

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
General Manager, Parks, Recreation & Culture
General Manager, Planning & Development
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****NEWTON**

1. **7917-0020-00**
13479 and 13535 - 77 Avenue
0939090 B.C. Ltd. / 0939090 B.C. Ltd.
Director Information: Bhupinder Singh Ajula, Malkiat Sandhu, Nirmal Takhar
Officer Information as at May 13, 2018: G. Singh (Secretary)
Rezoning from IL to CD (based on PA-2)
to permit a private school with a maximum of 32 classrooms and 650 students.

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 "Light Impact Industrial Zone (IL)" to "Comprehensive Development Zone (CD)" 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) completion, inspection and finalization of a Building Permit for parking lot modifications in accordance with the site plan attached as Appendix II, to the satisfaction of the Planning & Development Department;
 - (d) completion, inspection and finalization of Building Permit (Tenant Improvement) Permit No. 16-039665 for interior renovations to the school space in Building 2, to the satisfaction of the Planning & Development Department;
 - (e) completion, inspection and finalization of a Building Permit (Tenant Improvement) for the school gymnasium in Building 2;
 - (f) completion, inspection and finalization of a Building Permit (Tenant Improvement) for any modifications to the existing school in Building 1;
 - (g) registration of a Section 219 Restrictive Covenant indicating that the gymnasium will not be used as an assembly hall as defined in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, or for other public assembly purposes, except for assemblies of students and staff only, for school related activities; and
 - (h) registration of a Section 219 Restrictive Covenant to restrict any use of the existing vacant warehouse space in Building 1 until parking in accordance with Surrey Zoning By-law, 1993, No. 12000, as amended, is provided.

RES.R18-1730

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

Amendment Bylaw, 2018, No. 19668" pass its first reading.

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

RES.R18-1731

Carried

The said Bylaw was then read for the second time.

- RES.R18-1732
- It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19668" pass its second reading.
Carried
- RES.R18-1733
- 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. 19668" be held at the City Hall on
October 1, 2018, at 7:00 p.m.
Carried

2. **7918-0120-00**
8140 - 120 Street
C. Mate / Scott Road Centre Inc.
Liquor License Amendment
*to allow patron participation entertainment (karaoke) for an existing food primary
licensed establishment.*

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

- RES.R18-1734
- It was Moved by Councillor Gill
Seconded by Councillor Martin
That:
1. The Planning & Development Department recommends that Council approve
the proposed amendment to the applicant's existing food primary liquor
license for the addition of patron participation entertainment to proceed to
Public Notification.
 2. Council instruct staff to resolve the following issue prior to final approval:
 - (a) Execution of a Good Neighbour Agreement (Appendix III) with the City.
- Carried

SOUTH SURREY

3. **7918-0287-00**
362 - 175A Street (388 - 175A Street)
D. Bains / Silverstone Ventures Inc.
Development Variance Permit
to reduce the number of required onsite parking spaces to accommodate a yoga studio.

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

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That Council approve Development Variance
 Permit No. 7918-0287-00, to reduce the required parking rate for a recreational facility (gymnasium) from 11 parking spaces per 100 square metres (1,075 sq. ft.) of floor area to 5.5 parking spaces per 100 square metres (1,075 sq. ft.) of floor area for a proposed yoga studio, to proceed to Public Notification.

RES.R18-1735

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

4. **7913-0077-01**
6216 - 175B Street
Roger Jawanda, CitiWest Consulting Ltd. / 635160 B.C. Ltd.
Director Information: Chamkaur S. Pannu
Officer Information as at October 4, 2017: B. K. Pannu (Secretary),
 C. S. Pannu (President)
 Development Variance Permit
to reduce the north side yard setback for Lot 2 of a proposed 2-lot subdivision.

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

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That Council approve Development Variance
 Permit No. 7913-0077-01, to reduce the minimum north side yard setback of the RF Zone from 1.8 metres (6.0 ft.) to 1.2 metres (4.0 ft.) for Lot 2 of a proposed 2-lot subdivision, to proceed to Public Notification.

