

Present:

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

Absent:**Staff Present:**

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

A. ADOPTION OF MINUTES**B. LAND USE APPLICATIONS****COMMERCIAL/INDUSTRIAL/AGRICULTURAL****FLEETWOOD/GUILDFORD**

- 7917-0600-00**
15574 Fraser Highway
Lovick Scott Architects Ltd. / McDonald's Restaurants of Canada Ltd.
Development Permit
To permit renovations to an existing drive-through restaurant in Fleetwood Town 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:

- Council approve the applicant's request to vary the Sign By-law as described in Appendix II.
- Council authorize staff to draft Development Permit No. 7917-0600-00 including a comprehensive sign design package generally in accordance with the attached drawings (Appendix III).

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 finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

RES.R18-1232

Carried**SOUTH SURREY**

2. **7918-0078-00**
3905 - 152 Street
Tim Ferguson, Viti Holdings Inc. / Viti Holdings Inc.
Rezoning from A-1 to CD / Non-farm use under Section 20(3) of the ALC Act.
to permit the operation of a landscape business.

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

Before the motion was put, Mayor Hepner provided an opportunity for the Applicant to speak to Application No. 7918-0078-00.

Applicant: The applicant advised that they are not seeking to operate a landscaping business on the property; instead, they would like to store small machinery and operate a container nursery for their landscaping business. The applicant has applied for a business licence for the nursery operation.

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

- An application has been submitted to the Agricultural Land Commission (ALC) to allow 8% fill onsite instead of the 2% that is permitted.
- There is currently a trailer and two containers being stored onsite; however, the landscaping business is not operated from the site. If the application is permitted to move forward, the applicant would remove the trailer and containers from the site and construct a permanent structure for nursery.

- The Agriculture and Food Safety Advisory Committee was supportive of the proposed nursery operation but expressed concerns regarding the storage of equipment onsite.
- It is anticipated that the total buildout of the site by 2022 would result in 90% of the property being utilized by greenhouses for the nursery while the site is currently at 2% utilization.
- The landscaping business is properly licensed, but not at the subject site.
- Additional fill was required to address drainage issues and for the driveway onsite.

Staff advised that the proposed nursery operation would be permitted as per the existing A-1 zoning. An application was submitted to the ALC to address the additional fill that is currently onsite.

It was Moved by Councillor Gill
 Seconded by Councillor Woods
 That Application 7918-0078-00 be referred to
 staff to confirm that the application is in compliance with the *Agricultural Land Act* and that the container nursery is compliant within the A-1 zoning.
 RES.R18-1233 Carried

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

3. **7917-0312-00**
17445 - 80 Avenue
Sukhdev Sandhu, Arrive Home Corp. / K. Dult and S. Dult
 Development Permit / Development Variance Permit
to increase the maximum single family dwelling and farm residential footprint setbacks and reduce the minimum streamside protection setback to allow construction of a dwelling on the existing farm residential homeplate and retain an existing gravel driveway on the lot.

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

It was Moved by Councillor Starchuk
 Seconded by Councillor Steele
 That the unauthorized fill onsite be
 remediated prior to the approval of Application No. 7917-0312-00.
 RES.R18-1234 Carried

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

1. Council authorize staff to draft Development Permit No. 7917-0312-00 for Sensitive Ecosystems, generally in accordance with the Ecosystem Development Plan and Impact Mitigation Plan prepared by SER Environmental Management Ltd., dated June 14, 2018.
2. Council approve Development Variance Permit No. 7917-0312-00, varying the following, to proceed to Public Notification:
 - (a) to increase the maximum setback of all portions of a single family dwelling in the A-1 Zone from 50 metres (164 ft.) to 120 metres (396 ft.);
 - (b) to increase the maximum setback of the farm residential footprint in the A-1 Zone from 60 metres (197 ft.) to 128 metres (420 ft.); and
 - (c) to reduce the minimum streamside protection setback, as measured from top-of-bank, for the western "Class A/O (intermittent red-coded) Ditch" from 10 metres (33 ft.) to 5.4 metres (17.5 ft.).
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan, including a finalized fencing cost estimate, to the satisfaction of the Planning and Development Department; and
 - (b) registration of a combined Statutory Right-of-Way/Restrictive Covenant over both the western and southern Streamside Protection Areas, for both "No Build" and conveyance access.

