

Present:

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

Absent:

Councillor Hayne

Staff Present:

City Manager
City Clerk
Deputy City Clerk
Acting General Manager, Corporate Services
General Manager, Engineering
General Manager, Finance
General Manager, Parks, Recreation & Culture
General Manager, Planning & Development
Assistant 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. **7917-0566-00**
17824 No. 10. Highway (56 Avenue)
Celia Patrician, Suncor Energy Inc. / Suncor Energy Inc.
Temporary Use Permit
to allow for continued truck parking on the lot for three additional 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. 7917-0566-00 to proceed to Public Notification.

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

RES.R18-1033

Carried

2. **7917-0528-00**
19238 - 54 Avenue
Teri Hudson, Teck Construction LLP / G. Dams
Development Permit / Development Variance Permit
to permit the development of an industrial warehouse/distribution centre in East Cloverdale

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. 7917-0528-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7917-0528-00, varying the following, to proceed to Public Notification:
 - (a) to vary the IH Zone to permit the outdoor storage of semi-truck trailers between the principal building and 192 Street;
 - (b) to reduce the minimum number of required off-street parking spaces from 105 to 72 spaces; and
 - (c) to relax Part 7 Special Building Setbacks of Surrey Zoning By-law, No. 12000, to allow the siting of free-standing signs to be a minimum of 2.0 metres (6.5 ft.) from the existing front lot line (192 Street) and side lot line on a flanking street (54 Avenue).
3. 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) final approval from the Ministry of Transportation & Infrastructure;

- (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
- (e) registration of a Section 219 Restrictive Covenant stipulating that, should 192 Street and/or 54 Avenue be widened to the ultimate Arterial Road and Collector Road standard respectively, the Owner agrees to relocate the proposed free-standing signs at the full cost of the Owner.

RES.R18-1034

Carried**SOUTH SURREY**

3. **7917-0606-00**
18958 - 36 Avenue
Curtis Gray, Krahn Engineering Ltd. / 1050063 B.C. Ltd., Inc.
Director Information: Michael Bolton, Michael A. Calkins, David B. Calkins
Blair Calkins
Officer Information as at September 24, 2017: Michael A. Calkins (Other Office(s))
David B. Calkins (President), Merle Chiasson (Other Office(s))
Wing Yu (Other Office(s))
 Development Permit / Development Variance Permit
to permit the development of an 11,630 square metre (125,182 sq.ft.) industrial building.

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

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

1. Council authorize staff to draft Development Permit No. 7917-0606-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7917-0606-00 , to reduce the minimum required width of a maneuvering aisle from 7.5 metres (25 ft.) to 5.0 metres (16 ft.), to proceed to Public Notification.
3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (d) registration of a Section 219 Restrictive Covenant to prohibit uses requiring an emissions permit from Metro Vancouver; and
- (e) registration of a Section 219 Restrictive Covenant to limit mezzanine space to a maximum of 8.4% of the ground floor area.

RES.R18-1035

Carried

4. **7918-0144-00**
19363 and 19437 - 32 Avenue
Anya Paskovic, Aplin & Martin Consultants Ltd. / I. Aulakh, G. Aulakh, B. Lal
o821949 B.C. Ltd.
Director Information: Amarjit Bening, George Kalbir Benning
Shangara Benning (formerly Shanjara Benning), Inderjit K. Nahal,
Sukhvinder S. Rana, Surinder S. Rana, Narinder S. Sall
Officer Information as at April 11, 2017:
Sukhvinder Singh Rana (President, Secretary)
 Development Variance Permit
to defer the works and services requirement associated with a 2-lot subdivision in Campbell Heights.

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

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

1. Council approve Development Variance Permit No. 7918-0144-00 , to vary the Surrey Subdivision and Development By-law, 1986, No. 8830, by deferring works and services for a proposed two-lot subdivision until future development, to proceed to Public Notification.
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer; and

RES.R18-1036

- (c) registration of a "no-build" Section 219 Restrictive Covenant until future rezoning and provision of all required works and services.