RES.R18-1736

Carried

5. **7918-0314-00**
17018 - 57 Avenue
Natalie Pullman, Citiwest Consulting Ltd. / H. Bains, K. Bains
 Development Variance Permit
to reduce the minimum streamside setback from a Class A/O Ditch, as measured from top-of-bank, in order to construct a home on the RF-zoned portion of the lot.

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 lot was created prior to the Streamside Protection Bylaw was adopted.

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That Council approve Development Variance
 Permit No. 7918-0314-00, to reduce the minimum setback area for a "Class A/O Ditch",
 as measured from top-of-bank, from 10 metres (33 ft.) to 5 metres (16.5 ft.) on the RF
 zone portion of the subject property, to proceed to Public Notification.

RES.R18-1737

Carried**FLEETWOOD/GUILDFORD**

6. **7917-0053-00**
8051 – 166B Street; 16655 – 80 Avenue
Maciej Dembek, Barnett Dembek Architects Inc. / N. Takhar / 0993137 B.C. Ltd.
Director Information: Nirmal S. Takhar
No Officer Information Filed as at February 6, 2018
 NCP Amendment for a portion from Low Density Townhouses or Single Family and
 lane dedication to Medium Density Townhouses
 Rezoning from RA and RF to RM-30
 Development Permit / Development Variance Permit
to permit the development of approximately 29 townhouse units in Fleetwood.

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

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

1. A Bylaw be introduced to rezone the property at 16655 – 80 Avenue from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)", and the portion of the property at 8051 – 166B Street shown as Block A on the Survey Plan attached as Appendix I from "Single Family Residential Zone (RF)" to "Multiple Residential 30 Zone (RM-30)", and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7917-0053-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7917-0053-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) to the building face and to 4.0 metres (13 ft.) to the balcony;
 - (b) to reduce the minimum south front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face and to 4.0 metres (13 ft.) to the bay windows and roof overhangs;

- (c) to reduce the minimum west side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the building face of Building 5, and to 6.0 metres (20 ft.) to the building face and to 5.0 metres (16.5 ft.) to the bay windows and roof overhangs for proposed Buildings 6 to 10 and the amenity building; and
 - (d) to reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (13 ft.) to the building face and to 4.0 metres (13 ft.) to the bay windows and roof overhangs.
4. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
 - (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.
5. Council pass a resolution to amend the Stage 1 Fleetwood Neighbourhood Concept Plan to redesignate the southeast portion of the subject site from Low Density Townhouses or Single Family and lane dedication to Medium Density Townhouses, when the project is considered for final adoption.

RES.R18-1738

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

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

Amendment Bylaw, 2018, No. 19669" pass its first reading.

RES.R18-1739

Carried

The said Bylaw was then read for the second time.

- RES.R18-1740 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19669" pass its second reading.
Carried
- RES.R18-1741 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. 19669" be held at the City Hall on
October 1, 2018, at 7:00 p.m.
Carried

7. **7917-0572-00**
17633 - 96 Avenue
Natalie Pullman, Citiwest Consulting Ltd. / 1125911 B.C. Ltd.
Director Information: Manjit Sandhu
No Officer Information Filed.
Temporary Use Permit
to permit a temporary truck parking facility for a maximum of 3 years.

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. 7917-0572-00.

Agent of behalf of the applicant: The agent submitted 34 support letters from the trucking community. The agent noted that the NCP allows for light industrial use and the applicant is currently unable to use the site. The site cannot be developed due to lack of services in the area. There is a lack of truck parking sites available in Surrey and the subject site would be ideal for truck parking due to its proximity to highways and arterial roads.

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

- The applicant has indicated that they would upgrade the site frontage in order to provide proper turning ability for trucks.
- It is expected that access to the site would be provided from 96 Avenue which should address queuing concerns on 176th Street.
- While the applicant is waiting on the outcome of the TUP application before addressing the site, required tree remediation was completed and inspected by staff.
- If the area is not serviced in three years, the applicant would apply for a three year extension of the TUP.

