

Present:

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

Absent:

Staff Present:

City Clerk
City Manager
Deputy City Solicitor
Deputy City Clerk
General Manager, Corporate Services
General Manager, Engineering
General Manager, Finance
General Manager, Parks, Recreation & Culture
General Manager, Planning & Development
Land Development Engineer
Manager, Area Planning & Development, North Division
Manager, Area Planning & Development, South Division

A. ADOPTION OF MINUTES

B. LAND USE APPLICATIONS

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

FLEETWOOD/GUILDFORD

1. **7917-0415-00**
17944 - 96 Avenue
Trevor Brown; Eagle Crane Inc. / Fabro Holdings Inc.
Temporary Use Permit
to permit the continued storage of cranes, boom trucks and support vehicles for an additional 3 years from the date of expiry.

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. Council approve Temporary Use Permit No. 7917-0415-00 to proceed to Public Notification.

2. Council instruct staff to resolve the following issue prior to issuance:
 - (a) ensure that all engineering requirements and issues, including restrictive covenants, are addressed to the satisfaction of the General Manager, Engineering

RES.R18-900

CarriedNEWTON

2. **7917-0474-00**
13478 - 78 Avenue
Sharif Senbel, Studio Senbel Architecture and Design Inc.
Somali Islamic Society of BC
 Development Variance Permit
to reduce the parking requirement to facilitate additional floor area for an existing assembly hall 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 Martin
 That Council approve Development Variance Permit No. 7917-0474-00, to reduce the minimum number of required parking spaces from 169 to 115 stalls, in conjunction with the addition of a 189 square metre (2,028 sq. ft.) mezzanine associated with an existing assembly hall use on the site, to proceed to Public Notification.

RES.R18-901

CarriedSURREY CITY CENTRE/WHALLEY

3. **7917-0470-00**
13577 - 115 Avenue
Curtis Gray, Krahn Engineering Ltd. / Dakash Investments Ltd.
 Development Permit
to permit the development of an industrial warehouse building in Bridgeview.

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. 7917-0470-00 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) final approval from the Ministry of Transportation & Infrastructure;
 - (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) registration of a Section 219 Restrictive Covenant to indicate the development is situated within a floodplain and to ensure habitable building area meets the 200 year floodplain construction level;
 - (g) registration of a Section 219 Restrictive Covenant to require that the full parking requirements be satisfied should additions to the second storey floor area be proposed in the future; and
 - (h) final approval from Fire Services regarding the proposed development.

RES.R18-902

Carried

4. **7918-0102-00**
13669 - 104 Avenue
Lovepreet Kaur, Plaza City Centre LTD. / Plaza City Centre Ltd.
Temporary Use Permit
to permit personal service uses, limited to barbershops and hair salons for a maximum of three (3) years.

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

It was

Moved by Councillor Gill
Seconded by Councillor Martin
That:

1. Council approve Temporary Use Permit No. 7918-0102-00 to proceed to Public Notification.

2. Council instruct staff to resolve the following issues prior to issuance:
 - (a) the applicant to install landscaping along 104 Avenue to the satisfaction of the Planning & Development Department; and
 - (b) registration of a 5.0 metre (16.4 ft.) statutory right-of-way along 104 Avenue to support LRT construction.

RES.R18-903

Carried**RESIDENTIAL/INSTITUTIONAL****SOUTH SURREY**

5. **7918-0106-00**
13419 Crescent Road
D. Yue / Y. Zhuo, H. Yue
 Development Variance Permit
to reduce the minimum side yard (flanking) setback for a proposed addition to an existing 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 Martin
 That Council approve Development Variance Permit No. 7918-0106-00, to reduce the minimum side yard (flanking) setback of a principal building in the "One-Acre Residential Zone (RA)" from 7.5 metres (25 ft.) to 4.5 metres (15 ft.), to proceed to Public Notification.

RES.R18-904

Carried

6. **7918-0020-00**
5836, 5818 and 5802 - 152 Street
Erica Tiffany, McElhanney Consulting Services Ltd
N. Sandher, N. Sandher, H. Atwal, M. Atwal, M. Johal, S. Johal, T. Johal, S. Johal
 Amend CD Bylaw No. 18706
For changes to the permitted density, lot coverage and side-yard setbacks.
 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 "Comprehensive Development Zone (CD)" (Bylaw No. 18706) 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; and

(b) approval from the Ministry of Transportation & Infrastructure.