Carried

5. **7917-0529-00**
19437 and 19363 - 32 Avenue; 3338 - 194 Street
Anya Paskovic, Aplin & Martin Consultants Ltd. / I. Aulakh, G. Aulakh, B. Lal
o821949 B.C. Ltd
Director Information: Amarjit Bening, George Kalbir Benning
Shangara Benning (formerly Shanjara Benning), Inderjit K. Nahal
Sukhvinder S. Rana, Surinder S. Rana, Narinder S. Sall
Officer Information as at April 11, 2017:
Sukhvinder Singh Rana (President, Secretary)
 Rezoning a portion of the site from A-1 to IB-1
 Development Permit / Development Variance Permit
to permit the development of a 19,661 square-metre (211,630 sq. ft.) multi-tenant industrial building.

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

It was

Moved by Councillor Gill
 Seconded by Councillor Martin
 That:

1. A Bylaw be introduced to rezone a portion of the site identified as Block B on the Survey Plan attached as Appendix II from "General Agriculture Zone (A-1)" to "Business Park 1 Zone (IB-1)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7917-0529-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7917-0529-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the IB-1 Zone from 7.5 metres (25 ft.) to 3.5 metres (12 ft.).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

- (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (e) 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 prohibit any use that requires a Metro Vancouver air quality permit from locating on the site;
- (h) registration of a Section 219 Restrictive Covenant to restrict the maximum amount of mezzanine 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; and
- (j) completion of Development Application No. 7918-0144-00.

RES.R18-1037

Carried

It was

Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19595" pass its first reading.

RES.R18-1038

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. 19595" pass its second reading.

RES.R18-1039

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. 19595" be held at the City Hall on June 11, 2018, at 7:00 p.m.

RES.R18-1040

Carried

RESIDENTIAL/INSTITUTIONALFLEETWOOD/GUILDFORD

6. **7917-0402-01**
15820 - Fraser Highway
Matt Reid, DS LRT Developments Ltd. / Green Tree Estates Ltd.
 Development Variance Permit
to reduce the minimum lot size for a proposed RM-M zoned remnant lot (proposed Lot 2) to be created through subdivision to facilitate a townhouse development on the southern portion of the site (proposed Lot 1).

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. 7917-0402-01, to vary the RM-M Zone to reduce the minimum lot size requirement for proposed Lot 2 from 2.0 hectares (5 acres) to 1.3 hectares (3.2 acres), to proceed to Public Notification.

RES.R18-1041

Carried

7. **7916-0148-01**
8656 and 8660 - 164 Street
Mike Helle, Coastland Engineering and Surveying Ltd.
N. Randhawa, A. Randhawa, M. Randhawa and D. Randhawa
 Development Variance Permit
to reduce the rear yard setback to retain an existing house on Lot 1 of a proposed 4-lot residential subdivision.

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. 7916-0148-01, to reduce the minimum rear yard setback in the proposed CD By-law (Appendix III - *Planning Report "Appendix IX"*) from 7.5 metres (25 ft.) to 5.8 metres (19 ft.) for an existing house to be retained on proposed Lot 1, to proceed to Public Notification.

RES.R18-1042

Carried

8. **7918-0017-00**
10425 and 10463 - 150 Street
Derek Neale, NSDA Architects / Grosvenor Square Apartments Ltd., Inc.
 Development Variance Permit
to vary parking and eliminate indoor amenity space and balcony requirements, to permit 8 additional dwelling units to be constructed within the existing apartment buildings on the site.

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

Council expressed concerns regarding the lack of laundry space and safe exits and noted that the proposal is not a good use of space.

In response to a question from Council, staff provided the following information:

- The requirement for balconies in an RM-45 zone has been varied in the past, although it is rare. As the building is older, it would require costly building upgrades to build new balconies.
- The application was referred to the Fire Department and no concerns were expressed.
- The building will be required to meet the BC Building Code.

