

Present:

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

Absent:

Councillor Woods

Staff Present:

City Manager
City Clerk
General Manager, Corporate Services
General Manager, Engineering
General Manager, Finance
General Manager, Parks, Recreation & Culture
General Manager, Planning & Development
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. **7917-0495-00**
17656 and 17690 - 66A Avenue
Ian Guan, Gradual Architecture Inc. / 1108190 B.C. Ltd., Inc., City of Surrey
Director Information: Nirmal Takhar, Mansukh Takhar
No Officer Information Filed as at February 21, 2018
Development Permit / Development Variance Permit.
to permit the development of two industrial warehouse buildings.

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

It was

Moved by Councillor Gill
Seconded by Councillor Martin
That:

1. Council authorize staff to draft Development Permit No. 7917-0495-00 generally in accordance with the attached drawings (Appendix II).

2. Council approve Development Variance Permit No. 7917-0495-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard (east) setback of the Business Park (IB) Zone for proposed Building 200 from 7.5 metres (25 ft.) to 0.0 metres (0 ft.);
 - (b) to reduce the minimum north side yard setback of the Business Park (IB) Zone for proposed Building 200 from 7.5 metres (25 ft.) to 0.0 metres (0 ft.); and
 - (c) to reduce the minimum south side yard setback of the Business Park (IB) Zone for proposed Buildings 100 and 200 from 7.5 metres (25 ft.) to 0.0 metres (0 ft.).

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 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) completion of the acquisition of the City-owned property at 17690-66A Avenue;
 - (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;
 - (h) final approval from Fire Services regarding the proposed development; and
 - (i) final approval from BC Hydro regarding the re-design/relocation of existing infrastructure.

RES.R18-1134

Carried

NEWTON

2. **7918-0100-00**
7160 and 7160 - 152 Street
Moncef. Dif, MSD Engineering Inc. / Amol & Jas Holdings Ltd., N. Bains,
J. Bains, S. Bains, and S. Bains
OCP Amendment from "Agricultural" to "Commercial"
Rezoning from A-1 to CD / ALR exclusion under Section 30(1) of the ALC Act.
to permit the development of commercial uses.

The General Manager, Planning & Development was recommending that the application be denied.

Item B.2 was addressed following Items B.3 - 14.

Before the motion was put, Mayor Hepner provided an opportunity for the Applicant to speak to Application No. 7918-0100-00.

Agent of behalf of the applicant: The agent advised that the lots are owned by separate entities and the lots do not have a history of farming activity. It would be difficult to actively farm a small half acre site off of 152 Street. The applicant would work with neighbouring agricultural properties should the application be approved. If the application is denied, the site will remain as a dumping area.

Council clarified that the site was previously utilized for honey bee farming and expressed concerns that an agrologist report was not included as part of the application.

It was

Moved by Councillor Starchuk
Seconded by Councillor Villeneuve
That Application 7918-0100-00 be denied.
Carried

RES.R18-1135

SOUTH SURREY

3. **7917-0395-00**
14571 - 44 Avenue
Rajeev Mangla, Mainland Engineering Corp. / M. Dubb and B. Dubb
Development Permit / Development Variance Permit
to increase the maximum setback of the farm residential footprint to allow construction of a dwelling on the existing farm residential homeplate.

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. 7917-0395-00, varying the following, to proceed to Public Notification:
 - (a) to increase the maximum setback of the single family dwelling in the A-1 Zone from 50 metres (164 ft.) to 143 metres (469 ft.); and
 - (b) to increase the maximum setback of the farm residential footprint in the A-1 Zone from 60 metres (197 ft.) to 153 metres (501 ft.).
 2. Council authorize staff to draft Development Permit No. 7917-0395-00 for Sensitive Ecosystems, generally in accordance with the Ecosystem Development Plan prepared by Enkon Environmental Ltd., and dated March 7, 2018.
 3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) submission of a landscaping plan and landscaping cost estimate in accordance with the Ecosystem Development Plan to the specifications and satisfaction of the Planning and Development Department; and
 - (b) Registration of a Section 219 Restrictive Covenant to ensure future house construction and siting is in accordance with the recommendations in the Ecosystem Development Plan.