RES.R18-905

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

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

Amendment Bylaw, 2016, No. 18706, Amendment Bylaw, 2018, No. 19589"

pass its first reading.

RES.R18-906

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill

Seconded by Councillor Martin

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

Amendment Bylaw, 2016, No. 18706, Amendment Bylaw, 2018, No. 19589"

pass its second reading.

RES.R18-907

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Martin

That the Public Hearing on "Surrey Zoning

Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18706, Amendment Bylaw,

2018, No. 19589" be held at the City Hall on May 28, 2018, at 7:00 p.m.

RES.R18-908

Carried

7. **7916-0376-00**
16737 and 16759 - 15 Avenue; 16692, 16712, 16736, 16766 and 16790 - 16 Avenue
Maggie Koka, Aplin & Martin Consultants Ltd. / K. Cody, J. Cody,
1080515 B.C. Ltd.
Director Information: Rajinder Bhandall, Kuldip Rawan
No Officer Information Filed as at June 23, 2017
 OCP Amendment from Suburban to Urban
 Rezoning a portion from RA to RF-SD, RF-13 and RF-10
 Development Permit / Development Variance Permit
to allow subdivision into 58 semi-detached and single family small lots, 1 remnant lot
and 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 amend the Official Community Plan (OCP) by redesignating 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 OCP, 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:
 - (a) Block 1 as shown on the Survey Plan attached as Appendix II from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)";
 - (b) Block 2 from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)"; and
 - (c) Block 3 from "One-Acre Residential Zone (RA)" to "Semi-Detached Residential Zone (RF-SD)";and a date be set for Public Hearing.
4. Council authorize staff to draft Sensitive Ecosystem and Farming Protection Development Permit No. 7916-0376-00 generally in accordance with the attached drawings (Appendix II), and the Ecosystem Development Plan prepared by Keystone Environmental Ltd., dated March 20, 2018.
5. Council approve Development Variance Permit No. 7916-0376-00, to reduce the minimum lot depth of the "Single Family Residential (10) Zone (RF-10)" from 30 metres (98 ft.) to 29 metres (95 ft.) for proposed Lots 21-26, to proceed to Public Notification:
6. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;

- (d) approval from BC Hydro;
- (e) completion of Development Application No. 7917-0353-00;
- (f) submission of a finalized tree survey and Arborist Report to the satisfaction of the City Landscape Architect;
- (g) submission of a landscaping plan and landscaping cost estimate for the Green Infrastructure Network Corridor/Agricultural Land Reserve buffer to the specifications and satisfaction of the Planning and Development Department;
- (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (i) submission of an acoustical report for the units adjacent to 16 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (j) registration of an access easement on proposed Lots 1 to 20 for the maintenance of exterior finishes and drainage;
- (k) registration of an access easement on proposed Lots 1 to 20 for the maintenance and use of a party wall;
- (l) registration of a Section 219 Restrictive Covenant on proposed Lots 1 to 20 for structural independence;
- (m) registration of a Section 219 Restrictive Covenant on proposed Lots 1 to 20 to ensure no building permit is issued until a registered professional approves and certifies the building plans comply with the British Columbia Building Code;
- (n) registration of a Section 219 Restrictive Covenant to provide notice to future property owners that the subdivision is situated adjacent to the Agricultural Land Reserve and where active farming takes place and that farm practices in the area may produce noise, odour and dust;
- (o) registration of a Restrictive Covenant for tree preservation on lots containing tree preservation areas in accordance with the finalized tree preservation plan; and
- (p) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

RES.R18-909

Carried

RES.R18-910 It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Official Community Plan
 Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19590" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R18-911 It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Official Community Plan
 Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19590" pass its second
 reading.
Carried

RES.R18-912 It was then Moved by Councillor Gill
 Seconded by Councillor Martin
 That the Public Hearing on "Surrey Official
 Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19590" be
 held at the City Hall on May 28, 2018, at 7:00 p.m.
Carried

RES.R18-913 It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2018, No. 19591" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R18-914 It was Moved by Councillor Hayne
 Seconded by Councillor Villeneuve
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2018, No. 19591" pass its second reading.
Carried

RES.R18-915 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. 19591" be held at the City Hall
 on May 28, 2018, at 7:00 p.m.
Carried

SURREY CITY CENTRE/WHALLEY

8. **7918-0128-00**
9710 Townline Diversion
G. Sekhon
 Development Variance Permit
to vary the maximum permitted floor area of a second storey to permit the construction of a new 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 Martin
 That Council approve Development Variance Permit No. 7918-0128-00, to increase the maximum permitted floor area of the second storey of the principal building from 80% to 82% of the main floor area, to proceed to Public Notification.