Staff advised that 96 Avenue requires widening as it is an industrial road.

Council noted that the Tynehead NCP has taken longer than anticipated to be completed and could address servicing in the area. The site could be appropriate for truck parking due to its location and proximity to highways. Council requested clarification regarding letters that have been received in response to the application and the likelihood of other truck users in the area using the road network.

RES.R18-1742 It was trucking community be received. Moved by Councillor Gill
Seconded by Councillor Martin
That the 34 on-table support letters from the
Carried

RES.R18-1743 It was staff. Moved by Councillor Starchuk
Seconded by Councillor Villeneuve
That Application 7917-0572-00 be referred to
Carried

8. **7918-0162-00**
10113 - 173 Street
Mike Kompter, Hub Engineering Inc. / GKS Homes Ltd.
OCP Amendment of a portion from Suburban to Urban
Rezoning from RA to RQ and RF
to allow subdivision into two (2) suburban and three (3) urban 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 OCP by redesignating a portion of the subject site in Development Application No. 7918-0162-00 (Appendix VIII) from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the 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 portion of the subject site as shown as Block A on the Survey Plan in Appendix I from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and the portion of the subject site as shown as Block B on the Survey Plan in Appendix I from "One-Acre

Residential Zone (RA)" to "Quarter Acre Residential Zone (RQ)" and a date be set for Public Hearing.

4. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) registration of Section 219 Restrictive Covenant for tree preservation on proposed Lots 1, 2 and 3;
 - (g) registration of a Section 219 Restrictive Covenant for "No Build" on a portion of proposed Lot 1 until future consolidation with the adjacent property to the south (10095 – 173 Street);
 - (h) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (i) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services.

RES.R18-1744

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19670" pass its first reading.

RES.R18-1745

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. 19670" pass its second reading.

RES.R18-1746

Carried

- RES.R18-1747 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. 19670" be held
at the City Hall on October 1, 2018, at 7:00 p.m.
Carried
- RES.R18-1748 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19671" pass its first reading.
Carried
- The said Bylaw was then read for the second time.
- RES.R18-1749 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19671" pass its second reading.
Carried
- RES.R18-1750 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. 19671" be held at the City Hall on
October 1, 2018, at 7:00 p.m.
Carried

9. **7917-0309-00**
15619 - 112 Avenue
Fahad Abrahani, H.Y. Engineering Ltd. / S. Chand, S. Chand, A. Chand
OCP Amendment from Suburban to Urban
Rezoning from RA to RF / Development Variance Permit
*to allow subdivision into 5 single family lots, the retention of the existing home, and to
reduce the minimum rear yard setback for the existing accessory structures.*

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 OCP by redesignating the subject site in
Development Application No. 7917-0309-00 from Suburban to Urban and a
date for Public Hearing be set.

2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
4. Council approve Development Variance Permit No. 7917-0309-00, to reduce the minimum rear yard setback for Accessory Buildings and Structures of the RF Zone from 1.8 metres (6 ft.) to 1.1 metres (3.6 ft.) for accessory buildings and structures proposed to be retained on proposed Lot 5, 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) 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) provision of a community benefit to satisfy the Official Community Plan Amendment Policy for Type 2 Official Community Plan Amendment Applications.

RES.R18-1751

Carried

It was

Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Official Community Plan Bylaw,
 2013, No. 18020, Amendment Bylaw, 2018, No. 19672" pass its first reading.

RES.R18-1752

Carried

The said Bylaw was then read for the second time.

RES.R18-1753 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2018, No. 19672" pass its second reading.
Carried

RES.R18-1754 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. 19672" be held
at the City Hall on October 1, 2018, at 7:00 p.m.
Carried

RES.R18-1755 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19673" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R18-1756 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19673" pass its second reading.
Carried

RES.R18-1757 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. 19673" be held at the City Hall on
October 1, 2018, at 7:00 p.m.
Carried

NEWTON

10. **7917-0598-00**
13816 and 13874 - 58 Avenue
Jessie Arora, DF Architecture Inc. / G. Purewal, A. Gill
OCP Amendment from Suburban to Multiple Residential
Rezoning from RH to RM-30
Development Permit / Development Variance Permit
to permit the development of 15 townhouse units.

