

**Present:**

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

**Absent:**

Councillor Martin  
Councillor Villeneuve

**Staff Present:**

City Manager  
City Clerk  
Deputy City Clerk  
General Manager, Corporate Services  
General Manager, Engineering  
General Manager, Finance  
Acting General Manager, Parks, Recreation & Culture  
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

**COMMERCIAL/INDUSTRIAL/AGRICULTURAL**

**CLOVERDALE/CLAYTON**

1. **7918-0098-00**  
**5645 - 177B Street**  
**Gerry Blonski, Gerry Blonski Architect / 1124660 B.C. Ltd.**  
**Director Information: Daljit Singh Aujla, Bikram Singh Bains**  
**Baldev Singh Hans, Manjeeta Pawar**  
**No Officer Information Filed**  
Development Permit / Development Variance Permit  
*to permit the development of a 3-storey mixed-use 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 Hayne  
That:

1. Council approve the applicant's request to eliminate the required indoor amenity space.
2. Council approve the applicant's request to eliminate the required outdoor amenity space.

3. Council authorize staff to draft Development Permit No. 7918-0098-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7918-0098-00, varying the following, to proceed to Public Notification:
  - (a) to vary the definition of setback in Zoning By-law No. 12000, to allow eaves, a canopy, and bay or boxed windows to encroach into the required setbacks, to a maximum of 2.0 metres (6.5 ft.), including bay or boxed windows that exceed a total of 2.4 metres (8 ft.) in horizontal length along any exterior wall; and
  - (b) to reduce the minimum front yard setback and side yard setback on a flanking street of the C-15 Zone from 2.0 metres (7 ft.) to 1.6 metres (5.2 ft.) to the northeast corner of the building for the second and third floors.
5. Council instruct staff to resolve the following issues prior to final approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

RES.R18-739

Carried

2. **7917-0169-00**  
**17770, 17816, and 17848 – 64 Avenue; 17835 and 17763 – 62 Avenue**  
**Aiman Arar, City of Surrey / City of Surrey**  
 Rezoning from RA and CD to CD and RF / Development Permit  
*to permit the development of the Cloverdale Sports & Ice Complex.*

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 portion of the subject site as shown as Block A on the Survey Plan attached in Appendix I from "One-Acre Residential Zone (RA)" and "Comprehensive Development Zone (CD)"

(By-law No. 5035, as amended) to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.

2. A Bylaw be introduced to rezone the portion of the subject site as shown as Block B on the Survey Plan attached in Appendix I from "One-Acre Residential Zone (RA)" and "Comprehensive Development Zone (CD)" (By-law No. 5035, as amended) to "Single Family Residential Zone (RF)", and a date be set for Public Hearing.
3. Council approve the applicant's request to vary the Sign By-law as described in Appendix II.
4. Council authorize staff to draft Development Permit No. 7917-0169-00 for Form and Character, including a comprehensive sign design package, 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) input 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; and
  - (g) relocation of the existing Cloverdale Fairgrounds workshop building to the satisfaction of the Planning and Development Department.

RES.R18-740

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

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

Amendment Bylaw, 2018, No. 19575" pass its first reading.

RES.R18-741

Carried

The said Bylaw was then read for the second time.



- RES.R18-742 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2018, No. 19575" pass its second reading.  
Carried
- RES.R18-743 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. 19575" be held at the City Hall  
on May 7, 2018, at 7:00 p.m.  
Carried
- RES.R18-744 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2018, No. 19576" pass its first reading.  
Carried
- The said Bylaw was then read for the second time.
- RES.R18-745 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2018, No. 19576" pass its second reading.  
Carried
- RES.R18-746 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. 19576" be held at the City Hall  
on May 7, 2018, at 7:00 p.m.  
Carried

### FLEETWOOD/GUILDFORD

3. **7918-0118-00**  
**10110 - 152 Street**  
**David Atkinson, Five Star Permits / Vandy Developments Ltd.**  
Development Permit  
*to permit fascia signage for a restaurant on an existing commercial building in  
Guildford, as part of a comprehensive sign design package.*

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



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

1. Council approve the applicant's request to vary the Sign By-law as described in Appendix II.
2. Council approve Development Permit No. 7918-0118-00 including a comprehensive sign design package and authorize the Mayor and Clerk to execute the Permit.