Before the motion was put, Mayor Hepner called for the Applicant to speak to Application No. 7918-0017-00. The Applicant was not present.

It was Moved by Councillor LeFranc
 Seconded by Councillor Starchuk
 That Application No. 7918-0017-00 be referred back to staff and deferred to a future Council meeting so that the Applicant can address Council.

RES.R18-1043

Defeated
 With Councillors Martin, Steele, Villeneuve and Woods opposed.

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

1. Council approve Development Variance Permit No. 7918-0017-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the off-street resident parking space requirements from 1.3 parking spaces per dwelling unit with 1 or no bedrooms and 1.5 parking spaces per dwelling unit with 2 or more bedrooms, to 0.95 spaces per dwelling unit (a reduction of 13 stalls on the site); and

- (b) to waive the requirement of the RM-45 Zone to provide balconies for the 8 proposed additional non-ground oriented dwelling units.
- 2. Council approve the applicant's request to eliminate the required indoor amenity space for the proposed 8 additional dwelling units.
- 3. Council instruct staff to resolve the following issue prior to final issuance:
 - (a) the applicant adequately address the impact of no indoor amenity space.

RES.R18-1044

Defeated

With Councillors Gill, LeFranc, Martin, Starchuk, Steele, Villeneuve and Woods opposed.

SOUTH SURREY

- 9. **7918-0151-00**
12718 - 18 Avenue
R. Grieve / K. Grieve and R. Grieve
Development Variance Permit
to vary the minimum 20% second storey offset requirement in order to permit 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 Martin

That Council approve Development Variance

Permit No. 7918-0151-00, to vary the "Single Family Residential Zone (RF)" to reduce the minimum required second storey offset from 20% to 17%, to proceed to Public Notification.

RES.R18-1045

Carried

- 10. **7918-0048-00**
16659 - 30A Avenue
Amandip Brah and Ramnik Brah, Heston Development Inc. / M. Mann, B. Mann
Development Variance Permit
to reduce the minimum streamside setback.

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

In response to a question from Council, staff advised that the application was in process prior to Council adopting the Streamside Protection Bylaw.

Council requested that staff make it clear when an application was in process prior to the adoption of the Streamside Protection Bylaw.

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That Council approve Development Variance Permit No. 7918-0048-00 to reduce the minimum setback distance from the top-of-bank for a Class B creek from 15 metres (50 ft.) to 10.4 metres (34 ft.) at its narrowest point, measured from the top-of-bank to the west lot line, to proceed to Public Notification.

RES.R18-1046

Carried

11. **7916-0662-00**
16922, 16936, 16984, 17036, 17042 and 17060 – 26 Avenue
Raymond Afan, Board of Education - School District No. 36 / The Board of Education of School District No. 36 (Surrey)
 Development Variance Permit
to vary the off-street parking requirements for a new public secondary school with an associated theatre.

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

In response to questions and comments from Council, staff advised that the School District conducted an analysis of secondary school parking requirements and found that parking demand is lower than the requirements of the zoning bylaw. As there is also a surplus of off-street parking available, staff supported the parking variance request. Staff further noted that the City will address its parking requirements for future civic facilities in the area, such as the aquatic centre, ice rinks and playing fields.

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That: Council approve Development Variance Permit No. 7916-0662-00, varying the following provisions of Zoning By-law No. 12000, to proceed to Public Notification:

- (a) to vary Part 5 Off-Street Parking and Loading/Unloading to increase the number of parking spaces required for a secondary school from 3.0 spaces per classroom to 3.8 spaces per classroom;
- (b) to waive the requirement under Part 5 Off-Street Parking and Loading/Unloading that requires 11 parking spaces per 100 square metres (1,075 sq. ft.) of floor area be provided for a gymnasium that is associated with a secondary school; and
- (c) to waive the requirement under Part 5 Off-Street Parking and Loading/Unloading that requires 1 parking space per 4 seats be provided for a theatre.