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

It was

Moved by Councillor Gill
Seconded by Councillor Martin
That:

1. A Bylaw be introduced to amend the OCP by redesignating the subject site from Suburban to Multiple Residential and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the 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 "Half-Acre Residential Zone (RH)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7917-0598-00 generally in accordance with the attached drawings (Appendix II).
5. Council approve Development Variance Permit No. 7917-0598-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum east yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.3 metres (14 ft.) for Building No. 2 and to 6.0 metres (20 ft.) for Building No. 3;
 - (b) to reduce the minimum north yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.); and
 - (c) to allow visitor parking to be provided within the required west yard setback of the RM-30 Zone.
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 finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (g) 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) provision of a community benefit to satisfy the OCP Amendment Policy for Type 2 OCP Amendment applications;
- (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (j) submission of an acoustical report for the proposed development, given the site's location, adjacent to Highway No. 10, and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and
- (k) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture.

RES.R18-1758

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19674" pass its first reading.

RES.R18-1759

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. 19674" pass its second reading.

RES.R18-1760

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. 19674" be held at the City Hall on October 1, 2018, at 7:00 p.m.

RES.R18-1761

Carried

RES.R18-1762 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19675" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R18-1763 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19675" pass its second reading.
Carried

RES.R18-1764 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. 19675" be held at the City Hall on
October 1, 2018, at 7:00 p.m.
Carried

SOUTH SURREY

11. **7918-0239-00**
12236 Gardiner Street
Kayla Hildebrand, British Columbia Timberframe Co. / C. Hans, P. Walker
Development Variance Permit
to reduce the number of required off-street parking spaces from three (3) spaces to two (2) spaces.

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

RES.R18-1765 It was Moved by Councillor Gill
Seconded by Councillor Martin
That:

1. The Planning & Development Department recommends that Council approve Development Variance Permit No. 7918-0239-00, to reduce the minimum off-street parking spaces required for a single family dwelling from three (3) spaces to two (2) spaces, to proceed to Public Notification.
2. Council instruct staff to resolve the following issue prior to approval:
 - (a) Registration of a Section 219 Restrictive Covenant to prevent the construction of a secondary suite on the subject property.

Carried

12. 7917-0542-00
1693 - 142 Street
M. Qi / X. Sun, M. Qi
Rezoning from RF to CD (based on CCR and RF)
to permit a child care centre within a single family dwelling, for a maximum of 16 children.

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 (RF) Zone to Comprehensive Development (CD) Zone and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
 - (b) submission of building permit drawings that satisfactorily address Building Code requirements to the satisfaction of the General Manager, Planning & Development.

RES.R18-1766

Carried

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19676" pass its first reading.

RES.R18-1767

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. 19676" pass its second reading.

RES.R18-1768

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. 19676" be held at the City Hall on
 October 1, 2018, at 7:00 p.m.

RES.R18-1769 Carried

13. **7918-0213-00**
2150 – 167 Street
Alyson Shave, Edgewood Properties Inc. / Edgewood Properties Inc.
 Development Variance Permit
to vary the minimum rear yard setback for an irregular shaped RF-12 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 Council approve Development Variance
 Permit No. 7918-0213-00, to reduce the minimum rear yard setback for a principal
 building on a Type II lot in the RF-12 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.),
 to proceed to Public Notification.