RES.R18-747

CarriedSOUTH SURREY

4. **7918-0110-00**  
**15336 - 31 Avenue**  
**Beni Mann, Morgan Crossing Corporate Centre Ltd.**  
**Morgan Crossing Corporate Centre Ltd.**  
 Development Variance Permit  
*to reduce the parking requirements for the mini-storage facility use.*

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

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That Council approve Development Variance Permit No. 7918-0110-00, to vary Zoning By-law No. 12000 to reduce the minimum required number of parking spaces for the mini storage warehouse use from 1 parking space per 100 square metres (1,075 sq. ft.) of floor area for warehousing and 3 parking spaces per 100 square metres (1,075 sq. ft.) of floor area for associated office use to 0.5 space per 100 square metres (1,075 sq. ft.) of floor area for both warehousing and the associated office component, to proceed to Public Notification.

RES.R18-748

CarriedRESIDENTIAL/INSTITUTIONALCLOVERDALE/CLAYTON

5. **7917-0509-00**  
**5944 - 168 Street; 5955 - 168A Street**  
**Dexter Hirabe, WSP Canada Inc. / Mortise Construction Ltd., S. Sandhu, G. Sandhu**  
 Rezoning from RA to RF and RF-13  
*to allow subdivision with the adjoining lot to the east (5955 - 168A Street) into five single family lots.*

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

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

1. a Bylaw be introduced to rezone the portion of the subject site shown as Block A on the attached Survey Plan (Appendix II) from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and the portion shown as Block B from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation & Infrastructure;
  - (d) the applicant discharge Restrictive Covenant (RC) No. BW152001 to facilitate the subdivision of the subject property.
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (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 to increase the front yard setbacks for proposed Lots 1 and 2 to 7.5 metres (25 ft.) measured to the face of the principal building, and 5.5 metres (18 ft.) measured to the front porch or veranda.

RES.R18-749

Carried

RES.R18-750 It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2018, No. 19577" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R18-751 It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2018, No. 19577" pass its second reading.  
Carried

RES.R18-752 It was then Moved by Councillor Gill  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Zoning  
Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19577" be held at the City Hall  
on May 7, 2018, at 7:00 p.m.  
Carried

#### FLEETWOOD/GUILDFORD

6. **7917-0478-00**  
**17353 - 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 Steele  
That:

1. a Bylaw be introduced to amend the Official Community Plan 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;
  - (f) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 5 until future consolidation with the adjacent property to the west; (17333 – 100 Avenue); and
  - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

RES.R18-753

Carried

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19578" pass its first reading.

RES.R18-754

Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19578" pass its second reading.

RES.R18-755

Carried

It was then Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That the Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19578" be held at the City Hall on May 7, 2018, at 7:00 p.m.

RES.R18-756

Carried

RES.R18-757 It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2018, No. 19579" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R18-758 It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2018, No. 19579" pass its second reading.  
Carried

RES.R18-759 It was then Moved by Councillor Gill  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Zoning  
Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19579" be held at the City Hall  
on May 7, 2018, at 7:00 p.m.  
Carried

## NEWTON

7. **7917-0590-00**  
**5958 - 124A Street**  
**Dexter Hirabe, WSP Canada Inc. / G. Sahota, B. Sahota**  
Rezoning from RA to RF  
*to allow subdivision into 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 Steele  
That:

1. a Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;

- (c) 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.R18-760

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Steele

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

Amendment Bylaw, 2018, No. 19580" pass its first reading.

RES.R18-761

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill

Seconded by Councillor Steele

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

Amendment Bylaw, 2018, No. 19580" pass its second reading.

RES.R18-762

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Steele

That the Public Hearing on "Surrey Zoning

Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19580" be held at the City Hall on May 7, 2018, at 7:00 p.m.

RES.R18-763

Carried

8. **7917-0458-00**  
**6851 and 6861 - 148 Street**  
**Kam Singh, Ace Point Marketing Inc. / EOS Holding Ltd., Ace Point Marketing Inc.**  
 NCP Amendment from Urban Single Family Residential to Single Family Small Lots and for changes to the local road network.  
 Rezoning from RA to RF-13  
*to allow subdivision into six (6) 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 Steele  
 That:

1. a Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (f) registration of a Section 219 Restrictive Covenant for "no build" on portions of proposed Lot 6 (hooked across 68A Avenue) until future consolidation with the adjacent property (6841 - 148 Street).
3. Council pass a resolution to amend the East Newton South Neighborhood Concept Plan to redesignate the land from "Urban Single Family Residential" to "Single Family Small Lots" and for changes to the local road network when the project is considered for final adoption.

