
Director Information: Nadeem Manzoor
Officer Information as at October 1, 2017: Nadeem Manzoor (President)
 Development Variance Permit
to reduce the minimum streamside setback.

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

In response to a question from Council, staff advised that the application was in process prior to the adoption of Part 7A Streamside Protection in the Zoning bylaw.

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That Council approve Development Variance
Permit No. 7917-0570-00, to reduce the minimum setback distance from the top-of-bank for a Class A ditch from 15 metres (50 ft.) to 4.7 metres (15 ft.) at its narrowest point, measured from the top-of-bank to the north lot line, to proceed to Public Notification.

RES.R18-586

Carried

9. **7917-0494-00**
3831 - 156 Street
Harp Hoonjan, Platinum Projects Ltd. / C. Bachman
NCP Amendment from Suburban 1 Acre Residential to Suburban ¼ Acre Residential
Rezoning from One-Acre Residential Zone (RA) to Quarter Acre Residential Zone (RQ)
to allow subdivision into nine (9) 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 subject site from "One-Acre Residential Zone (RA)" to "Quarter Acre Residential Zone (RQ)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (f) registration of a Section 219 Restrictive Covenant for tree protection; and

- (g) provision of a community benefit in order to calculate density on gross site area.

3. Council pass a resolution to amend the Rosemary Heights Central NCP to redesignate the land from "Suburban 1 Acre Residential" to "Suburban ¼ Acre Residential" when the project is considered for final adoption .

RES.R18-587

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

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

Amendment Bylaw, 2018, No. 19567" pass its first reading.

RES.R18-588

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. 19567" pass its second reading.

RES.R18-589

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. 19567" be held at the City Hall on April 23, 2018, at 7:00 p.m.

RES.R18-590

Carried

- 10. 7917-0284-00
1635 - 168 Street
Anya Paskovic, Aplin & Martin Consultants Ltd. / Canadian Horizons
(18th Avenue) Land Corp.
OCP Amendment from Suburban to Urban
Rezoning from RA to RF-10 / Development Permit
to allow subdivision into 19 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 amend the OCP by re-designating the subject site from Suburban to Urban and a date for Public Hearing be set.

2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. a Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7917-0284-00 for Hazard Lands, generally in compliance with the geotechnical report prepared by Geopacific dated February 15, 2017, and revised March 12, 2018.
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) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (g) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
 - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R18-591

Carried

It was

Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Official Community Plan Bylaw,
 2013, No. 18020, Amendment Bylaw, 2018, No. 19568" pass its first reading.

RES.R18-592

Carried

The said Bylaw was then read for the second time.

RES.R18-593 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19568" pass its second reading.
Carried

RES.R18-594 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. 19568" be held at the City Hall on April 23, 2018, at 7:00 p.m.
Carried

RES.R18-595 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19569" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R18-596 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19569" pass its second reading.
Carried

RES.R18-597 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. 19569" be held at the City Hall on April 23, 2018, at 7:00 p.m.
Carried

SURREY CITY CENTRE/WHALLEY

11. **7917-0139-00**
10135 - 132 Street
Mohan Krishna, Thinkspace - Architecture Planning Interior Design
The Board of School Trustees of School District No. 36 (Surrey)
Development Variance Permit
to vary the off-street parking requirement and waive the paving requirement for seven (7) proposed off-street parking spaces to permit the retention of three existing portable classrooms to the north of an existing elementary school (Old Yale Road Elementary School).

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

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

1. Council approve Development Variance Permit No. 7917-0139-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the total number of required off-street parking spaces for an elementary school from 71 to 53; and
 - (b) to waive the requirement in Part 5 Parking and Loading/Unloading of Zoning By-law No. 12000 to require that a parking area be surfaced with asphalt, concrete or similar paving for the seven (7) off-street parking spaces proposed on the north portion of the subject site.
2. Council instruct staff to resolve the following issue prior to approval:
 - (a) submission of a Building Permit application for the seven (7) proposed off-street parking spaces and the associated Old Yale Road access improvements proposed for the north portion of the subject site.