RES.R18-1235

Carried

4. **7917-0283-00**
6080 - 172 Street
Roger Jawanda, Citiwest Consulting Ltd. / N. Atwal and T. Samra
 Development Variance Permit
to reduce the minimum lot width of the RF Zone from 15 metres (50 ft.) to 14 metres (46 ft.) for proposed Lot 2 to allow subdivision into two (2) 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. Council approve Development Variance Permit No. 7917-0283-00, to reduce the minimum lot width of the Single Family Residential (RF) Zone from 15 metres (50 ft.) to 14 metres (45 ft.) for proposed Lot 2, 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;
 - (b) submission of a finalized subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a finalized lot grading plan to the satisfaction of the Planning and Development Department;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and,
 - (g) submission of a planting plan and securities for the installation of the new hedges where required along the north lot line.

RES.R18-1236

Carried

FLEETWOOD/GUILDFORD

5. **7918-0064-00**
9575 - 180 Street
D. Dadey / D. Dadey and D. Dadey
Temporary Use Permit
to permit the continued storage of cranes and shipping containers for a period not to exceed three years.

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

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

1. Council approve Temporary Use Permit No. 7918-0064-00 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.R18-1237

Carried

6. **7917-0085-00**
15864 - 112 Avenue
Dexter Hirabe, WSP Group Canada & Hunter Laird / I. Frustaci and M. Frustaci
 Rezoning from RA to RF and CD (based on RF)
to allow subdivision into five (5) single family lots, and construction of a larger 112-square metre (1,200-sq.ft.) accessory building (detached garage/workshop) on proposed Lot 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 rezone a portion of the subject site shown as Block A on the attached survey plan (Appendix I) from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
2. A Bylaw be introduced to rezone a portion of the subject site shown as Block B on the attached survey plan (Appendix I) from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" (based on the RF Zone) and a date be set for Public Hearing.
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) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
- (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
- (g) registration of a Section 219 Restrictive Covenant for tree preservation on proposed Lot 1.

RES.R18-1238

Carried

It was

Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2018, No. 19618" pass its first reading.

RES.R18-1239

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. 19618" pass its second reading.

RES.R18-1240

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. 19618" be held at the City Hall on July 9, 2018, at 7:00 p.m.

RES.R18-1241

Carried

It was

Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2018, No. 19619" pass its first reading.

RES.R18-1242

Carried

The said Bylaw was then read for the second time.

RES.R18-1243 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19619" pass its second reading.
Carried

RES.R18-1244 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. 19619" be held at the City
Hall on July 9, 2018, at 7:00 p.m.
Carried

7. **7917-0576-00**
16580 and 16612 – 104 Avenue
Anya Paskovic, Aplin & Martin Consultants Ltd. / Qualico Developments
(Vancouver) Inc.
Rezoning from CD (By-law No. 9963) and RF to CD (based on RF-G) and RF
to allow subdivision into 9 single family lots 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 rezone the portion of 16580 – 104 Avenue shown as Block A on the Survey Plan attached in Appendix I from "Comprehensive Development Zone (By-law No. 9963)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
2. A Bylaw be introduced to rezone the portion of 16580 – 104 Avenue shown as Block B on the Survey Plan attached in Appendix I from "Comprehensive Development Zone (By-law No. 9963)" to "Comprehensive Development Zone (CD)" and the portion of 16612 – 104 Avenue shown as Block C on the Survey Plan attached in Appendix I from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
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) approval from Kinder Morgan (Trans Mountain);
- (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (f) the applicant address the 15% open space requirement associated with gross density type lots, to the satisfaction of the Planning and Development Department;
- (g) 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;
- (h) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (i) completion of the sale of the southwest portion of the subject site encumbered by a Kinder Morgan right-of-way (proposed Lot 10) to the City for future parkland; and
- (j) discharge of a Section 219 Restrictive Covenant for "no-build" currently registered on a portion of the subject property located at 16612 - 104 Avenue.

RES.R18-1245

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

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

Amendment Bylaw, 2018, No. 19620" pass its first reading.

RES.R18-1246

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. 19620" pass its second reading.

RES.R18-1247

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. 19620" be held at the City Hall on July 9, 2018, at 7:00 p.m.