RES.R18-764

Carried

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2018, No. 19581" pass its first reading.

RES.R18-765

Carried

The said Bylaw was then read for the second time.

- RES.R18-766 It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2018, No. 19581" pass its second reading.  
Carried
- RES.R18-767 It was then Moved by Councillor Gill  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Zoning  
Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19581" be held at the City Hall  
on May 7, 2018, at 7:00 p.m.  
Carried

9. **7918-0071-00**  
**14137 - 60A Avenue**  
**C. Belanger / G. Moore, C. Belanger**  
Development Variance Permit  
*to reduce the minimum rear and side yard setbacks for an existing chicken coop.*

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 chicken coop is located at the rear of the property on a lane, with RF-9 homes on the opposite side of the lane.

- RES.R18-768 It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That Council approve Development Variance  
Permit No. 7918-0071-00, varying the following, to proceed to Public Notification:
- (a) to reduce the minimum rear (north) yard setback for a building to shelter hens (chicken coop) from 1.2 metres (4 ft.) to 0 metres; and
  - (b) to reduce the minimum side (east) yard setback for a building to shelter hens (chicken coop) from 1.2 metres (4 ft.) to 0.45 metres (1.5 ft.).
- Carried

10. **7917-0543-00**  
**7333 - 123 Street**  
**H. Gill / R. Gill**  
Development Permit / Development Variance Permit  
*for Sensitive Ecosystems and to reduce the minimum front yard setback to facilitate construction of a single family dwelling.*

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

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

1. Council authorize staff to draft Development Permit No. 7917-0543-00 for Sensitive Ecosystems, generally in accordance with the Ecosystem Development Plan prepared by Marlim Ecological Consulting Ltd., dated March 2018.
2. Council approve Development Variance Permit No. 7917-0543-00, to reduce the minimum front yard (east) setback of the "Single Family Residential Zone (RF)" from 7.5 metres (25 ft.) to 4.6 metres (15 ft.) to the house and 6.6 metres (22 ft.) to the garage, to proceed to Public Notification.
3. Council instruct staff to resolve the following issues prior to Development Permit issuance:
  - (a) submission of a landscaping planting plan and landscaping cost estimate for the enhancement of the Streamside Setback Area, to the satisfaction of the City Landscape Architect;
  - (b) registration of a combined Restrictive Covenant/Statutory Right-of-Way against the property to ensure safeguarding and maintenance of the riparian protection area in perpetuity; and
  - (c) registration of a No Build Restrictive Covenant against the property until such time as the previous building infraction has been adequately addressed and the Landscaping works associated with the Development Permit are complete.

RES.R18-769

Carried**SOUTH SURREY**

11. **7917-0423-00**  
**15538 - 37 Avenue**  
**Andrew Green, GRN Landscape & Pool / K. Hornby, A. Fiddis**  
 Restrictive Covenant Amendment  
*to allow construction of an in-ground swimming pool.*

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

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That Council approve the proposed  
 amendment to Restrictive Covenant BX058577 to allow for construction of an in-ground swimming pool in the location shown in Appendix II.

RES.R18-770

Carried



12. 7917-0601-00  
16711 and 16739 - 18 Avenue  
Dexter Hirabe, WSP Canada Inc. / T. Otal, G. Otal  
1020815 B.C. Ltd.  
**Director Information: Brock Dorward, Erin McCutcheon**  
**Officer Information as at December 3, 2017: Tejinder Kaur Otal (Secretary)**  
Rezoning from RA to RF-13  
NCP Amendment from Low Density Residential 6- 10 u.p.a. to Medium Density Residential 10-15 u.p.a. and for changes to the road and drainage networks.  
*to allow subdivision into 20 single family lots.*

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

Council requested that staff work with the applicant to retain as many trees as possible on the site.

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

1. a Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

3. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan to redesignate the land from Low Density 6 – 10 u.p.a. to Medium Density Residential 10-15 u.p.a. and for the changes to the local road and drainage networks when the project is considered for final adoption.

RES.R18-771

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Steele

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

Amendment Bylaw, 2018, No. 19582" pass its first reading.

RES.R18-772

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill

Seconded by Councillor Steele

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

Amendment Bylaw, 2018, No. 19582" pass its second reading.