RES.R18-598

Carried

- 12. 7918-0035-00**
13251 - Shakespeare Place
H. Bhullar / R. Bhullar, G. Bhullar, H. Bhullar
 Development Variance Permit
to vary the front and side yard setbacks of LUC No. 44 in order to permit construction of a new single family dwelling on the lot.

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

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

1. Council approve Development Variance Permit No. 7918-0035-00, varying the following setbacks in Land Use Contract No. 44, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback, from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to the garage, and from 7.5 metres (25 ft.) to 5.0 metres (16 ft.) for the remainder of the front face of the principal building including a front porch and stairs; and

- (b) to reduce the minimum southeast side yard setback from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for the principal building.

2. Council instruct staff to resolve the following issue prior to approval:

- (a) registration of a Section 219 Restrictive Covenant for "No Build" over the portion of the Streamside Protection and Enhancement Area (SPEA) within the rear yard of the subject property.

RES.R18-599

Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

SURREY CITY CENTRE/WHALLEY

13. **7918-0029-00**
19388 - 92 Avenue
Larry Gibson, Super Save Disposal Inc. / Super Save Disposal Inc.
 Temporary Use Permit
to allow for the temporary storage of construction bins, portable toilets and fences for a period not to exceed three years.

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

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

1. Council approve Temporary Industrial Use Permit No. 7918-0029-00 to proceed to Public Notification;
2. Council instruct staff to resolve the following issues prior to 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.

RES.R18-600

Carried

With Mayor Hepner opposed.

RESIDENTIAL/INSTITUTIONALSURREY CITY CENTRE/WHALLEY

14. **7916-0448-00**
13665 - 102 Avenue
Nicholas Kasidoulis, Anthem Properties / Anthem KS Surrey Holdings Ltd.
Rezoning of a portion from CD (By-law No. 14109) to CD
Development Permit
to permit the development of a 30-storey residential high-rise with ground floor commercial uses in Phase 1 of a multi-phased mixed-use high-rise development.

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

In response to a question from Council, staff advised that the proposal is compliant with the City Centre Plan and that the applicant is not seeking bonus density.

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

1. a Bylaw be introduced to rezone the portion of the subject site shown as Block B of the Survey Plan attached in Appendix I from "Comprehensive Development Zone (CD)" (By-law No. 14109) to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 1,053 square metres (11,334 square feet) to 412 square metres (4,437 square feet).
3. Council endorse the "Georgetown" Master Plan concept shown as Appendix II.
4. Council authorize staff to draft Development Permit No. 7916-0448-00 generally in accordance with the attached drawings (Appendix III).
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) 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 adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
- (h) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
- (i) the applicant adequately address the impact of reduced indoor amenity space.

RES.R18-601

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

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

Amendment Bylaw, 2018, No. 19570" pass its first reading.

RES.R18-602

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. 19570" pass its second reading.

RES.R18-603

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. 19570" be held at the City Hall on April 23, 2018, at 7:00 p.m.

RES.R18-604

Carried

15. 7917-0524-00
12676 - 99 Avenue
Gurwinder Choker, G + H Insulation / J. Dhami, D. Dhami, S. Dhami, J. Dhami
Development Variance Permit
to reduce the front and rear yard setbacks and to increase the side yard setbacks to allow the construction of a single family dwelling on the lot and preserve trees.

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

It was Moved by Councillor Gill
Seconded by Councillor Martin
That Council approve Development Variance Permit No. 7917-0524-00, varying the following, to proceed to Public Notification:

- (a) to reduce the minimum front (east) yard setback of the RF Zone, from 7.5 metres (25 ft.) to 3.9 metres (13 ft.) to the principal building face;
- (b) to reduce the minimum rear (west) yard setback of the RF Zone, from 7.5 metres (25 ft.) to 1.8 metres (6 ft.) to the principal building face;
- (c) to increase the minimum south side yard setback of the RF Zone from 1.8 metres (6 ft.) to 7.1 metres (23 ft.) to the principal building face; and
- (d) to increase the minimum north side yard on flanking street setback of the RF Zone, from 3.6 metres (12 ft.) to 7.0 metres (23 ft.) to the principal building face.