RES.R18-1248

Carried

- RES.R18-1249 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19621" pass its first reading.
Carried
- The said Bylaw was then read for the second time.
- RES.R18-1250 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19621" pass its second reading.
Carried
- RES.R18-1251 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. 19621" be held at the City Hall
on July 9, 2018, at 7:00 p.m.
Carried

NEWTON

8. **7916-0638-00**
14065 - 61 Avenue
Mike Kompter, Hub Engineering Inc. / o811350 B.C. Ltd.
Director Information: Sukhwinder Sandhu
Officer Information: Mohammad Hakkak
Rezoning from RA to RF-13 / Development Permit
to subdivide into 7 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 authorize staff to draft Development Permit No. 7916-0638-00 for Sensitive Ecosystems and Hazard Lands, generally in accordance with the Ecosystem Development Plan, prepared by Envirowest Consulting Ltd. and dated June 22, 2017, and the Geotechnical Report prepared by Able Geotechnical Ltd., dated July 12, 2017.

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 an acceptable tree survey and arborist report to the satisfaction of the City Landscape Architect; and
 - (e) completion of the road closure and acquisition of the land at the southeast corner of the site.

RES.R18-1252

Carried

It was

Moved by Councillor Gill
 Seconded by Councillor Martin
 That Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2018, No. 19622" pass its first reading.

RES.R18-1253

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. 19622" pass its second reading.

RES.R18-1254

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. 19622" be held at the City
 Hall on July 9, 2018, at 7:00 p.m.

RES.R18-1255

Carried

9. **7917-0469-00**
14435 - 76 Avenue
Rhona Dulay, H. Y. Engineering Ltd. / S. Kang and J. Kang
 Rezoning from RA to RF
to allow subdivision into four RF 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 Zone (RF)" and a date be set for Public Hearing.
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;
 - (c) submission of a finalized tree survey and arborist report to the satisfaction of the City Landscape Architect; and
 - (d) Registration of a Section 219 No-build Restrictive Covenant on a portion of proposed Lot 1 to facilitate future development with the adjacent lot to the north at 7638 - 144 Street.

RES.R18-1256

Carried

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19623" pass its first reading.

RES.R18-1257

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. 19623" pass its second reading.

RES.R18-1258

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. 19623" be held at the City
Hall on July 9, 2018, at 7:00 p.m.

RES.R18-1259

Carried

SURREY CITY CENTRE/WHALLEY

10. 7917-0098-00
10764 and 10782 - 140 Street ; 14008 - 108 Avenue
Fred Adab, F. Adab Architects Inc. / 1069139 B.C. Ltd.
Director Information: Arvinder Singh Gill, Gurtaj Singh Grewal
Davinderjit Singh Nijjer, Kanwaljit Singh Pannu
No Officer Information Filed as at March 21, 2018
OCP Text Amendment / Rezoning from RF to CD (based on RM-70)
Development Permit
to permit the development of a 5-storey apartment building consisting of approximately 60 dwelling units.

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

In response to a concern raised by Council, staff advised that the Officer information for the Application will be provided at the Public Hearing.

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

1. Council file Official Community Plan Amendment By-law No. 17742.
2. Council file Rezoning By-law No. 17743.
3. Council close Application No. 7908-0170-00 and all applications associated with that project.
4. A Bylaw be introduced to amend the Official Community Plan by increasing the allowable floor area ratio within the Multiple Residential designation for the subject site from 1.50 to 2.36, and a date for Public Hearing be set.
5. 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.
6. A Bylaw be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
7. Council authorize staff to draft Development Permit No. 7917-0098-00 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) 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) registration of a statutory right-of-way for public rights of passage over the corner plaza on the northwest corner of the subject site, to permit pedestrian access;
 - (h) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (i) provision of community benefit in support of the proposed Official Community Plan Text Amendment.

RES.R18-1260

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "Surrey Official Community Plan

By-law, 1996, No. 12900, Text No. 114, Amendment By-law, 2012, No. 17742" be filed.

RES.R18-1261

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "Surrey Zoning By-law, 1993, No. 12000,

Amendment By-law, 2012, No. 17743" be filed.