RES.R18-773

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Steele

That the Public Hearing on "Surrey Zoning

Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19582" be held at the City Hall on May 7, 2018, at 7:00 p.m.

RES.R18-774

CarriedSURREY CITY CENTRE/WHALLEY**13. 7917-0483-00****10053 - 128A Street; 10067 - 128A Street; 10075 - 128A Street****Mike Helle, Coastland Engineering and Surveying Ltd.****H. Khela, N. Khela, S. Khela, G. Kalirai, L. Kalirai**

Rezoning from RF to RF-SD / Development Variance Permit

*to allow subdivision into 10 small lots for semi-detached dwelling units with reduced lot widths.*

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

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That:

1. a Bylaw be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Semi-Detached Residential Zone (RF-SD)" and a date be set for Public Hearing.

2. Council approve Development Variance Permit No. 7917-0483-00, to reduce the minimum lot width of the RF-SD Zone from 7.2 metres (24 ft.) to 6.9 metres (23 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 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) 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;
  - (f) registration of a Section 219 Restrictive Covenant on all lots for structural independence;
  - (g) registration of a Section 219 Restrictive Covenant on all lots to ensure no building permit is issued until a registered professional approves and certifies the building plans comply with the British Columbia Building Code;
  - (h) registration of a Section 219 Restrictive Covenant to ensure a minimum 6.0 metre (20 ft.) driveway length on all proposed lots;
  - (i) registration of access easements on all lots for the maintenance of exterior finishes and drainage;
  - (j) registration of access easements on all lots for the maintenance and use of the party wall; and
  - (k) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

RES.R18-775

Carried





- (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 for "no build" on a portion of Lot 2 until future consolidation with the adjacent property (10491 - 132 Street);
- (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

RES.R18-779

Carried

It was

Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2018, No. 19584" pass its first reading.

RES.R18-780

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2018, No. 19584" pass its second reading.

RES.R18-781

Carried

It was then

Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That the Public Hearing on "Surrey Zoning  
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19584" be held at the City Hall  
 on May 7, 2018, at 7:00 p.m.

RES.R18-782

Carried

15. **7917-0205-00**  
**9459 and 9445 - 135 Street; 13491 - 94A Avenue**  
**Matthew Cheng, Matthew Cheng Architect Inc. / 1075504 B.C. Ltd.**  
**Director Information: Arvinder Singh Bubber, Vijay Kumar Mittal, Jagdish**  
**Kartar Singh**  
**No Officer Information Filed as at May 12, 2017**  
 Rezoning from RF to CD (based on RM-70) / Development Permit  
*to permit the development of a 6-storey apartment building consisting of*  
*approximately 60 dwelling 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 Steele  
That:

1. a Bylaw be introduced to rezone the subject site from "Single Family Residential Zone (RF)" 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 180 square metres (1,938 sq. ft) to 113 square metres (1,216 sq. ft).
3. Council authorize staff to draft Development Permit No. 7917-0205-00 generally in accordance with the attached drawings (Appendix II).
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a 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 adequately address the impact of reduced indoor amenity space and
  - (i) the applicant provide a cash-in-lieu contribution to the City's Traffic Management program to offset the deficiency in on-site parking.

RES.R18-783

Carried



RES.R18-784 It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2018, No. 19585" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R18-785 It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2018, No. 19585" pass its second reading.  
Carried

RES.R18-786 It was then Moved by Councillor Gill  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Zoning  
Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19585" be held at the City Hall  
on May 7, 2018, at 7:00 p.m.  
Carried

## COMMERCIAL/INDUSTRIAL/AGRICULTURAL

### SURREY CITY CENTRE/WHALLEY

16. **7917-0580-00**  
**12123 Old Yale Road; 10986 Spruce Road**  
**Oleg Verbenkov, Pacific Land Resource Group Inc. / Arjinder Investments Ltd.**  
Temporary Use Permit  
*to permit the outdoor storage of concrete formworks and scaffolding materials for  
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 Steele  
That:

1. Council approve Temporary Use Permit No. 7917-0580-00 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;

- (b) the front entry gate along Old Yale Road is to be set back 17 metres (56 ft.) from the front property line;
- (c) submission of a temporary trailer permit application for the existing trailer located in the southeast portion of the site; and
- (d) installation of landscaping along Old Yale Road, to the specifications and satisfaction of the Planning and Development Department.