RES.R18-1136

Carried**RESIDENTIAL/INSTITUTIONAL****CLOVERDALE/CLAYTON**

4. **7917-0178-00**
19026 - 60B Avenue
Roger Jawanda, Citiwest Consulting Ltd. / Gurjosh Homes Ltd.
Rezoning from RH to RF
to allow subdivision into 4 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 "Half-Acre Residential Zone (RH)" 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) 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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (f) registration of a Section 219 Restrictive Covenant for "no build" on proposed Lot 3 until future consolidation with the adjacent property to the east (19044 60B Avenue).

RES.R18-1137 Carried

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2018, No. 19601" pass its first reading.

RES.R18-1138 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. 19601" pass its second reading.

RES.R18-1139 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. 19601" be held at the City
Hall on June 25, 2018, at 7:00 p.m.

RES.R18-1140 Carried

5. **7918-0169-00**
18721, 18739, 18763 and 18787- 55 Avenue ; 18720, 18738, 18762 and 18788 - 55A Avenue
Anya Paskovic, Aplin & Martin Consultants Ltd. / H. Johal, M. Johal and G. Gill
Amend CD Bylaw No. 18794
*to allow for an increased house size on eight (8) recently approved small suburban
lots in 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. A Bylaw be introduced to amend Surrey Zoning Amendment Bylaw No. 18794, as described in Appendix IV, and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issue prior to final adoption:
 - (a) ensure that all engineering requirements including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering.

RES.R18-1141 Carried

It was
Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18794, Amendment Bylaw, 2018, No. 19602" pass its
first reading.

RES.R18-1142 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. 18794, Amendment Bylaw, 2018, No. 19602" pass its
second reading.

RES.R18-1143 Carried

It was then
RES.R18-1144

Moved by Councillor Gill
Seconded by Councillor Martin
That the Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18794, Amendment Bylaw, 2018, No. 19602" be held at the City Hall on June 25, 2018, at 7:00 p.m.
Carried

6. **7917-0075-00**
18608, 18680 and 18714 - 72 Avenue; 7011 and 7041 - 188 Street
Aiden Callison, HCMA Architecture & Design / City Of Surrey
Rezoning of a portion from RA to CD / Development Permit
to permit the development of the Clayton Community Centre.

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

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

1. A Bylaw be introduced to rezone 18714 – 72 Avenue, and a portion of 18680 - 72 Avenue as shown as Block 1 on the Survey Plan attached in Appendix I, from "One Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7917-0075-00, for Form and Character and Sensitive Ecosystems generally in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision 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) approval from the Ministry of the Environment in accordance with the Water Act; and
- (h) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of the Planning and Development Department.

RES.R18-1145 Carried

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19603" pass its first reading.

RES.R18-1146 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. 19603" pass its second reading.

RES.R18-1147 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. 19603" be held at the City
Hall on June 25, 2018, at 7:00 p.m.

RES.R18-1148 Carried

FLEETWOOD/GUILDFORD

7. **7918-0022-00**
15401 and 15409 - 78 Avenue
Dexter Hirabe, WSP Canada Inc. / Chimney Ridge Investments Ltd.,
Janus Land Corp
Development Variance Permit / Restrictive Covenant Amendment
to reduce the minimum front yard setback in the RF zone for the garage portion of the principal building and to reduce the minimum rear yard setback specified in the restrictive covenant to the principal 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 approve the applicant's proposed amendment to Restrictive Covenant CA6520809 reducing the rear yard building setback from the rear (north) lot line from 15 metres (50 ft.) to 13.5 metres (44 ft.) for the subject lots.
2. Council approve Development Variance Permit No. 7918-0022-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard (south) setback of the RF Zone from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) for the garage portion of the principal building on the subject lots.

RES.R18-1149

Carried**SOUTH SURREY**

8. **7917-0498-00**
16045 - 9 Avenue
Roger Jawanda, Citiwest Consulting Ltd. / H. Virk, S. Virk, R. Brar and S. Brar
 Rezoning from RF to RF-13 / Development Variance Permit
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 Martin
 That:

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. 7917-0498-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RF-13 Zone from 13.4 metres (44 ft.) to 13.3 metres (44 ft.).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) submission of a finalized tree survey and arborist report to address 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.