RES.R18-1262

Carried

RES.R18-1263 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2018, No. 19624" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R18-1264 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2018, No. 19624" pass its second reading.
Carried

RES.R18-1265 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. 19624" be
held at the City Hall on July 9, 2018, at 7:00 p.m.
Carried

RES.R18-1266 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19625" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R18-1267 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19625" pass its second reading.
Carried

RES.R18-1268 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. 19625" be held at the City
Hall on July 9, 2018, at 7:00 p.m.
Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURALSOUTH SURREY

11. **7918-0031-00**
3548 - 191 Street
Andrew Peterson, Beedie Group / Magnum Nutraceuticals Holding Ltd.
Director Information: Markus Andrew Kaulius
Officer Information as at March 25, 2018:
Markus Andrew Kaulius (President, Secretary, Treasurer)
Development Permit / Development Variance Permit
to permit the development of a 4,062 square metre (43,722 sq. ft.) single-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. Council authorize staff to draft Development Permit No. 7918-0031-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7918-0031-00, to reduce the number of parking spaces required under Part 5 Parking and Loading/Unloading of Zoning By-law No. 12000 for the warehouse use from 1 parking space per 100 square metres (1,075 sq. ft.) of floor area to 0.83 parking space per 100 square metres (1,075 sq. ft.) of floor area, for up to 4,360 square metres [46,930 sq. ft.] of floor area within the building, 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; and

- (d) registration of a Section 219 Restrictive Covenant to prohibit any use that requires a Metro Vancouver air quality permit from locating on the site.

RES.R18-1269

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

12. **7916-0661-00**
16778 - 20 Avenue
Mike Kompter, Hub Engineering Inc. / 1065498 B.C. Ltd.
Director Information: Harvinder Kundi, Paramjit Singh
No Officer Information Filed as at February 19, 2018
Rezoning from RA to RF-13
to allow subdivision into seven (7) single family lots.

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

In response to a question from Council, staff advised that the Officer information for the Application will be provided at the Public Hearing.

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 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 2 to 7 for increased setbacks from 168 Street, and installation and maintenance of a landscape buffer;
- (h) registration of a Section 219 Restrictive Covenant for "no build" on a portion of Lot 1 to facilitate future consolidation and development with the adjacent property to the west (16756 – 20 Avenue);
- (i) registration of a Section 219 Restrictive Covenant for "no build" on a portion of Lot 7 to facilitate future consolidation and development with the adjacent property to the south (1945 – 168 Street); and
- (j) registration of a Statutory Right-of-Way over a portion of Lot 7 to facilitate temporary access to the site and for the provision of services.

RES.R18-1270

Carried

It was

Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2018, No. 19626" pass its first reading.

RES.R18-1271

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. 19626" pass its second reading.

RES.R18-1272

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. 19626" be held at the City
 Hall on July 9, 2018, at 7:00 p.m.

RES.R18-1273

Carried

SURREY CITY CENTRE/WHALLEY

13. **7918-0058-00**
13409 and 13425 - 104 Avenue ; 13410, 13420, 13430, 13440 and 13444 - 105 Avenue
Patrick Cotter, ZGF Architects / Bosa Properties (S. C.) Inc. and City of Surrey
OCP Amendment of a portion of Figure 16: Central Business District Densities from "3.5 FAR" to "5.5 FAR"
City Centre Plan Amendment of a portion from "Residential Mid to High Rise 3.5 FAR" to "High Rise 5.5 FAR"
Rezoning from RF, RM-D and C-35 to CD (based on RM-135 and C-8)
Development Permit
to permit the development of two high-rise residential towers, townhouses, and commercial space.

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

Council requested that clearer architectural drawings of the proposal be provided at the Public Hearing.

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

1. Council file Rezoning By-law Nos. 16806 and 17728.
2. Council close Land Development Project No. 7911-0333-00 and all applications associated with that project.
3. A Bylaw be introduced to amend Figure 16: Central Business District Densities of the OCP for a portion of the subject site from "3.5 FAR" to "5.5 FAR" and a date be set for Public Hearing.
4. 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.
5. A Bylaw be introduced to rezone the subject site from "Single Family Residential Zone (RF)", "Duplex Residential Zone (RM-D)" and "Downtown Commercial Zone (C-35)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
6. Council approve the applicant's request to reduce the amount of required indoor amenity space from 2,226 square metres (23,960 square feet) to 1,890 square metres (20,344 square feet).

7. Council authorize staff to draft Development Permit No. 7918-0058-00 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) completion of the acquisition of the City-owned lot at 13444 - 105 Avenue (previous lane);
 - (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 adequately address the impact of reduced indoor amenity space;
 - (j) provision of cash-in-lieu or other demand management measures to address the shortfall in residential parking spaces to the satisfaction of the General Manager, Engineering;
 - (k) registration of access easements to ensure access to the proposed shared parking and amenity facilities within the development; and
 - (l) final approval from TransLink.