RES.R18-787

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

17. **7917-0402-00**  
**15820 Fraser Highway**  
**Matt Reid, DS LRT Developments Ltd. / Green Tree Estates Ltd.**  
 TCP Amendment of a portion from Manufactured Homes to Medium Density Townhouses and Parks & Linear Corridors and Road  
 Rezoning of a portion from RM-M to RM-30 and RF  
 Development Permit / Development Variance Permit  
*to permit the development of approximately 137 townhouse units on the southern portion of this site in Fleetwood.*

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

Council requested that the applicant provide a presentation regarding the implementation of the Affordable Housing Program, as this is the first project that has implemented this policy.

It was

Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That:

1. a Bylaw be introduced to rezone the portion of the subject site shown as Block A on the Survey Plan attached as Appendix I, from "Manufactured Home Residential Zone (RM-M)" to "Multiple Residential 30 Zone (RM-30)", and the portion of the subject site shown as Block B on the Survey Plan attached as Appendix I, from "Manufactured Home Residential Zone (RM-M)" to "Single Family Residential Zone (RF)", 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 411 square metres (4,425 square feet) to 279.5 square metres (3,010 sq. ft.).

3. Council authorize staff to draft Form and Character Development Permit No. 7917-0402-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7917-0402-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum north front yard setback adjacent to 85 Avenue of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face and to 4.0 metres (13 ft.) to the roof overhangs for Buildings 1, 2, 12 and 13 on proposed Lot 1;
  - (b) To reduce the minimum north front yard setback adjacent to proposed Lot 3 of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the building face and to 2.5 metres (8 ft.) to the roof overhangs for Buildings 6 and 7 on proposed Lot 1;
  - (c) to reduce the minimum west side yard setback adjacent to the proposed public walkway of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the building face and to 2.5 metres (8 ft.) to the roof overhangs for Buildings 7 and 8 on proposed Lot 1; and
  - (d) To reduce the minimum west side yard setback adjacent to proposed Lot 3 of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face and to 4.0 metres (13 ft.) to the roof overhangs for Building 1 on proposed Lot 1.
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) the applicant adequately compensate and/or relocate existing manufactured home park residents on the subject site, in



accordance with City Policy O-34A, as well as in accordance with the Manufactured Home Park Tenancy Act;

- (g) once the site is no longer occupied, removal of any existing buildings and structures to the satisfaction of the Planning and Development Department;
- (h) 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;
- (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) registration of a Section 219 Restrictive Covenant for "no build" on the north portion of the subject property shown as proposed Lot 2 on the Subdivision Plan attached as Appendix II until future redevelopment of the site; and
- (k) the applicant adequately address the impact of reduced indoor amenity space.

6. Council pass a resolution to amend the Fleetwood Town Centre Plan to redesignate proposed Lot 1 from "Manufactured Homes" to "Medium Density Townhouses" and proposed Lot 3 from "Manufactured Homes" to "Parks and Linear Corridors" and to incorporate the extension of 85 Avenue and 158 Street, when the project is considered for final adoption.

RES.R18-788

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Steele

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

Amendment Bylaw, 2018, No. 19586" pass its first reading.

RES.R18-789

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill

Seconded by Councillor Steele

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

Amendment Bylaw, 2018, No. 19586" pass its second reading.

RES.R18-790

Carried

<p>It was then</p> <p>Bylaw, 1993, No. 12000, Amendment on May 7, 2018, at 7:00 p.m.</p> <p>RES.R18-791</p>	<p>Moved by Councillor Gill</p> <p>Seconded by Councillor Steele</p> <p>That the Public Hearing on "Surrey Zoning Bylaw, 2018, No. 19586" be held at the City Hall</p> <p><u>Carried</u></p>
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**C. ITEMS REFERRED BACK**

**D. LAND USE CONTRACT TERMINATIONS**

**E. CORPORATE REPORTS**

**F. CORRESPONDENCE**

**G. NOTICE OF MOTIONS**

**H. BYLAWS AND PERMITS**

**BYLAWS**

1. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2016, No. 19038"  
7915-0129-00 – Red Tree Creative Homes Inc.  
c/o Mortise Construction (Baljit and Travjit Johal)  
To redesignate the property at 3412 – 155 Street from Suburban to Urban.