RES.R18-916

Carried

9. **7918-0165-00**
9192 - 138 Street
Bahaour Mann, GN Custom Homes / H. Kang, G. Kang
 Development Variance Permit
to relax the setbacks and the basement access well location for a proposed 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 Steele
 That Council approve Development Variance Permit No. 7918-0165-00, varying the following, to proceed to Public Notification:

- (a) to reduce the minimum front (north) yard setback of the RF Zone for the principal building from 7.5 metres (25 ft.) to 6.2 metres (20 ft.);
- (b) to reduce the minimum rear (south) yard setback of the RF Zone for the principal building from 7.5 metres (25 ft.) to 1.2 metres (3.9 ft.);
- (c) to increase the minimum side (east) yard setback of the RF Zone from 1.8 metres (5 ft.) to 6.1 metres (20 ft.) to the covered deck and 7.5 metres (25 ft.) to the remainder of the principal building;

- (d) to increase the minimum west side yard on a flanking street setback of the RF Zone from 3.6 metres (12 ft.) to 5.9 metres (19 ft.) to the porch and veranda, and to 7.5 metres (25 ft.) to the remainder of the principal building; and
- (e) to vary the Special Regulations of the RF Zone to allow the basement access and basement well to be located between the principal building and the east side property line.

RES.R18-917

Carried**COMMERCIAL/INDUSTRIAL/AGRICULTURAL****CLOVERDALE/CLAYTON**

- 10. 7917-0388-00**
17714 and 17740 - 65A Avenue
Alyson Shave, Qualico Developments (Vancouver) Inc.
Qualico Developments (Vancouver) Inc.
 Rezoning of a portion from RA to IB
 Development Permit / Development Variance Permit
to allow the construction of a 3-storey office building and a 2-storey warehouse building.

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

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

1. a Bylaw be introduced to rezone the property 17714 - 65A Avenue from "One-Acre Residential Zone (RA)" to "Business Park Zone (IB)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7917-0388-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7917-0388-00, to vary the maximum building height of the IB Zone for principal building from 12 metres (40 ft.) to 13.2 metres (43 ft.) for proposed Building A, to proceed to Public Notification:.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) submission of a 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (h) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture.

RES.R18-918

Carried

It was

Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19592" pass its first reading.

RES.R18-919

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19592" pass its second reading.

RES.R18-920

Carried

It was then

Moved by Councillor Gill
Seconded by Councillor Martin
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19592" be held at the City
Hall on May 28, 2018, at 7:00 p.m.

RES.R18-921

Carried

RESIDENTIAL/INSTITUTIONAL**SOUTH SURREY**

11. **7916-0228-00**
17018, 17032 and 17048 - 32 Avenue
Maggie Koka, Aplin & Martin Consultants Ltd. / 1019711 B.C. Ltd.
Director Information: Gurdeep Singh Dhaliwal, Jasdeep Singh Sandhu
No Officer Information Filed as at November 21, 2016
Rezoning from RA to RQ / Development Permit
to allow subdivision into 25 single family lots.

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

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

1. a Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Quarter Acre Residential Zone (RQ)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7916-0228-00 for Hazard Lands (steep slopes) and Farm Protection generally in accordance with the geotechnical report prepared by Western Geotechnical Consultants Ltd and proposed subdivision layout (Appendix II).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision 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 on lots within 300 metres (984 ft.) of the ALR to advise of agricultural practices in the area;
- (g) registration of a Section 219 Restrictive Covenant for tree preservation and associated building envelopes on lots where tree preservation is proposed;
- (h) submission of a finalized lot grading plan including proposed retaining wall details to the satisfaction of the Planning & Development Department;
- (i) registration of a Section 219 Restrictive Covenant on all lots to require engineered building foundations;
- (j) the applicant provide an independent peer review of the geotechnical investigation and assessment report dated January 2, 2018;
- (k) the applicant provide cash-in-lieu for planting in the ALR buffer to natural area standards, and for pathway connection and landscaping on future parkland; and
- (l) completion of Development Application No. 7915-0352-00, including Council resolution to amend the North Grandview Heights Neighbourhood Concept Plan, is required prior to Final Adoption of the subject development application.