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

RES.R18-1274 Carried

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2008, No. 16806" be filed.

RES.R18-1275 Carried

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2012, No. 17728" be filed.

RES.R18-1276 Carried

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2018, No. 19627" pass its first reading.

RES.R18-1277 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. 19627" pass its second reading.

RES.R18-1278 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. 19627" be
held at the City Hall on July 9, 2018, at 7:00 p.m.

RES.R18-1279 Carried

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19628" pass its first reading.

RES.R18-1280 Carried

The said Bylaw was then read for the second time.

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|--------------|---|--|
| RES.R18-1281 | It was
Amendment Bylaw, 2018, No. 19628" pass its second reading. | Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
<u>Carried</u> |
| RES.R18-1282 | It was then
Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19628" be held at the City Hall on July 9, 2018, at 7:00 p.m. | Moved by Councillor Gill
Seconded by Councillor Martin
That the Public Hearing on "Surrey Zoning
<u>Carried</u> |

C. ITEMS REFERRED BACK

RESIDENTIAL/INSTITUTIONAL

SOUTH SURREY

1. **7917-0012-00**
15927, 15933, 15941 and 15951 - 16 Avenue
Wayne Venables, Krahn Group of Companies
1078962 B.C. Ltd.
Director Information: Baljit Singh Johal
No Officer Information Filed as at June 10, 2017

0929522 B.C. Ltd.
Director Information: Baljit Singh Johal
No Officer Information Filed as at January 6, 2018
OCP amendment from Urban to Multiple Residential
LAP Amendment from Low Density Multiple Residential (10 u.p.a.) to Townhouse (30 u.p.a.)
Rezoning from RF to RM-30
Development Permit / Development Variance Permit
to permit the development of 22 townhouse units.

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

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|--------|--|
| It was | Moved by Councillor Gill
Seconded by Councillor Martin
That: |
|--------|--|
1. Council grant third reading to Official Community Plan Amendment Bylaw No. 19509.
 2. Council grant third reading to Rezoning Bylaw No. 19510.

3. Development Variance Permit No. 7917-0012-00 be supported and that staff be authorized to bring the Permit forward for issuance and execution by the Mayor and City Clerk in conjunction with final adoption of the related rezoning bylaw.

RES.R18-1283

Carried
With Councillor Woods opposed.

It was

Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19509" pass its third reading.

RES.R18-1284

Carried
With Councillor Woods opposed.

It was

Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19510" pass its third reading.

RES.R18-1285

Carried
With Councillor Woods opposed.

D. LAND USE CONTRACT TERMINATIONS

E. CORPORATE REPORTS

F. CORRESPONDENCE

G. NOTICE OF MOTIONS

H. BYLAWS AND PERMITS

BYLAWS WITH PERMITS

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18863" 7914-0280-00 – 0949048 B.C. Ltd. (Director Information: Onkar Dhaliwal, Harjan Johal and Harvinder Dhaliwal)
c/o Barnett Dembek Architects Inc. (Lance Barnett)
RA to RM-30 – 16422, 16432, 16464, 16488 – 24 Avenue - to develop 60 townhouse units.

Approved by Council: September 12, 2016

- * At the September 12, 2016 Council expressed concerns regarding the project and additional stress it might pose to the elementary school system. Planning and Development advise that the School District No. 36 has received funding approval

for a new Elementary and High School within close proximity to the subject site. (See memorandum dated June 20, 2018 in bylaw backup).

RES.R18-1286	It was Moved by Councillor Gill Seconded by Councillor Villeneuve That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18863" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal. <u>Carried</u> With Councillors Martin and Woods opposed.
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Development Variance Permit No. 7914-0280-00

16422, 16432, 16464, 16488 – 24 Avenue

To reduce the north, south, east and west side yard setbacks in order to achieve a more urban, pedestrian streetscape.

Supported by Council: November 7, 2016

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

- (a) to reduce the minimum west setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.0 metres (13 ft.) to the building face and to 2.9 metres (10 ft.) to the front porch;
- (b) to reduce the minimum north setback of the RM-30 Zone from 7.5 metres (25 ft.) to 7.0 metres (23 ft.) to the building face and to 5.9 metres (19 ft.) to the front porch;
- (c) to reduce the minimum south setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.5 metres (8 ft.); and
- (d) to reduce the minimum east setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.0 metres (13 ft.) to the building face and to 2.9 metres (10 ft.) to the front porch.