RES.R18-1770 Carried

SURREY CITY CENTRE/WHALLEY

14. **7916-0185-00**
11439 Millar Road
T. Powell / T. Powell, A. Bortkiewicz
 Rezoning from RF to RF-13 / Development Variance Permit
*to allow subdivision into 3 lots with reduced lot depths and building setbacks. Parking is
 proposed to be reduced for the existing house to be retained on proposed Lot B.*

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. 7916-0185-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum required lot depth of the of the RF-13 Zone from 24.0 metres (79 ft.) to 20.8 metres (68 ft.) for all three proposed lots;
 - (b) to reduce the minimum front yard setback of the RF-13 Zone from 6.0 metres (20 ft.) to 3.0 metres (10 ft.) for proposed Lot B only;
 - (c) to relax the minimum variable front yard setback from 50% to 56% of the principal building for all proposed lots;
 - (d) to reduce the minimum rear yard setback of the RF-13 Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for all proposed lots;
 - (e) to vary the parking requirement of the RF-13 Zone to reduce the required three (3) off-street parking spaces to two (2) for the existing house to be retained on proposed Lot B; and
 - (f) to vary the parking requirement of the RF-13 Zone to eliminate the requirement for one (1) enclosed parking space for the existing house to be retained on proposed Lot B.

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) Location certificate, zoning compliance confirmation and spatial separation report for the existing house proposed to be retained on proposed Lot B; and
 - (f) Construction of a parking pad on proposed Lot B to accommodate parking for two (2) vehicles.

RES.R18-1771

Carried

RES.R18-1772 It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2018, No. 19677" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R18-1773 It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2018, No. 19677" pass its second reading.
Carried

RES.R18-1774 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. 19677" be held at the City Hall on
 October 1, 2018, at 7:00 p.m.
Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

SOUTH SURREY

15. **7917-0257-00**
19051 – 27 Avenue
Andrew Peterson, Beedie Development Group / Keiry Holdings Ltd.
 Development Variance Permit
to reduce the required side yard (west) setback to facilitate the development of a two-tenant industrial building.

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

RES.R18-1775 It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That Council approve Development Variance
 Permit No. 7917-0257-00, to reduce the minimum west side yard setback of the
 Business Park 1 Zone (IB-1) from 7.5 metres (25 ft.) to 0.12 metres (0.5 ft.), to proceed to
 Public Notification.
Carried

RESIDENTIAL/INSTITUTIONALFLEETWOOD/GUILDFORD

16. 7915-0438-00
17089 - 84 Avenue
Mike Kompter, Hub Engineering Inc. / I. Grewal, S. Grewal
Rezoning from A-1 and CD (By-law No. 15407B) to CD
to permit subdivision into 3 small suburban residential 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 shown as Block B on the attached Survey Plan (Appendix II) from "General Agricultural Zone (A-1)" and the portion of the subject site shown as Block A on the Survey Plan (Appendix II) from "Comprehensive Development (CD) Zone (By-law No. 15407B)" to "Comprehensive Development Zone (CD)" 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 finalized subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant address the concerns from Parks, Recreation and Culture regarding increased pressure on park amenities;
 - (e) location certificate, zoning compliance and spatial separation report for the existing home to be retained on proposed Lot 3;
 - (f) discharge of the registered No-Build Restrictive Covenant for coordinated development with 8464 Wildwood Place;
 - (g) registration of a Section 219 Restrictive Covenant for No-Build for tree protection on proposed lots 1 and 2; and
 - (h) registration of a Section 219 Restrictive Covenant for an amendment and indemnity to the existing Building Scheme to expand the

permissible roofing materials to include shake profile asphalt shingles, environmentally sustainable roofing in shake profile and metal roofing.

RES.R18-1776

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

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

Amendment Bylaw, 2018, No. 19678" pass its first reading.

RES.R18-1777

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. 19678" pass its second reading.

RES.R18-1778

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. 19678" be held at the City Hall on October 1, 2018, at 7:00 p.m.

RES.R18-1779

Carried

17. 7917-0553-00

15032 and 15022 - 92 Avenue

Fahad Abrahani, H.Y. Engineering Ltd. / R. Naicker, N. Naicker, K. Wartak, G. Wartak, D. Whyte, C. Whyte

Rezoning from RF to RF-13

to allow subdivision into four 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 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 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) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 4 until future consolidation with the adjacent property to the west (15012 - 92 Avenue); and
- (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

RES.R18-1780

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

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

Amendment Bylaw, 2018, No. 19679" pass its first reading.