RES.R18-922

Carried

It was

Moved by Councillor Martin
 Seconded by Councillor Villeneuve
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2018, No. 19593" pass its first reading.

RES.R18-923

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Martin
 Seconded by Councillor Villeneuve
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2018, No. 19593" pass its second reading.

RES.R18-924

Carried

It was then

Moved by Councillor Martin
 Seconded by Councillor Villeneuve
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19593" be held at the City
 Hall on May 28, 2018, at 7:00 p.m.

RES.R18-925

Carried

C. ITEMS REFERRED BACK**RESIDENTIAL/INSTITUTIONAL****SOUTH SURREY**

1. **7916-0005-00**
3624 – 156 Street
Mike Kompter, Hub Engineering Inc. / PCC Developments Ltd.
Rezoning from RH to RQ
to allow subdivision into two (2) single family residential lots.

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

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

1. Council file OCP Amendment Bylaw No. 19095 redesignating the subject site from "Suburban" to "Urban".
2. Council file Rezoning Bylaw No. 19096 rezoning the subject site from "Half-Acre Residential Zone (RH)" to "Comprehensive Development Zone (CD)".
3. a Bylaw be introduced to rezone the subject site from "Half-Acre Residential Zone (RH)" to "Quarter Acre Residential Zone (RQ)" 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) 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) registration of a Section 219 Restrictive Covenant for "no build" on a portion of Lot 2 until future consolidation with the adjacent property at 3640 - 156 Street.

RES.R18-926

Carried

It was

Moved by Councillor Martin

Seconded by Councillor Villeneuve

That "Surrey Official Community Plan Bylaw,

2013, No. 18020, Amendment Bylaw, 2017, No. 19095" be filed.

RES.R18-927

Carried

It was

Moved by Councillor Martin

Seconded by Councillor Villeneuve

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

Amendment Bylaw, 2017, No. 19096" be filed.

RES.R18-928

Carried

It was

Moved by Councillor Martin

Seconded by Councillor Villeneuve

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

Amendment Bylaw, 2018, No. 19594" pass its first reading.

RES.R18-929

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Martin

Seconded by Councillor Villeneuve

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

Amendment Bylaw, 2018, No. 19594" pass its second reading.

RES.R18-930

Carried

It was then

Moved by Councillor Martin

Seconded by Councillor Villeneuve

That the Public Hearing on "Surrey Zoning

Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19594" be held at the City Hall on May 28, 2018, at 7:00 p.m.

RES.R18-931

Carried**D. LAND USE CONTRACT TERMINATIONS****E. CORPORATE REPORTS****F. CORRESPONDENCE****G. NOTICE OF MOTIONS**

H. BYLAWS AND PERMITS

BYLAWS

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18627"
7915-0143-00 – Ocean West Projects Ltd.
c/o WSP Canada Inc. (Dexter Hirabe)
RA to RF-12 - 2075 – 168 Street - to subdivide into 14 single family lots.

Note: Change of ownership and agent

Approved by Council: December 14, 2015

- * Planning and Development advise (see memorandum dated May 2, 2018, in back-up) that it is in order for Council to pass a resolution amending the Sunnyside Heights Neighbourhood Concept Plan to modify the road pattern and in accordance with the proposed subdivision layout.

It was Moved by Councillor Martin
Seconded by Councillor Villeneuve
That Council amend the Sunnyside Heights
Neighbourhood Concept Plan to modify the road pattern and in accordance with
the proposed subdivision layout.

RES.R18-932

Carried

It was Moved by Councillor Martin
Seconded by Councillor Villeneuve
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18627" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R18-933

Carried

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19098"
7915-0402-00 – 1081650 B.C. Ltd. (Director Information: Satnam Aujla) and
Grewal Properties Ltd.
c/o Hub Engineering Inc. (Mike Kompter)
RA to RF-10 – 7118 and 7138 – 192 Street - to subdivide into 16 single family small
lots.

Approved by Council: January 16, 2017

- * Planning and Development advise (see memorandum dated May 3, 2018, in back-up) that it is in order for Council to pass a resolution amending the East Clayton Neighbourhood Concept Plan to designate the site from Half-Acre Residential to 10-15 upa (Medium Density).