RES.R18-605

Carried

C. ITEMS REFERRED BACK / ADDITIONAL PLANNING COMMENTS

RESIDENTIAL/INSTITUTIONAL

FLEETWOOD/GUILDFORD

1. 7916-0212-01
16604, 16626, 16638, 16650 and 16664 - Fraser Highway
Mr. Baljit Johal
0993137 B.C. Ltd.
Director Information: Nirmal Takhar
No Officer Information Filed as at February 6, 2017
1014669 B.C. Ltd.
Director Information: Baljit Singh Johal
No Officer Information Filed as at September 25, 2016
0993006 B.C. Ltd.
Director Information: Baljit Singh Johal
No Officer Information Filed as at February 5, 2017

Development Variance Permit

to reduce setbacks to permit five (5) additional units on Lot 2 of a proposed townhouse development on 2 lots.

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

In response to a question from Council, staff advised that the proposed road alignment for 166th Street is the preferred option; however, it is dependent on negotiations with a neighbouring townhome complex. Should the negotiations be unsuccessful, the applicant would allocate a section of land and the road would be alternatively realigned and the Development Variance Permits would not be required.

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That Council approve Development Variance Permit No. 7916-0212-01, varying the following, to proceed to Public Notification:

- (a) To reduce the minimum west side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) on proposed Lot 2; and
- (b) To reduce the minimum south rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) on proposed Lot 2.

RES.R18-606

Carried**SURREY CITY CENTRE/WHALLEY****2. 7917-0397-00**

**13317 and 13335 King George Blvd
13377 - Barker Street**

Renante Solivar, MCM Architects / 0915726 B.C. Ltd.

Director Information:

Li Chen, Jun He, Xue Yuan Hu, Can Ming Xiao

Officer Information as at July 18, 2017: Jun He (President),

Can Ming Xiao (Secretary)

OCP Amendment from Multiple Residential to Central Business District and to Figure 16: Central Business District Densities to permit a density of 3.5 FAR
City Centre Plan Amendment from "Residential Low to Mid Rise up to 2.5 FAR" to "Residential Mid to High Rise 3.5 FAR"

Rezoning from RF, CHI and CD (By-law No. 17223) to CD / Development Permit
to permit the development of a multiple residential development consisting of three high-rise buildings with podiums and two low-rise buildings.

Note: This report is being forwarded to Council in advance of a full application review as the application involves a significant policy-related decision, and it was not considered practical to undertake all of the work associated with refining and detailing the proposal until it is determined if Council is

prepared to consider the required OCP and City Centre Plan Amendments that will be precedent-setting.

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

It was
applicant for Application No. 7917-0397-00.

Moved by Councillor Gill
Seconded by Councillor Hayne

That Council receive a presentation from the

RES.R18-607

Carried

Mayor Hepner called for the Applicant to speak to Application No. 7917-0397-00.

The Applicant requested that Council endorse Option C and noted the following information:

- The project site is located within 500 metres of Gateway Skytrain station, or about a ten minute walk.
- A higher Floor Area Ratio (FAR) would allow for additional open space and it is felt that the existing 2.5 FAR would warrant a greater increase in area coverage.
- The requested FAR is consistent with neighboring developments.
- The proposal has less buildable area to allow for more open spaces. Public spaces are conducive for families and allow for an integrated rain water management system.
- Gateway is the northern entrance to the commercial business district and there is an opportunity to mark this entrance with architecture.
- The additional density would allow for sustainability measures such as a podium with a green roof, outdoor amenity spaces and the restoration of native plant life.