RES.R18-1150

Carried

It was

Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2018, No. 19604" pass its first reading.

RES.R18-1151

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. 19604" pass its second reading.

RES.R18-1152

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. 19604" be held at the City
 Hall on June 25, 2018, at 7:00 p.m.

RES.R18-1153

Carried

SURREY CITY CENTRE/WHALLEY

9. **7917-0363-00**
13778 - 100 Avenue
Colin Shrubb, DYS Architecture / Concord King George (Nominee) Ltd.
 Rezoning from CD (By-law No. 17171) to CD (based on RM-135)
 Development Permit / Development Variance Permit
*to permit the development two high-rise residential towers (35-storey and 39-storey)
 and a riparian lot to be conveyed to the City.*

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

In response to a question from Council, staff advised that the application was in process prior to the adoption of the Affordable Housing Strategy. The proposed density is consistent with the City Centre plan, and the applicant is not seeking bonus density.

It was

Moved by Councillor Gill
Seconded by Councillor Martin
That:

1. A Bylaw be introduced to rezone the subject site from "Comprehensive Development Zone" (By-law No. 17171) to "Comprehensive Development Zone" 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 2,049 square metres (22,055 square feet) to 1,972 square metres (21,226 square feet).
3. Council authorize staff to draft Form and Character and Sensitive Ecosystems (Streamside Areas) Development Permit No. 7917-0363-00, generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7917-0363-00, to reduce the minimum setback distance from top of bank of a "Class A Stream" in Part 7A of the Zoning By-law from 30 metres (98 ft.) to a minimum of 15 metres (49 ft.), to proceed to Public Notification.
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) 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;

- (g) the applicant to enter into a monitoring and maintenance agreement for the riparian area as per City Policy No. P-15, to the satisfaction of the General Manager, Engineering and the General Manager, Parks, Recreation and Culture;
- (h) registration of statutory right-of-way for pedestrian access to connect the future park (Lot 2) to the existing easement on the subject site; and
- (i) the applicant adequately address the impact of reduced indoor amenity space.

RES.R18-1154

Carried

It was

Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2018, No. 19605" pass its first reading.

RES.R18-1155

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. 19605" pass its second reading.

RES.R18-1156

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. 19605" be held at the City
 Hall on June 25, 2018, at 7:00 p.m.

RES.R18-1157

CarriedCOMMERCIAL/INDUSTRIAL/AGRICULTURALNEWTON

10. **7918-0172-00**
8532 - 120 Street (8556 - 120 Street)
Pardeep Singh Sandhu, JC Group Pro. Ltd. / K.C. Group Properties Ltd.
 Development Variance Permit
*to reduce the minimum 400 metre (1,300 ft.) separation distance between a
 small-scale drug store and an existing drug store.*

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. 7918-0172-00, to reduce the minimum separation distance between drug stores, small-scale drug stores or methadone dispensaries from 400 metres (1,300 ft.) to 178 metres (584 ft.) to permit a small-scale drug store at 8532 - 120 Street, to proceed to Public Notification.
2. Council instruct staff to resolve the following issues prior to Development Variance Permit issuance:
 - (a) that a Section 219 Covenant be registered on title requiring that any small-scale drug store on site must operate in conjunction with a medical clinic / office, and have the same hours of operation as the medical clinic / office.

RES.R18-1158

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

11. **7916-0378-00**
1543 - 168 Street
Natalie Pullman, Citiwest Consulting Ltd. / S. Basi, and S. Basi
 OCP Amendment from Suburban to Urban / Rezoning from RA to RF-13
 Development Permit / Development Variance Permit
to allow subdivision into 6 small 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 amend the Official Community Plan by re-designating 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 (13) Zone (RF-13)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7916-0378-00 for Sensitive Ecosystem and Farming Protection generally in accordance with the attached drawings (Appendix II), and the Ecosystem Development Plan to be submitted by the applicant.
5. Council approve Development Variance Permit No. 7916-0378-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RF-13 Zone for Type I Corner Lot from 14 metres (46 ft.) to 12 metres (40 ft.) for proposed Lot 1 and to 13.3 metres (44 ft.) for proposed Lot 6; and
 - (b) to reduce the minimum side yard on flanking street from 2.4 metres (8 ft.) to 1.2 metres (4 ft.) for proposed Lot 1.
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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a landscaping plan and landscaping cost estimate for the Green Infrastructure Network Corridor/Agricultural Land Reserve buffer to the specifications and 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 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; and

(h) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

RES.R18-1159 Carried

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19606" pass its first reading.