RES.R18-1047

Carried
With Councillors Villeneuve and Woods
opposed.

12. 7917-0563-00
1913 and 1945 - 168 Street
Mike Kompter, Hub Engineering Inc. / 1101648 B.C. Ltd.
Director Information: Jagminder Paul Kaur Dhesi
Officer Information as at December 23, 2017: Jagminder Paul Kaur Dhesi (Secretary)
Overseas Homes Ltd.
Director Information: Kulwant Singh Dhesi
Officer Information as at September 6, 2017: Kulwant Singh Dhesi (Secretary)
Rezoning from RA to RF-13
to allow subdivision into 14 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 "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) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department for the landscape buffer requirement along 168 Street;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, 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 on proposed Lots 1 to 7 for increased setbacks from 168 Street, and installation and maintenance of a landscape buffer; and
- (h) registration of a Section 219 Restrictive Covenant for "no build" on a portion of Lot 1 to facilitate future consolidation with the adjacent property to the north (16778 – 20 Avenue).

RES.R18-1048

Carried

It was

Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19596" pass its first reading.

RES.R18-1049

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. 19596" pass its second reading.

RES.R18-1050

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. 19596" be held at the City Hall on June 11, 2018, at 7:00 p.m.

RES.R18-1051

Carried

13. **7917-0304-00**
16575 - 24 Avenue
Colin Hogan, Focus Architecture Incorporated / Penmat Mana JV Ltd.
 NCP Amendment for a portion from Multi-Family (30-45 upa) to Multi-Family (65 upa) and for modification to the local road network
 Rezoning from RA to RM-30 and RM-70
 Development Permit / Development Variance Permit
to permit the development of approximately 55 townhouse units and 55 apartment units.

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

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

- The RM-70 zoning was selected as it was better than using CD zoning. The RM-70 zoning allows for a higher unit density.

- An apartment building on an RM-45 zoned site would allow for 40 units and the applicant is proposing 55 units. The townhouse sites with an RM-30 zone would allow for 26 units per acre (UPA) and 27 UPA. The applicant is proposing three additional units total between the three subject sites.
- The floor area ratio (FAR) allowed for the site is 1.5 and the applicant is proposing an FAR of 1.36.
- The Neighbourhood Context Plan (NCP) would allow for a four to six storey apartment building and the applicant is proposing a four storey apartment building.

Council expressed concerns regarding the proposed density, existing traffic congestion along 24 Avenue, lack of transit service in the area and the removal of trees from the subject site. Council questioned why the applicant did not make 5% of the units accessible as per the Advisory Design Panel's recommendation.

It was

Moved by Councillor Gill
Seconded by Councillor Martin
That:

1. a Bylaw be introduced to rezone the portion shown as Block A on the survey plan attached in Appendix II from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)"; and the portion shown as Block B on the survey plan attached in Appendix II from "One-Acre Residential Zone (RA)" to "Multiple Residential 70 Zone (RM-70)", and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7917-0304-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7917-0304-00, varying the following, to proceed to Public Notification:
 - (a) On Lot A:
 - (i) the minimum front yard setback (east) of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 4.5 metres (15 ft.);
 - (ii) the minimum rear yard setback (west) of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 4.0 metres (13 ft.);
 - (iii) the minimum side yard setback on flanking street (north) of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 5.0 metres (16 ft.); and
 - (iv) the minimum side yard setback (south) of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 3.9 metres (13 ft.).