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

- The requested FAR of 4.2 was determined by multiplying an FAR of 3.5 by the 20% density bonus requested. The applicant is prepared to pay the amenity charges associated with the density bonus.
- Community consultation has not been completed at this point in the application.
- A shadow study has been completed.

Staff advised that the project is outside of the service area for District Energy, but will be outfitted with plumbing so that it can utilize District Energy as the service area expands.

Council noted the following comments:

- The project needs to be an iconic building as it is the northern entrance to the City.
- The applicant must complete public consultation.
- The proposal should incorporate different housing options, such as large, family units.
- The appropriate amenity charges in exchange for the additional density would be important.
- The proposed density seems appropriate considering the density of neighbouring projects.
- Renderings depicting the project from the south looking north were requested.

It was

Moved by Councillor Woods

Seconded by Councillor Martin

That Council endorse **Option C**, which is to refer the application back to staff to continue to process the application at the density currently proposed, with the consideration of the provision of a significant amenity contribution above and beyond the required City Centre Amenity Charges and City Centre specific Development Cost Charges, which can be allocated towards amenity needs in the City Centre Plan area.

RES.R18-608

Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

CLOVERDALE/CLAYTON

3. **7917-0112-00**
8050 - Harvie Road
Oleg Verbenkov, Pacific Land Group / A. Bath, R. Bath, B. Bath
 Rezoning from A-1 to CD (based on A-1)
 Non-farm use under Section 20(3) of the ALC Act
 Development Permit
to permit construction of a second dwelling on an agricultural property within the ALR.

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. Council rescind second reading of Bylaw No. 19375 granted by Resolution R17-2513.
2. Council amend Bylaw No. 19375 to include the requirements of the Agricultural Land Commission as described in this report and as shown in Appendix IV
3. Council consider Second Reading of Bylaw No. 19375, as amended, 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 road dedication plan to the satisfaction of the Approving Officer;
 - (c) approval from the ALC of a Transportation, Utility and Recreational Trail Use application for the 4.942 metres (16 ft.) of proposed road dedication along the 184 Street;
 - (d) registration of a Section 219 Restrictive Covenant ensuring that the additional single family dwelling is to be used exclusively as a farm worker dwelling for full-time farm workers associated with the subject property;
 - (e) registration of a combined Statutory Right-of-Way / Restrictive Covenant over the designated Streamside Protection Area for both "No Build" and conveyance access; and
 - (f) submission of a finalized Nest Management Plan, prepared by a Registered Professional Biologist, outlining mitigation measures to ensure adequate habitat protection for the adjacent Bald Eagle nest.

RES.R18-609

Carried

RES.R18-610 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That Council rescind second reading of
"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19375"
granted by Resolution No. R17-2513 at the September 22, 2017, Regular Council
Land Use meeting.

Carried

RES.R18-611 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That Council amend "Surrey Zoning Bylaw,
1993, No. 12000, Amendment Bylaw, 2017, No. 19375" to incorporate the provisions
required by the Agricultural Land Commission as conditions of approval, as
described in the report and as shown in Appendix IV

Carried

RES.R18-612 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19375" pass its second reading, as amended.

Carried

RES.R18-613 It was then Moved by Councillor Gill
Seconded by Councillor Hayne
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19375" be held at the City Hall
on April 23, 2018, at 7:00 p.m.

Carried

D. LAND USE CONTRACT TERMINATIONS

E. CORPORATE REPORTS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BYLAWS AND PERMITS

BYLAWS

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19185"
7916-0315-00 – Superstar Homes Ltd. and 1072992 B.C. Ltd.
(Director Information: Jaspreet Dayal and Adamjot Dosanjh)
c/o H.Y Engineering Ltd. (Lori Joyce)
RA to RF-10 – 42 – 172 Street and 17213 – 0 Avenue - to subdivide into 9 single family lots.