It was Moved by Councillor Martin
Seconded by Councillor Woods
That Council amend the East Clayton
Neighbourhood Concept Plan to designate the site from Half-Acre Residential to
10-15 upa (Medium Density).

RES.R18-934 Carried

It was Moved by Councillor Martin
Seconded by Councillor Woods
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19098" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R18-935 Carried

3. "Surrey Official Community Plan Bylaw, 2013, No. 18020 Amendment By-law, 2005,
No. 15785"
7905-0014-00 – Kerr Properties 001 Ltd.
To authorize the redesignation of the property located at 18998 - 54 Avenue from
Suburban (SUB) to Industrial (IND).

Note: Change of ownership

Approved by Council: June 27, 2005

- * Planning and Development advise (see memorandum dated May 2, 2018, in
back-up) that it is in order for Council to pass a resolution amending the
Cloverdale Local Area to redesignate the site from Suburban to Industrial.

It was Moved by Councillor Martin
Seconded by Councillor Hayne
That Council amend the Cloverdale Local
Area to redesignate the site from Suburban to Industrial.

RES.R18-936 Carried
With Councillor Woods opposed.

Councillor Woods called to have a new public hearing set for the subject application because it is
long standing since it was last before Council.

It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Official Community Plan Bylaw,
2013, No. 18020 Amendment By law, 2005, No. 15785" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R18-937 Carried
With Councillor Woods opposed.

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15786"
A-1 to IL - 18998 - 54 Avenue - to facilitate future industrial development in
South Cloverdale.

Approved by Council: June 27, 2005

It was Moved by Councillor Martin
Seconded by Councillor Hayne
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2005, No. 15786" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R18-938

Carried
With Councillor Woods opposed.

4. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017,
No. 19338"
7913-0243-00 – Sukhwant and Kuljeet Saran
c/o Citiwest Consulting Ltd. (Natasha Hargeaves)
To redesignate the property at 9292 – 162A Street from Suburban to Urban.

Approved by Council: July 24, 2017

It was Moved by Councillor Martin
Seconded by Councillor Hayne
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2017, No. 19338" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R18-939

Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19339"
RH to RF – 9292 – 162A Street - to subdivide into 2 single family lots.

Approved by Council: July 24, 2017

It was Moved by Councillor Martin
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19339" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R18-940

Carried

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

Approved by Council: May 30, 2016

It was Moved by Councillor Martin
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18747" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R18-941

Carried

6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18427"
7913-0154-00 – Parmjit and Amarjit Boparai (Also known as Prime West
Development Corporation
c/o WSP Canada Inc. (Hunter Laird Engineering Ltd) (Dexter Hirabe)
2190 – 165 Street - RA to RF-12, RF-10, RF-9 and RF-SD – to allow subdivision into
15 single family small lots and 4 semi-detached residential lots.

Approved by Council: March 23, 2015

- * Planning and Development advise (see memorandum dated May 3, 2018, in back-up)
that it is in order for Council to pass a resolution amending the Sunny Heights
Neighbourhood Concept Plan from School to Medium Density Residential 10-15 upa.

It was Moved by Councillor Martin
Seconded by Councillor Hayne
That Council amend the Sunny Heights
Neighbourhood Concept Plan from School to Medium Density Residential 10 15 upa.

RES.R18-942

Carried

It was Moved by Councillor Martin
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18427" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R18-943

Carried

7. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18517"
7914-0243-00 – Robby, Billy, & Jasvir Singh, and Daljeet, Gurvinder & Haneet Gill
c/o Aplin & Martin Consultants Ltd. (Maggie Koka)
RA to RF – 10843 – 157 Street - to subdivide into 6 single family residential lots.

Approved by Council: September 14, 2015

It was Moved by Councillor Martin
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18517" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R18-944

Carried

Development Variance Permit No. 7914-0243-00

10843 – 157 Street

To reduce the minimum north side yard setback in order to construct a standard
sized home on proposed lot 4.

- * Planning and Development advise (see memorandum dated May 3, 2018 in back-up)
that due to the recent changes proposed in terms of on-site tree retention, staff have
determined the variances to reduce the minimum north side yard setback for proposed
lot 4 are no longer required and it is in order for Council to close
Development Variance Permit No. 7914-0243-00.