- (b) On Lot B:
 - (i) the minimum front yard setback (east) of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 4.5 metres (15 ft.);
 - (ii) the minimum rear yard setback (west) of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 4.5 metres (15 ft.);
 - (iii) the minimum side yard setback on flanking street (north) of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 3.9 metres (13 ft.); and
 - (iv) the minimum side yard setback (south) of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 2.5 metres (8 ft.).
 - (c) On Lot C:
 - (i) the maximum lot coverage of the RM-70 Zone is increased from 33% to 45%;
 - (ii) the maximum building height of the RM-70 Zone is reduced from 50 metres (164 ft.) to 18.1 metres (59 ft.);
 - (ii) the minimum front yard setback (east) of the RM-70 Zone is reduced from 7.5 metres (25 ft.) to 4.9 metres (16 ft.); and
 - (iii) the minimum rear yard setback (west) of the RM-70 Zone is reduced from 7.5 metres (25 ft.) to 1.6 metres (5 ft.).
4. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) 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) submission of an acoustical report for the units adjacent to 24 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (h) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture;
- (i) the applicant provide 50% cash-in-lieu for landscape planting in the 166 Street habitat corridor;
- (j) registration of a shared access easement to provide future residents of Lot A with shared access to the indoor amenity space provided on Lot B;
- (k) registration of a reciprocal access agreement between Lot B and Lot C;
- (l) registration of a Section 219 Restrictive Covenant on proposed Lot C to restrict the maximum allowable building height to 18.1 metres (59 ft.);
- (m) the discharge of Restrictive Covenant CA6005968; and
- (n) Final Adoption of a text amendment to the RM-70 Zone to amend the intent section of this zone in the Zoning By-law.

5. Council pass a resolution to amend Orchard Grove NCP to redesignate the land currently designated Multi-Family (30-45 upa) to Multi-Family (65 upa) and for changes to the local road network as shown in Appendix VI when the project is considered for final adoption.

RES.R18-1052

Defeated

With Councillors LeFranc, Martin, Starchuk, Villeneuve and Woods opposed.

14. **7917-0419-00**
2487 - 141 Street
Mike Helle, Coastland Engineering and Surveying Ltd. / Tricast Ventures Ltd.
 Rezoning from RA to RH
 LAP Amendment from "One-Acre" to "Half-Acre Gross Density"
 Development Variance Permit
to allow subdivision into 2 half-acre lots.

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

It was

Moved by Councillor Gill
Seconded by Councillor Martin
That:

1. a Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7917-0419-00, to reduce the minimum lot width of the RH Zone from 30 metres (100 ft.) to 25.1 metres (82 ft.) for proposed Lots 1 and 2, to proceed to Public Notification.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.
4. Council pass a resolution to amend the Central Semiahmoo Peninsula Local Area Plan to redesignate the land from "One-Acre" to "Half-Acre Gross Density" when the project is considered for final adoption.

RES.R18-1053

Carried

It was

Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19598" pass its first reading.

RES.R18-1054

Carried

The said Bylaw was then read for the second time.

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|--------------|---|---|
| RES.R18-1055 | <p>It was</p> <p>Amendment Bylaw, 2018, No. 19598"</p> | <p>Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 pass its second reading.
 <u>Carried</u></p> |
| RES.R18-1056 | <p>It was then</p> <p>Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19598" be held at the City Hall on June 11, 2018, at 7:00 p.m.</p> | <p>Moved by Councillor Gill
 Seconded by Councillor Martin
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19598" be held at the City
 Hall on June 11, 2018, at 7:00 p.m.
 <u>Carried</u></p> |

CLOVERDALE/CLAYTON

15. **7915-0404-00**
17378 - 60 Avenue
Mike Kompter, Hub Engineering Inc. / U. Randhawa, A. Sandher,
L. Sandher, B. Sandher
 Rezoning from RF to RF-13 / Development Variance Permit
to allow subdivision into 3 single family small lots.

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

- | | |
|--------|---|
| It was | <p>Moved by Councillor Gill
 Seconded by Councillor Martin
 That:</p> |
|--------|---|
1. a Bylaw be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
 2. Council approve Development Variance Permit No. 7915-404-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback in the RF-13 Zone from 4.0 metres (13 ft.) to 3.0 metres (10 ft.) for up to 50% of width of the principal building, from 6.0 metres (20 ft.) to 5.0 meters (16 ft.) for the remaining width of the principal building, and from 2.0 metres (6 ft. 6 in.) to 1.0 metres (1 ft. 3 in.) for a covered porch or veranda for proposed Lots 2 and 3.
 3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) Approval from the Ministry of Transportation & Infrastructure;
- (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (e) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
- (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
- (h) registration of a Section 219 Restrictive Covenant to require driveway access to 173B Street only for proposed Lot 2.