Approved by Council: December 5, 2016

- \* Planning and Development advise (see memorandum dated April 18, 2018, in back-up) that it is in order for Council to pass a resolution amending the Rosemary Heights Central Neighbourhood Concept Plan to redesignate the site from "Suburban ½ Acre Residential" to "Transitional Single Family Residential (5 u.p.a. max.)".

<p>It was</p> <p>Central Neighbourhood Concept Plan to redesignate the site from "Suburban ½ Acre Residential" to "Transitional Single Family Residential (5 u.p.a. max.)".</p> <p>RES.R18-792</p>	<p>Moved by Councillor Gill</p> <p>Seconded by Councillor Steele</p> <p>That Council amend the Rosemary Heights</p> <p><u>Carried</u></p>
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It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Official Community Plan Bylaw,  
 2013, No. 18020, Amendment Bylaw, 2016, No. 19038" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.  
 RES.R18-793 Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 19039"  
 RA to CD - 3412 - 155 Street - to subdivide into 4 single family residential lots.

Approved by Council: December 5, 2016

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2016, No. 19039" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.  
 RES.R18-794 Carried

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18919"  
 7916-0359-00 - 1064350 BC Ltd. (Director Information: Major Dhillon and  
 Patrick Masek  
 c/o Hub Engineering Inc. (Mike Kompter)  
 RA to RF - 7743 - 156 Street - to subdivide into 4 single family lots.

**Note:** Change of ownership

Approved by Council: October 24, 2016

- \* Planning and Development advise (see memorandum dated April 18, 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 Steele  
 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.R18-795 Carried



It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2016, No. 18919" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.  
 RES.R18-796 Carried

#### BYLAWS WITH PERMITS

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19238"  
 7916-0312-00 – 1005667 B.C. Ltd. and 1010215 B.C. Ltd.  
 (Director Information: Iqbal Grewal and Gurdev Sandhu)  
 c/o Hub Engineering Inc. (Mike Kompter)  
 RA to RF-13 – 1869 and 1889 – 168 Street - to subdivide into 71 single family lots.

**Note:** Change of Director Information

Approved by Council: April 24, 2017

- \* Planning and Development advise (see memorandum dated April 17, 2018, in  
 back-up) that it is in order for Council to pass a resolution amending the  
 Sunnyside Heights Neighbourhood Concept Plan to redesignate the site from  
 "Low Density Residential 6-10 u.p.a." and Urban Transitional up to 8 u.p.a. to  
 "Medium Density Residential 10 15 u.p.a."

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That Council amend the Sunnyside Heights  
 Neighbourhood Concept Plan to redesignate the land from "Low Density  
 Residential 6-10 u.p.a." and "Urban Transitional Up to 8 u.p.a." to "Medium Density  
 Residential 10-15 u.p.a."  
 RES.R18-797 Carried  
 With Councillor Woods opposed.

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2017, No. 19238" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.  
 RES.R18-798 Carried  
 With Councillor Woods opposed.

#### **Development Variance Permit No. 7916-0312-00**

1869 and 1889 – 168 Street

To reduce the lot depth, front yard setbacks, rear yard setbacks in order to achieve  
 functional floor plans. In addition, amend the Zoning By-law definition of front lot  
 line for proposed Lot 19 so that 18B Avenue can be considered the front lot line.

Supported by Council: May 8, 2017

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

- (a) In Section K.2. Subdivision of Part 16B Single Family Residential (13) Zone (RF-13), the minimum Lot Depth for Type II Interior and Corner Lots is reduced from 24.0 metres (79 ft.) to 23.0 metres (75 ft.) for Lots 1-9, 11-19 and 21-71;
- (b) In Section K.2. Subdivision of Part 16B Single Family Residential (13) Zone (RF-13), the minimum Lot Depth for Type II Corner Lots is reduced from 24.0 metres (79 ft.) to 21.0 metres (69 ft.) for Lot 10;
- (c) In Section K.2. Subdivision of Part 16B Single Family Residential (13) Zone (RF-13), the minimum Lot Depth for Type II Corner Lots is reduced from 24.0 metres (79 ft.) to 20.0 metres (66 ft.) for Lot 20;
- (d) In Part 1 Definitions, Lot Line – Front for a corner lot is amended to mean that the lot line abutting 18B Avenue is considered the front lot line for Lot 19.
- (e) In Section F. Yards and Setbacks of Part 16B Single Family Residential (13) Zone (RF-13), the minimum rear yard setback for the principal building is reduced from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for 100% of the width of the principal building for Lot 10.
- (f) In Section F. Yards and Setbacks of Part 16B Single Family Residential (13) Zone (RF-13) the minimum rear yard setback for the principal building is reduced from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for 100% of the width of the principal building for Lots 19, 20 and 31; and
- (g) In Section F. Yards and Setbacks of Part 16B Single Family Residential (13) Zone (RF-13) the minimum front yard setback for the principal building is reduced from 6.0 metres (20 ft.) to 3.5 metres (11 ft.) for the entire first storey or part thereof of the principal building, provided that the front yard setback of the garage or carport shall be a minimum of 6.0 metres (20 ft.) for Lots 19 and 20.