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

RES.R18-1287	It was Moved by Councillor Gill Seconded by Councillor Villeneuve That Development Variance Permit No. 7914-0280-00 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. <u>Carried</u> With Councillors Martin and Woods opposed.
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Development Permit No. 7914-0280-00

16422, 16432, 16464, 16488 – 24 Avenue

To permit the development of 60 townhouse units.

Authorized to draft: September 12, 2016

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

It was

Moved by Councillor Gill

Seconded by Councillor Villeneuve

That the Mayor and Clerk be authorized to

execute Development Permit No. 7914-0280-00.

RES.R18-1288

CarriedWith Councillors Martin and Woods
opposed.

2. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2016, No. 19008"

7916-0039-00 – Thomas and Karen Byle, Provincial Rental Housing Corporation
c/o CHP Architects (Justin Dyck)To redesignate a portion of the site at 14053 – 80 Avenue and 8054 – 140 Street
from Urban to Multiple Residential.

Approved by Council: November 21, 2016

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "Surrey Official Community Plan Bylaw,

2013, No. 18020, Amendment Bylaw, 2016, No. 19008" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R18-1289

Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 19009"

RA to RMS-2 and RF-13 - 14053 – 80 Avenue and 8054 – 140 Street - to develop a
3-storey, 48 bed care facility and subdivide into 4 single family lots.

Approved by Council: November 21, 2016

It was

Moved by Councillor Gill

Seconded by Councillor Martin

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

Amendment Bylaw, 2016, No. 19009" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R18-1290

Carried

Development Variance Permit No. 7916-0039-00

14053 – 80 Avenue and 8054 – 140 Street

To reduce the required building setbacks, reduce the minimum number of off-street parking spaces, minimum streamside setback in order to accommodate the layout of the care facility and increase the maximum double garage width in order to retain the existing dwelling.

Supported by Council: December 5, 2016

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

- (a) to reduce the minimum front yard setback of the Special Care 2 Housing Zone (RMS-2) from 7.5 metres (25 feet) to 3 metres (10 feet) to the building face, and 2.4 metres (7 feet) to the roof overhang;
- (b) to reduce the minimum North side yard setback of the Special Care 2 Housing Zone (RMS-2) from 7.5 metres (25 feet) to 5 metres (16 feet) to the building face, 4.4 metres (14 feet) to the roof overhang, and 1 metre (3 feet) to the bicycle and garden storage;
- (c) to reduce the minimum South side yard setback of the Special Care 2 Housing Zone (RMS-2) from 7.5 metres (25 feet) to 3 metres (10 feet) to the building face, and 2.4 metres (7 feet) to the roof overhang;
- (d) to reduce the minimum rear yard setback of the Special Care 2 Housing Zone (RMS-2) from 7.5 metres (25 feet) to 5 metres (16 feet);
- (e) to reduce the minimum number of required off-street parking spaces for the care facility in Part 5 of the Zoning By-law No. 12000, from 19 to 17;
- (f) to reduce the setback from the top-of-bank of a Natural Class A Stream in Part 7A of Zoning By-law No. 12000, from 30 metres (100 feet) to a minimum of 2.2 metres (7 feet); and
- (g) to increase the maximum width of a double car garage of the Single Family Residential (13) Zone (RF-13) from 6.3 metres (23 feet) to 8.4 metres (27 feet) for proposed Lot 5.

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. 7916-0039-00 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.R18-1291

Carried

Development Permit No. 7916-0039-00

14053 – 80 Avenue and 8054 – 140 Street

To permit development of a 48-bed care facility and to allow subdivision into 4 single family lots.

Authorized to draft: November 21, 2016

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. 7916-0039-00.

RES.R18-1292

Carried

PERMIT APPROVALS

3. Development Permit No. 7917-0292-00

Campbell Heights Surrey Property Ltd.

18899 – 28 Avenue

c/o CTA Design Group, Architecture and Engineering (John Kristianson)

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. 7917-0292-00.

RES.R18-1293

Carried**4. Temporary Use Permit No. 7917-0566-00**

Suncor Energy Inc.

c/o Celia Patrician

17824 No. 10 (56 Avenue) Highway

To allow for an existing temporary truck parking facility to continue to operate on the site for an additional 3 years expiring on February 23, 2021.