RES.R18-1057

Carried

It was

Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19599" pass its first reading.

RES.R18-1058

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. 19599" pass its second reading.

RES.R18-1059

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. 19599" be held at the City
Hall on June 11, 2018, at 7:00 p.m.

RES.R18-1060

Carried

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 Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18654, Amendment Bylaw, 2018, No. 19507"
7917-0493-00 – Maninder, Harjot and Balvinder Brar and Charanjit Dhillon
c/o Aplin & Martin Consultants Ltd. (Maggie Koka)
To amend CD By-law No. 18654 - 8210 – 170A Street and 17077 and
17099 - 82 Avenue - in order to allow for increased house size on 3 recently
approved small suburban lots.

Approved by Council: February 5, 2018

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18654, Amendment Bylaw, 2018, No. 19507" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R18-1061

Carried

BYLAWS WITH PERMITS

- 2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18796"
7915-0373-00 – 1022312 B.C. Ltd. (Director Information: Amrit Kaur and
Vikram Singh)
c/o JM Architecture Inc. (Joseph Minten)
CHI to CD - 8362 – 120 Street (located within the range of 8360 to 8366 – 120 St)
To develop a 3-storey retail and office building.

Approved by Council: July 11, 2016

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That Development Variance Permit No. 7917-0526-00 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.R18-1064

Carried

Development Permit No. 7917-0526-00
 12639 – 60A Avenue
 For Sensitive Ecosystems (Green Infrastructure Areas).

Authorized to draft: February 19, 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. 7917-0526-00.

RES.R18-1065

Carried

- 4. **Development Variance Permit No. 7917-0536-00**
 0750723 B.C. Ltd. (Director Information: David Zanna and Shane Sumners)
 c/o Krahn Engineering Ltd. (Curtis Gray)
 19181 – 34A Avenue
 To reduce the minimum rear yard setback for a new multi-tenant industrial building in order to allow efficient use of the site.

Supported by Council: February 19, 2018

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

- (a) In Section F Sub-section 1 of Part 52 of the Surrey Zoning By-law, 1993, No. 12000, Amendment By-laws, 2010, No. 17146, and 2013, No. 17934, the minimum rear yard setback is varied from 7.5 metres (25 ft.) to 0.0 metres (0 ft.).

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

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That Development Variance Permit No. 7917-0536-00 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.R18-1066

Carried

Development Permit No. 7917-0536-00

19181 - 34A Avenue
 To permit the development of a 2,401 square-metre (25,847 sq. ft.) multi-tenant industrial building.

Authorized to draft: February 5, 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. 7917-0536-00.

RES.R18-1067

Carried

- 5. **Development Variance Permit No. 7916-0067-00**
 Solid Rock Holdings Inc. and B. and G. Steunenber
 c/o Lo Studio Architecture (Marco Ciriello)
 10150, 10202 - 177A Street and 17850 Golden Ears Connector (Previously 17780, 17850 and Portion of 17770 Daly Road)
 The applicant is seeking to reduce the side yard (south) setback and the rear yard (east) setback in order to construct an industrial building.

Supported by Council: November 6, 2017

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

- (a) In Section F. Yards and Setbacks, of Part 48 "Light Impact Industrial Zone (IL)", the minimum rear (east) yard setback for a Principal Building is reduced from 7.5 metres (25 ft.) to 0 metres (0 ft.) and the minimum side (south) yard setback for a Principal Building is reduced from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for proposed Lot 2.