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

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That Development Variance Permit

No. 7916-0312-00 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.R18-799

Carried

With Councillor Woods opposed.

4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18887"  
7914-0365-00 – C. Kang, G. Brar, T. Grewal, B. Singh, K. Singh, S. Khuman and  
1067170 B.C. Ltd. (Director Information: Manjit Singh Sadhra)  
c/o Hub Engineering Inc. (Mike Kompter)  
RA to CD – 16556 – 88 Avenue - to subdivide into 10 small suburban single family  
lots.

Approved by Council: October 3, 2016

- \* Planning and Development advise (see memorandum dated April 18, 2018, in  
back-up) that it is in order for Council to pass a resolution amending the Fleetwood  
Town Centre Concept Plan to redesignate a portion of the site from "Parks & Linear  
Corridors" to "Single Family Suburban".

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That Council amend the Fleetwood Town  
Centre Concept Plan to redesignate a portion of the site from "Parks & Linear  
Corridors" to "Single Family Suburban".

RES.R18-800

Carried

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2016, No. 18887" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.

RES.R18-801

Carried

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw,  
2016, No. 18833"  
3900-20-18833 – Regulatory Text Amendment  
"Surrey Official Community Plan Bylaw, 2013, No. 18020", as amended, is further  
amended in the Suburban designation in order to permit allowable density within  
and beyond 200 metres (656 ft.) of the Agricultural Land Reserve (ALR) to be  
averaged over a development site.

Approved by Council: October 3, 2016

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Text Amendment Bylaw, 2016, No. 18833" be finally adopted, signed  
by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R18-802

Carried



**Development Permit No. 7914-0365-00**

16556 – 88 Avenue

Farm Protection Permit to allow a subdivision into 10 small suburban single family lots.

Authorized to draft: October 3, 2016

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

It was  
 Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That the Mayor and Clerk be authorized to  
 execute Development Permit No. 7914-0365-00.  
Carried

RES.R18-803

5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18481"  
 7915-0050-00 – Garcha Properties Ltd.  
 c/o Barnett Dembek Architects Inc. (Maciej Dembek)  
 RA to CD – 19254, 19284 and 19312 – 72 Avenue - to permit the development of  
 74 townhouse units.

Approved by Council: July 13, 2015

- \* Planning and Development advise that all the requirements have been met by the applicant prior to final approval (see memorandum dated April 18, 2018, in back-up).
- \* Planning and Development also advise that it is in order for Council to pass a resolution amending the East Clayton Neighbourhood Concept Plan to redesignate the site from Half-Acre Residential to 15-25 upa (Medium-High Density).

It was  
 Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That Council amend the East Clayton  
 Neighbourhood Concept Plan to redesignate the site from Half-Acre Residential to  
 15-25 upa (Medium-High Density).

RES.R18-804

Carried

It was  
 Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2015, No. 18481" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.

RES.R18-805

Carried

**Development Permit No. 7915-0050-00**

19254, 19284 and 19312 – 72 Avenue

To permit the development of 74 townhouse units.

Authorized to draft: July 13, 2015

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. 7915-0050-00 .

RES.R18-806

Carried

6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19455"  
 7917-0110-00 – Tien Sher Hilton (2010) Investment Group Inc.  
 c/o Charan Sethi  
 CD (By-law No. 14533) to CD – 13660 Grosvenor Road - to develop a 5-storey  
 apartment building containing approximately 125 dwelling units.

Approved by Council: November 20, 2017

- \* Planning and Development as per Council's request, the applicant has confirmed that the project will meet the City of Surrey's E-COMM requirements (see memorandum dated April 17, 2018, in back-up).

It was  
 Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2017, No. 19455" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.