RES.R18-1160 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19606" pass its second reading.

RES.R18-1161 Carried

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. 19606" be held at the City Hall on June 25, 2018, at 7:00 p.m.

RES.R18-1162 Carried

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19607" pass its first reading.

RES.R18-1163 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. 19607" pass its second reading.

RES.R18-1164 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. 19607" be held at the City Hall on June 25, 2018, at 7:00 p.m.

RES.R18-1165 Carried

12. **7916-0398-00**
16770 - 15 Avenue
Natalie Pullman, Citiwest Consulting Ltd. / Sidhu Homes & Construction Ltd.
OCP Amendment from Suburban to Urban
Rezoning from RA to RF-13 and RF-10 / Development Permit
to allow subdivision into 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 Martin
That:

1. A Bylaw be introduced to amend the Official Community Plan by re-designating 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:
 - (a) "Single Family Residential (13) Zone (RF-13)" for Block A, as shown on the Survey Plan attached as Appendix II;
 - (b) "Single Family Residential (10) Zone (RF-10)" for Block B, as shown on the Survey Plan attached as Appendix II;and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7916-0398-00 for Sensitive Ecosystem and Farming Protection generally in accordance with the attached drawings (Appendix II) and an Ecosystem Development Plan to be submitted by the applicant.
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;

- (c) approval from the Ministry of Transportation & Infrastructure;
- (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (e) submission of a 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;
- (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 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; and
- (h) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

RES.R18-1166

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19608" pass its first reading.

RES.R18-1167

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19608" pass its second reading.

RES.R18-1168

Carried

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. 19608" be held at the City Hall on June 25, 2018, at 7:00 p.m.

RES.R18-1169

Carried

RES.R18-1170 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19609" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R18-1171 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19609" pass its second reading.
Carried

RES.R18-1172 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. 19609" be held at the City
Hall on June 25, 2018, at 7:00 p.m.
Carried

SURREY CITY CENTRE/WHALLEY

13. **7916-0160-00**
13851 - 115 Avenue
Mike Kompter, Hub Engineering Inc. / P. Sanghera, T. Sanghera
Rezoning a portion from RA to RF
Development Permit / Development Variance Permit
to allow subdivision into 6 single family lots and 3 park 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 portion of the subject site as shown as Block A on the attached Survey Plan from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
2. Council authorize staff to draft Sensitive Ecosystems and Hazard Lands Development Permit No. 7916-0160-00 generally in accordance with the Ecosystem Development Plan prepared by Rolf Sickmuller, R.P. Bio., of Envirowest Consultants Inc. and dated February 9, 2017.
3. Council approve Development Variance Permit No. 7916-0160-00, to reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to

4 metres (13 ft.) for 50% of the width of the principle building when the attached garage is set back 6 metres (20 ft.) from the front lot line for proposed Lot 2, 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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (h) finalization of an Ecosystem Development Plan;
 - (i) registration of a Section 219 Restrictive Covenant to protect a larger north side yard setback area on proposed Lot 2 to address grading conditions by increasing the north side yard setback from 1.8 metres (6 ft.) to 4.65 metres (15 ft.);
 - (j) registration of a Section 219 Restrictive Covenant to ensure that any future construction on proposed Lot 1 will undergo a geotechnical stability assessment; and
 - (k) registration of a Section 219 Restrictive Covenant to specify the geotechnical requirements related to setbacks, groundwater collection and roof leaders for proposed Lot 2.