Approved by Council: March 6, 2017

At the March 6, 2017 Regular Council – Land Use meeting, Council authorized Staff to draft Development Permit No. 7916-0315.00, for streamside protection. Since then it has been determined that the Development Permit No. 7916-0315-00 was ultimately exempted and no longer required (see memorandum dated April 4, 2018, in back-up).

- * Planning and Development advise that it is in order for Council to pass a resolution amending the Douglas Neighbourhood Concept Plan to redesignate the site from "Urban Single Family (6 u.p.a.)" to "Single Family Residential Flex (6-14.5 u.p.a.)".

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That Council amend the Douglas
Neighbourhood Concept Plan to redesignate the site from "Urban Single Family (6 u.p.a.)" to "Single Family Residential Flex (6-14.5 u.p.a.)".

RES.R18-614

Carried

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19185" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R18-615

Carried

PERMIT APPROVALS

2. **Development Variance Permit No. 7917-0403-00**
Pacific Link Industrial Park Ltd.
c/o Wesgroup (Lou Smith)
10323 Grace Road
To reduce the rear (west) yard setback in order to provide an efficient layout for a proposed industrial building.

Supported by Council: December 4, 2017

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

- (a) Section F, Yards and Setbacks, is varied to reduce the rear (west) setback from 7.5 metres (25 ft.) to 7.2 metres (24 ft.).

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

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That Development Variance Permit No. 7917-0403-00 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.R18-616

Carried

Development Permit No. 7917-0403-00

10323 Grace Road

To permit the development of an industrial building.

Authorized to draft: November 20, 2017

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

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That the Mayor and Clerk be authorized to execute Development Permit No. 7917-0403-00.

RES.R18-617

Carried

3. Development Variance Permit No. 7917-0165-00

R. Maclean

12698 - 115B Avenue

To increase the maximum allowable lot coverage and attached garage projection in the RF Zone in order to permit the construction of an addition to existing single family dwelling on the lot.

Supported by Council: November 20, 2017

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

- (a) In Section E.1 Lot Coverage of Part 16 "Single Family Residential Zone (RF)" the maximum lot coverage for a lot with an lot area of 560 square metres [6,000 sq.ft] or less is increased from 40% to 47%; and

- (b) Section F Yards and Setbacks of Part 16 "Single Family Residential Zone (RF)" is varied to permit an attached garage to the principal building to extend towards the highway for 100% of the depth of the garage, as measured from the front face of the principal building, excluding any front face of the exterior wall above the garage.

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

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That Development Variance Permit No. 7917-0165-00 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.R18-618

Carried

4. **Development Permit No. 7917-0479-00**
 Ross Power Properties Inc.
 c/o Integrated Construction (Braden Smith)
 3757 - 190 Street
 To permit the development of a multi-tenant industrial building.

Authorized to draft: January 8, 2018

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

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That Development Variance Permit No. 7917-0479-00 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.R18-619

Carried

5. **Development Permit No. 7917-0135-00**
 CH Strata 4 Developments Ltd.
 c/o Teck Construction LLP (Shauna Johnson)
 3950 - 191 Street
 To permit the development of a 4,542 square metre (48,890 sq. ft.) multi-tenant industrial building.

Note: Change of ownership

Authorized to draft: October 2, 2017

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

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That the Mayor and Clerk be authorized to
execute Development Permit No. 7917-0135-00.

RES.R18-620

Carried

I. CLERKS REPORT

J. OTHER BUSINESS

K. ADJOURNMENT

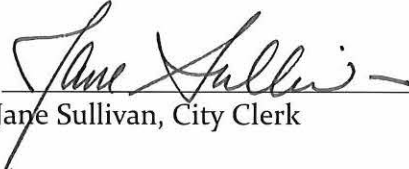
It was Moved by Councillor Villeneuve
Seconded by Councillor Hayne
That the April 9, 2018 Regular Council -
Land Use meeting be adjourned.

RES.R18-621

Carried

The Regular Council - Land Use meeting adjourned at 6:16 p.m.

Certified correct:


Jane Sullivan, City Clerk


Mayor Linda Hepner