RES.R18-1781

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. 19679" pass its second reading.

RES.R18-1782

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. 19679" be held at the City Hall on October 1, 2018, at 7:00 p.m.

RES.R18-1783

Carried

NEWTON

18. 7917-0489-00
13097 - 64 Avenue
Mike Helle, Coastland Engineering and Surveying Ltd. / A-Maskeen Framing Ltd.
Rezoning from RF to RF-SD / Development Variance Permit
to allow subdivision into four (4) semi-detached residential 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 "Semi-Detached Residential Zone (RF-SD)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7917-0489-00, to reduce the minimum lot width of the RF-SD Zone from 7.2 metres (24 ft.) to 7.1 metres (23 ft.) for proposed Lots 1 to 4, to proceed to Public Notification.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the City Landscape Architect;
 - (e) demolition of the existing buildings and structures to the 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) registration of a Section 219 Restrictive Covenant on proposed Lots 1 to 4 for structural independence;

- (h) registration of a Section 219 Restrictive Covenant on proposed Lots 1 to 4 to ensure no building permit is issued until a registered professional approves and certifies the building plans comply with the British Columbia Building Code;
- (i) registration of access easements on proposed Lots 1 to 4 for the maintenance of exterior finishes and drainage; and
- (j) registration of a Section 219 Restrictive Covenant for party wall agreements and corresponding easements for building maintenance on Lots 1 to 4.

RES.R18-1784

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

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

Amendment Bylaw, 2018, No. 19680" pass its first reading.

RES.R18-1785

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. 19680" pass its second reading.

RES.R18-1786

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. 19680" be held at the City Hall on October 1, 2018, at 7:00 p.m.

RES.R18-1787

Carried**19. 7917-0177-00****12772 - 56 Avenue****T. Chana / S. Chana**

Development Permit / Development Variance Permit

to allow the development of a new single family dwelling.

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

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

1. Council authorize staff to draft Development Permit No. 7917-0177-00 for Sensitive Ecosystems (Green Infrastructure Areas) generally in accordance with the Ecosystem Development Plan prepared by Enkon Environmental, dated June 8, 2018.
2. Council approve Development Variance Permit No. 7917-0177-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front (east) yard setback of the Half-Acre Residential (RH) Zone from 7.5 metres (25 ft.) to 4.6 metres (15 ft.) for the principal building; and
 - (b) to reduce the minimum side (north) yard setback on a flanking street of the Half-Acre Residential (RH) Zone from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) for the principal building.
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering.

RES.R18-1788

Carried

SURREY CITY CENTRE/WHALLEY

20. **7917-0462-00**
9677 and 9681 King George Boulevard
Richard Bernstein, Chris Dikeakos Architects Inc. / Square Nine King George Development Ltd.
 Rezoning from C-8 to CD / Development Permit
to permit the development of a 25-storey residential high-rise with ground floor commercial uses.

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 file rezoning By-law No. 17271.
2. Council close Land Development Project No. 7909-0145-00 and all applications associated with this project.

3. A Bylaw be introduced to rezone the subject site from "Community Commercial 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 813 square metres (8,751 square feet) to 608 square metres (6,542 square feet).
5. Council authorize staff to draft Development Permit No. 7917-0462-00 generally in accordance with the attached drawings (Appendix II).
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) 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 satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (i) the applicant adequately address the impact of reduced indoor amenity space;
 - (j) registration of a Section 219 Restrictive Covenant related to the strata lot upon which the future child care centre will be located, limiting the use of this strata lot to a child care centre;
 - (k) provision of appropriate vehicle circulation for the proposed child care; and

RES.R18-1789 (l) registration of statutory right-of-way for pedestrian access to connect the Park at 9679 King George Boulevard to King George Boulevard.
Carried

RES.R18-1790 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2010, No. 17271" be filed.
Carried

RES.R18-1791 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19681" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R18-1792 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19681" pass its second reading.
Carried

RES.R18-1793 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. 19681" be held at the City Hall on
October 1, 2018, at 7:00 p.m.
Carried

21. **7918-0244-00**
10297 and 10327 - 133A Street
Chris Bardon, Aoyuan 133A Surrey Project LP / Aoyuan One Central Nominee Ltd.
Rezoning from RF to CD (based on RM-135 and C5) / Development Permit
to permit the development of a 44-storey mixed-use apartment building with 13-storey podium and ground-floor retail.