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

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That Development Variance Permit No. 7916-0067-00 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.R18-1068 Carried

Development Permit No. 7916-0067-00
 10150, 10202 - 177A Street and 17850 Golden Ears Connector (Previously 17780, 17850 and Portion of 17770 Daly Road)
 To permit the development of an industrial building.

Authorized to draft: October 23, 2017

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. 7916-0067-00.

RES.R18-1069 Carried

6. Development Permit No. 7917-0108-00
 Hayer Business Center Ltd.
 c/o Integrated Construction (Christian Hamm)
 3568 - 191 Street (Previously 19130 - 36 Avenue)
 To permit the development of an industrial building

Authorized to draft: January 8, 2018

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

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That the Mayor and Clerk be authorized to execute Development Permit No. 7917-0108-00.

RES.R18-1070 Carried

7. **Development Permit No. 7917-0268-00**
 Farrell Estates Ltd.
 c/o Intergrated Construction (Braden Smith)
 3560 - 190 Street
 To permit the development of an industrial building.

Authorized to draft: November 20, 2017

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

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7917-0268-00.

RES.R18-1071

Carried

8. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19324"
 7916-0183-00 – Avani Centre Inc.
 c/o (Sanjay Chandok)
 To redesignate the site 13540 and 13586 – 98 Avenue from Central Business District 3.5 FAR to Central Business District 5.5 FAR.

Note: Change of ownership

Approved by Council: July 10, 2017

- * Planning and Development advise (see memorandum dated May 25, 2018, in back-up) that it is in order for Council to pass a resolution amending the City Centre Plan to redesignate the subject site from "Mixed-Use 3.5 FAR" to "Mixed-Use 5.5 FAR".

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That Council to amend the City Centre Plan
 to redesignate the subject site from "Mixed-Use 3.5 FAR" to "Mixed-Use 5.5 FAR".

RES.R18-1072

Carried

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19324" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R18-1073

Carried

"Surrey Land Use Contract No. 420 Authorization Bylaw 1977, No. 5367, Partial Discharge Bylaw, 2017, No. 19325"
Discharge LUC Contract No. 420 - 13586 – 98 Avenue - to allow the underlying C-35 Zone to come into effect.

Approved by Council: July 10, 2017

- * Planning and Development advise that the Termination of Land Use Contract No. 420 was approved by Council on January 8, 2018; however, the effective date of the termination is not until January 8, 2019. It is therefore in order for Council to discharge the LUC associated with the subject property immediately so that the development may proceed.

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Land Use Contract No. 420 Authorization Bylaw 1977, No. 5367, Partial Discharge Bylaw, 2017, No. 19325" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R18-1074

Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19326"
RF and C-35 to CD – 13540 and 13586 – 98 Avenue - to develop a 30-storey high-rise mixed-use development and podium containing 181 residential units, 112 hotel rooms, eight 2-storey townhouse units and ground-level retail/commercial space.

Approved by Council: July 10, 2017

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19326" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R18-1075

Carried

Development Permit No. 7916-0183-00

13540 and 13586 – 98 Avenue

To develop a 30-storey high rise tower and 6-storey podium consisting of 181 residential units, a 4 storey hotel with 112 hotel rooms, eight 2-storey townhouse units and ground level retail/commercial space.

Note: Planning advised that the revised Landscape Plans will be submitted on table.

Authorized to draft: July 10, 2017

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

It was Moved by Councillor Gill
Seconded by Councillor Martin
That the Mayor and Clerk be authorized to
execute Development Permit No. 7916-0183-00.
RES.R18-1076 Carried

I. CLERKS REPORT


J. OTHER BUSINESS

K. ADJOURNMENT


It was Moved by Councillor Villeneuve
Seconded by Councillor Martin
That the May 28, 2018 Regular Council -
Land Use meeting be adjourned.
RES.R18-1077 Carried

The Regular Council - Land Use meeting adjourned at 6:14 p.m.

Certified correct:



Jane Sullivan, City Clerk



Mayor Linda Hepner