- * At the June 11, 2018 Council requested that staff ensure comments and concerns from the Ministry of Transportation and Infrastructure and the Cloverdale Community Association regarding access and egress are received and addressed prior to the reconsideration of Temporary Use Permit No. 7917-0566-00. Planning and Development advise (see memorandum dated June 20, 2018 in back-up) the

Ministry of Transportation and Infrastructure has requested the applicant install a no-left turn sign as a requirement of the Temporary Use Permit (see attached letter dated June 19, 2018).

No concerns had been expressed by abutting property owners prior to printing of the Agenda.

It was
 Moved by Councillor Gill
 Seconded by Councillor Villeneuve
 That Temporary Use Permit No. 7917-0566-00
 be supported and that staff be authorized to bring the Permit forward for issuance and execution by the Mayor and City Clerk once the outstanding conditions have been met.

RES.R18-1294

Carried

5. "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.

- * Planning and Development advise that a modification is required to Section D of Bylaw 19241 which will permit the City to collect amenity fees as outlined in Schedule G of the Surrey Zoning By-law 12000, in order to achieve the density in the City Centre Plan (see memorandum dated May 2, 2018 in back up)

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

- If a new applicant were to purchase the property and move forward with a rental project, the new applicant would be required to submit a new Development Application, which staff would expedite.
- If the application is defeated, any securities that have been paid would be returned to the applicant.

It was Moved by Councillor Woods
Seconded by Councillor LeFranc
That Application No. 7917-0011-00 be denied
and the Bylaw and Development Permit associated with the application be filed.
RES.R18-1295 Carried
With Councillor Hayne opposed.

I. DELEGATION - PRESENTATION

- Colin Hogan, Focus Architecture Incorporated**
Application No. 7917-0304-00
Owner: Penmat Mana JV Ltd.
16575 - 24 Avenue

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

The following comments were made:

- As the project would provide 35% of the site to road networks, the proposal should assist in decreasing local traffic flow.
- The Neighbourhood Concept Plan (NCP) would permit a total of 108 units on site while the applicant is proposing a total of 110, shifting some of the density from the townhouse portion of the site to the multifamily development. The townhomes are less dense as they are larger units with double garages.
- The added density to the multifamily development would result in additional one- or two-bedroom units that have less impact on traffic and schools.
- The proposal is similar to a development to the east of the site that has been approved. The NCP permits a 4-6 storey building and the applicant is proposing a four storey multifamily development.
- A number of viable trees are located where proposed road dedications are to be located so additional retention would be difficult. However, as the dedication for the widening of 156 Street was shifted onto the subject site, the adjacent site was able to retain additional trees for their project.
- Adaptable housing units: COS is reviewing policy for adaptable housing. At the time the proposal was reviewed by the Advisory Design Panel (ADP), the City did not have an Adaptable Housing Policy. From the feedback received by the ADP, the applicant has incorporate accessibility improvements such as relocating the outdoor amenity space and changing the grade of the indoor amenity space.

- All developments on the site have independent access.
- The applicant is willing to reduce the density by two units so that the proposal is aligned with the NCP, amend the zoning from RM70 to CD and incorporate 10% adaptable units.

In response to a question from Council, the delegation advised that the applicant intends to build the townhome development by 2020, with the multifamily development to be constructed by 2021.

It was Moved by Mayor Hepner
Seconded by Councillor Villeneuve
That Application No. 7917-0304-00 be
referred to staff to:

- Bring the application into alignment with the Neighbourhood Concept Plan; and
- Address adaptability of apartment units.

RES.R18-1296

Carried
With Councillor Woods opposed.

J. OTHER BUSINESS

K. ADJOURNMENT

It was Moved by Councillor Villeneuve
Seconded by Councillor Gill
That the June 25, 2018 Regular Council –


Land Use meeting be adjourned.

RES.R18-1297

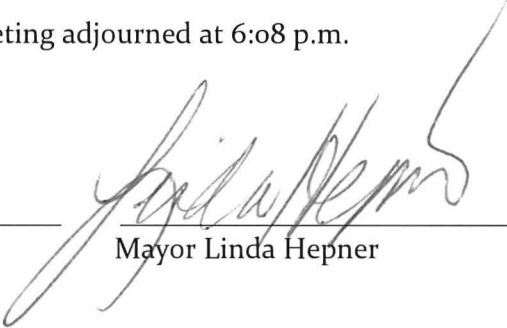
Carried

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

Certified correct:



Jane Sullivan, City Clerk



Mayor Linda Hepner