RES.R18-1173

Carried

RES.R18-1174 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19610" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R18-1175 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19610" pass its second reading.
Carried

RES.R18-1176 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. 19610" be held at the City
Hall on June 25, 2018, at 7:00 p.m.
Carried

14. **7917-0517-00**
10630 - City Parkway; 10637 and 10647 - 135A Street; 13525 - 106 Avenue
Malek Tawashy, Lark Enterprises Ltd.
Canadian Legion of the British Empire Service League, Lark LVV
Developments Ltd. and Whalley (Pacific No. 229) Branch of the Royal
Canadian Legion
OCP Amendment of Figure 16: Central Business District Densities from "3.5 FAR"
to "5.5 FAR"
City Centre Plan Amendment from "Residential Mid to High Rise 3.5 FAR" to
"Mixed-Use 5.5 FAR" and "High Rise 5.5 FAR"
Rezoning from C-8 to CD (based upon RM-135 and C-8)
Development Permit
to permit the development of a 20 storey high-rise building with market and
affordable / transitional housing units, a new Legion facility and medical offices in
Phase 1 and a 26-storey high-rise market residential building in Phase 2.

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 Figure 16: Central Business District
Densities of the Official Community Plan for the subject site from
"3.5 FAR" to "5.5 FAR" 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 "Community Commercial 8 Zone (C-8)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 444 square metres (4,779 sq. ft.) to 442 square metres (4,757 sq. ft.) for the Phase 1 market residential component.
5. Council approve the applicant's request to reduce the amount of required indoor amenity space from 975 square metres (10,495 sq. ft.) to 617 square metres (6,645 sq. ft.) for Phase 2.
6. Council authorize staff to draft Development Permit No. 7917-0517-00 generally in accordance with the attached drawings (Appendix II).
8. 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 enter into a Housing Agreement with the City for the purposes of providing for 48 affordable housing units within a portion of the proposed development.

9. Council pass a resolution to amend the City Centre Plan to redesignate the subject site from "Residential Mid to High Rise 3.5 FAR" to "Mixed-Use 5.5 FAR" and "High Rise 5.5 FAR" as shown in Appendix IX, when the project is considered for final adoption.

RES.R18-1177

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "Surrey Official Community Plan Bylaw,

2013, No. 18020, Amendment Bylaw, 2018, No. 19611" pass its first reading.

RES.R18-1178

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "Surrey Official Community Plan Bylaw,

2013, No. 18020, Amendment Bylaw, 2018, No. 19611" pass its second reading.

RES.R18-1179

Carried

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. 19611" be held at the City Hall on June 25, 2018, at 7:00 p.m.

RES.R18-1180

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

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

Amendment Bylaw, 2018, No. 19612" pass its first reading.

RES.R18-1181

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. 19612" pass its second reading.

RES.R18-1182

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. 19612" be held at the City Hall on June 25, 2018, at 7:00 p.m.

RES.R18-1183

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. 18706, Amendment Bylaw, 2018, No. 19589"
7918-0020-00 – Mandeep, Swarnjeet, Tarsam and Surinder Johal, Hardip and Barseet Grewal, Narinderjit and Nirbail Sandher
c/o McElhanney Consulting Services Ltd. (Erica Tiffany)
To amend CD Bylaw No. 18706 - 5802, 5818 and 5836 – 152 Street - in order to permit changes to density, lot coverage, side yard setbacks and off-street parking requirements.

Note: change of ownership

Approved by Council: May 7, 2018

It was

Moved by Councillor Gill

Seconded by Councillor Villeneuve

That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18706, Amendment Bylaw, 2018, No. 19589" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R18-1184

Carried

I. DELEGATION REQUEST

- 1. **Colin Hogan, Focus Architecture Incorporated/Penmat Mana JV Ltd.**
 16575 - 24 Avenue
 File: 7917-0304-00

Requesting to speak to Council to provide information regarding Application No. 7917-0304-00, which was defeated at the May 28, 2018 Regular Council - Land Use Meeting.

It was Moved by Councillor Villeneuve
 Seconded by Councillor Martin
 That Colin Hogan, Focus Architecture Inc.
 be heard as a delegation at the June 25, 2018 Regular Council - Land Use meeting.

RES.R18-1185

Carried

J. OTHER BUSINESS

K. ADJOURNMENT


It was Moved by Councillor Villeneuve
 Seconded by Councillor Martin
 That the June 11, 2018 Regular Council - Land
 Use meeting be adjourned.

RES.R18-1186

Carried

The Regular Council - Land Use meeting adjourned at 6:08 p.m.

Certified correct:



 Jane Sullivan, City Clerk



 Mayor Linda Hepner