RES.R18-807

Carried**Development Permit No. 7917-0110-00**

13660 Grosvenor Road

To permit the development of a 5-storey apartment building consisting of approximately 125 dwelling units.

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. 7917-0110-00.  
 RES.R18-808 Carried

## PERMIT APPROVALS

- 7. Development Permit No. 7917-0266-00**  
 1079642 BC Ltd. (Director Information: Jalal El Sayed and Garry C.G. Weerts)  
 c/o Profab Steel 1998 (Jalal El Sayed)  
 19087 – 39 Avenue  
 To permit development of an industrial building.

Authorized to draft: January 22, 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 the Mayor and Clerk be authorized to  
 execute Development Permit No. 7917-0266-00.  
 RES.R18-809 Carried

- 8. Development Permit No. 7917-0267-00**  
 1079686 BC Ltd. (Director Information: Jalal El Sayed and Garry C.G. Weerts)  
 c/o Profab Steel 1998 (Jalal El Sayed)  
 19067 – 39 Avenue  
 To permit development of an industrial building.

Authorized to draft: January 22, 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 the Mayor and Clerk be authorized to  
 execute Development Permit No. 7917-0267-00.  
 RES.R18-810 Carried



9. **Development Permit No. 7917-0077-00**  
 467306 BC Ltd. ( Director Information: David Dalla Zanna and Nadia Wolczyk  
 (formerly Nadia Dalla Zanna)  
 c/o Krahn Engineering Ltd. (Curtis Gray)  
 18725 – 52 Avenue  
 To permit the development of two (2) industrial buildings.

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. 7917-0077-00.

RES.R18-811

Carried

10. **Development Permit No. 7917-0488-00**  
 673168 BC Ltd. (Director Information: Ryan Barrington-Foote, David Bell and  
 Nick Desmarais  
 c/o ABBARCH Architecture Inc. (Michael Burton-Brown)  
 15615 – 104 Avenue  
 To allow for design changes to a previously approved commercial development and  
 including a comprehensive sign design package.

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 the Mayor and Clerk be authorized to  
 execute Development Permit No. 7917-0488-00.

RES.R18-812

Carried

## I. LAND USE CONTRACT DISCHARGE

1. "Surrey Land Use Contract Discharge No. 150, Authorization Bylaw, 1976, No. 4728,  
 Discharge Bylaw, 2017, No. 19321"  
 7906-0121-00 - KB Properties Inc. and All Owners in Strata Plan BCS2004  
 c/o Nirbhai Viridi Architect (Nirbhai Viridi)  
 Discharge LUC Contract No. 150 - 8053 and 8063 – 128 Street - to allow the  
 underlying IL Zone come into effect.

Approved by Council: July 10, 2017

This LUC discharge is running in conjunction with a rezoning application. Planning and Development are recommending that Land Use Contract Discharge Bylaw No. 19321 be granted Final Adoption by Council prior to Development Application No. 7906 -0121-00 being finalized. Discharging LUC No. 150 at this time will not adversely affect the current uses on the lot. The applicant has provided a letter agreeing to the discharge of the LUC prior to finalizing the development.

The proposed Rezoning Bylaw No. 19322, Development Permit 7906-0121-00, and Development Variance Permit 7906-0121-00 will be brought back to Council at a future date for Final Adoption once the conditions of development are complete(see memorandum dated April 17, 2018, in back-up).

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Land Use Contract Discharge No. 150, Authorization Bylaw, 1976, No. 4728, Discharge Bylaw, 2017, No. 19321" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R18-813

Carried

**J. OTHER BUSINESS**

**K. ADJOURNMENT**

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That the April 23, 2018 Regular Council -

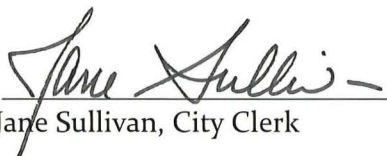
Land Use meeting be adjourned.

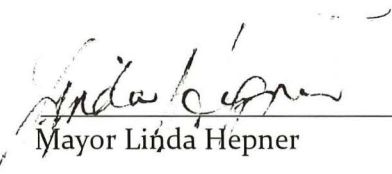
RES.R18-814

Carried

The Regular Council - Land Use meeting adjourned at 5:54 p.m.

Certified correct:

  
Jane Sullivan, City Clerk

  
Mayor Linda Hepner