It was Moved by Councillor Martin
Seconded by Councillor Hayne
That Development Variance Permit

No. 7914-0243-00 be closed.

RES.R18-945

Carried

BYLAWS WITH PERMITS

8. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19320"
7917-0082-00 – DS 28th Avenue Capital Investments Ltd.
c/o Phil Magistrale
RF to C-5 – 15235 – 28 Avenue - to develop a 2-storey office building.

Approved by Council: July 10, 2017

- * Planning and Development advise (see memorandum dated May 1, 2018, in
back-up) that the applicant has worked with the neighbour to come to an
amenable arrangement regarding landscaping. In addition, it is in order for
Council to pass a resolution amending the King George Highway Corridor Land
Use/Development Concept Plan to redesignate the site from Single Family
Residential (6 u.p.a.) to Commercial.

- RES.R18-946
- It was Moved by Councillor Martin
Seconded by Councillor Hayne
That Council amend the King George Highway Corridor Land Use/Development Concept Plan to redesignate the site from Single Family Residential (6 u.p.a.) to Commercial.
- Carried
With Councillor Woods opposed.
- RES.R18-947
- It was Moved by Councillor Martin
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19320" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
- Carried
With Councillor Woods opposed.

Development Variance Permit No. 7917-0082-00

15235 – 28 Avenue

To reduce the front and side yard setbacks and allow up to 11 stairs within the building setback area in order to create an efficient site plan.

Supported by Council: July 24, 2017

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

- (a) In Section F of Part 35 "Neighbourhood Commercial Zone (C-5)" the minimum front setback is reduced from 7.5 metres (25 ft.) to 7.0 metres (20 ft.);
- (b) In Section F of Part 35 "Neighbourhood Commercial Zone (C-5)" the minimum west side yard setback from 7.5 metres (25 ft.) to 3.0 metres (10 ft.); and
- (c) Subsection E.17(b) of Part 4 General Provisions is varied to allow up to 11 stairs to encroach into the building setback area.

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

- RES.R18-948
- It was Moved by Councillor Martin
Seconded by Councillor Hayne
That Development Variance Permit No. 7917-0082-00 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.
- Carried
With Councillor Woods opposed.

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

It was Moved by Councillor Martin
 Seconded by Councillor Hayne
 That Development Variance Permit
 No. 7916-0202-00 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.R18-951

Carried

10. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19277"
 7916-0326-00 – Ghag Lumber Ltd.
 c/o Citiwest Consulting Ltd. (Natasha Hargreaves)
 RA to RF-13 – 6170 – 142 Street - to subdivide into 38 single family small lots and 1 park lot.

Approved by Council: May 29, 2017

- * Planning and Development advise (see memorandum dated May 3, 2018, in back-up) that it is in order for Council to pass a resolution amending the South Newton Neighbourhood Concept Plan for changes to the road network and to incorporate a park lot.

It was Moved by Councillor Martin
 Seconded by Councillor Hayne
 That Council the South Newton
 Neighbourhood Concept Plan for changes to the road network and to incorporate a park lot.

RES.R18-952

Carried

It was Moved by Councillor Martin
 Seconded by Councillor Hayne
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2017, No. 19277" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R18-953

Carried

Development Variance Permit No. 7916-0326-00

6170 – 142 Street

To reduce the width of proposed Lots 24 and 25 in order to accommodate the park lot.

Supported by Council: June 12, 2017

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

- (a) In Subsection K.2 Subdivision, of Part 16B Single Family Residential (13) Zone (RF-13), the minimum lot width for a Type II corner lot is reduced from 15.4 metres (50 ft.) to 14.8 metres (48 ft.) for proposed Lots 24 and 25.

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

It was

Moved by Councillor Martin
Seconded by Councillor Hayne
That Development Variance Permit

No. 7916-0326-00 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.R18-954

Carried

11. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19315" 7917-0107-00 – Amson 64 Project Ltd., J. and M. Caringal c/o WSP Canada Inc. (Dexter Hirabe) RA to RF-9, RF-13 and RF – 5957 – 140 Street - to subdivide into 6 single family lots and 1 remnant lot.

Note: Change of ownership

Approved by Council: July 10, 2017

Prior to the start of the meeting, the Planning and Development Department advised that the applicant had not fulfilled all the requirements necessary for the project to proceed to final adoption.

This item was out of order.

12. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19241" 7917-0011-00 – 1140775 BC Ltd. (Director Information: Wayne Huang) c/o Chris Dikeakos Architects Inc. (Richard Bernstein) RF to CD – 10297 and 10327 – 133A Street - to develop a 44-storey building with 13-storey podium containing 11 townhouse units, 539 apartment units with ground floor retail.

Note: Change of ownership

Approved by Council: April 24, 2017

At the May 8, 2017 Regular Council – Public Hearing meeting, Council passed resolution R17-1496 directing staff to work with the applicant to draft a Housing Agreement prior to final adoption. The applicant has elected to proceed with a market strata development and will no longer proceed with a rental building. The Housing Agreement is therefore no longer required.

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Council rescind Third Reading of "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19241" granted by Resolution R17-1495 at the May 8, 2017 Regular Council - Public Hearing Meeting

In response to questions from Council, staff noted that when the proposed development was brought forward to public hearing the application included a reduction to minimum parking requirements, did not comply with the City's Public Art Policy, and proposed reductions to indoor and outdoor amenity space. These departures from City requirements were entertained by staff and by Council because the proposed development was for rental housing. Staff informed that: the applicant has addressed the parking issue; public art is now proposed in accordance with the Public Art Policy; and a cash-in-lieu contribution will be provided to compensate for the reduction to amenity space.

Council noted that the public hearing was for a rental building with a housing agreement, and the relaxation of amenities was part of the application and formed part of Council's decision making process. As the rental housing agreement is no longer proposed a legal opinion should be sought to determine the next steps for this application.

Before the question was put:

It was Moved by Councillor Starchuk
 Seconded by Councillor LeFranc
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19241" be referred back to staff for a legal opinion with regard to process.

RES.R18-955

Carried

13. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19295" 7916-0120-00 – West-Bend Construction Ltd. c/o Rising Tide Consultants (Rebecca Hardin) IL to CD – 13018 – 80 Avenue - to allow retail sales and consumption of alcoholic products manufactured on site within a proposed lounge area of an existing brewery.

Approved by Council: June 12, 2017

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19295" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R18-956

Carried

Liquor License Application No. 7916-0120-00

13018 – 80 Avenue

To permit ancillary retail sales and on-site purchase and consumption of alcoholic products manufactured on the premises, within a proposed lounge area associated with an existing brewery.

Note: The Public Hearing was held on June 26, 2017.

If Council is in support of the proposed Liquor License Application, it is in order for Council to pass the following resolution:

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That after taking into account the following criteria outlined in the Planning Report dated June 12, 2017:

- (a) the location of the establishment;
- (b) the proximity of the establishment to other social or recreational facilities and public buildings;
- (c) the person capacity and hours of liquor service of the establishment;
- (d) the number and market focus or clientele of liquor-primary license establishments within a reasonable distance of the proposed location;
- (e) the impact of noise on the community if the application is approved; and

after holding a Public Hearing on June 26, 2017, in accordance with City policy, to gather the views of area residents and businesses with respect to the proposed lounge and special event area endorsements at the Central City Brewery and Distillery Russell Brewing Company; and

after hearing any individuals who made a presentation to Council at the Public Hearing and after reviewing any correspondence submitted in response to the Public Hearing notice,

Surrey City Council recommends the issuance of the licenses subject to the following conditions:

1. the maximum floor area for the licensed lounge of 70 square metres (753 sq ft.); and
2. the hours of operation for the lounge are from 11:00 a.m. to 11:00 p.m. Monday through Sunday.

RES.R18-957

Carried

PERMIT APPROVALS

- 14. **Development Permit No. 7917-0497-00**
 Pacific Link Industrial Park Ltd.
 c/o Wesgroup (Stefan Hertel)
 11897 - 103A Avenue
 To permit the development of an industrial warehouse building in South Westminster.

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 Martin
That the Mayor and Clerk be authorized to
 execute Development Permit No. 7917-0497-00.

RES.R18-958

Carried

I. CLERKS REPORT

J. OTHER BUSINESS

K. ADJOURNMENT


It was Moved by Councillor Gill
Seconded by Councillor Martin
That the May 7, 2018 Regular Council - Land
 Use meeting be adjourned.

RES.R18-959

Carried

The Regular Council - Land Use meeting adjourned at 5:51 p.m.

Certified correct:



 Jane Sullivan, City Clerk



 Mayor Linda Hepner