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 "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 1,650 square metres (17,760 sq. ft.) to 1,069 square metres (11,507 sq. ft.).
3. Council approve the applicant's request to reduce the amount of required outdoor amenity space from 1,650 square metres (17,760 sq. ft.) to 952 square metres (10,247 sq. ft.).
4. Council authorize staff to draft Development Permit No. 7918-0244-00 generally in accordance with the attached drawings (Appendix III).
5. Council endorse the revised "West Village" Master Plan block concept shown as Appendix II.
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 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 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 Section 219 Restrictive Covenant to adequately address the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services;

- (h) registration of a right-of-way for public rights-of-passage for the 8.0-metre (26 ft.) wide pedestrian walkway to the south of the proposed tower;
- (i) the applicant adequately address the impact of reduced indoor amenity space; and
- (j) the applicant adequately address the impact of reduced outdoor amenity space.

RES.R18-1794

Carried

It was

Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19682" pass its first reading.

RES.R18-1795

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. 19682" pass its second reading.

RES.R18-1796

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. 19682" be held at the City Hall on October 1, 2018, at 7:00 p.m.

RES.R18-1797

Carried

22. 7918-0095-00

**9833 Whalley Boulevard; 9854 and 9900 King George Boulevard
13639 George Junction; 13615 and 13733 Fraser Highway
Brad Howard, PCI Developments Corp. / City of Surrey, KGS Holdings Ltd.**
Rezoning from CD (Bylaw No. 19301) to CD (based on RM-135 and C-8)
Development Permit
to permit the Phase 3 development of a mixed-use project, consisting of one 34-storey mixed-use residential tower with a single-storey retail podium.

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 "Comprehensive Development Zone (CD)" (Bylaw No. 19301) to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 1,113 square metres (11,980 square feet) to 1,064 square metres (11,453 square feet) for Phase 3 of the development.
3. Council authorize staff to draft Development Permit No. 7918-0095-00 generally in accordance with the attached drawings (Appendix II).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) registration of a volumetric statutory right-of-way for pedestrian rights-of-passage over the plaza; and
 - (e) the applicant adequately address the impact of reduced indoor amenity space.

RES.R18-1798

Carried

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19683" pass its first reading.

RES.R18-1799

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. 19683" pass its second reading.

RES.R18-1800

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. 19683" be held at the City Hall on
October 1, 2018, at 7:00 p.m.

RES.R18-1801

Carried

C. ADDITIONAL PLANNING COMMENTS

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

SURREY CITY CENTRE/WHALLEY

- 1. **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. , Whalley (Pacific No. 229) Branch
of the Royal Canadian Legion
 Housing Agreement
to regulate the tenure of 48 affordable housing units within a portion of a proposed high-rise mixed-use development.

The Planning & Development Department were recommending that a Bylaw be introduced to enter into a Housing Agreement and be given first, second and third readings.

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Lark LVV Developments Ltd. Housing Agreement, Authorization Bylaw, 2018, No. 19597" pass its first reading.

RES.R18-1802

Carried

The said By-law was then read for the second time.

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Lark LVV Developments Ltd. Housing Agreement, Authorization Bylaw, 2018, No. 19597" pass its second reading.

RES.R18-1803

Carried

The said By-law was then read for the third time.

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Lark LVV Developments Ltd. Housing Agreement, Authorization Bylaw, 2018, No. 19597" pass its third reading.

RES.R18-1804

Carried

D. ITEMS REFERRED BACK

RESIDENTIAL/INSTITUTIONAL

SOUTH SURREY

- 1. **7917-0304-00**
16575 - 24 Avenue
Colin A Hogan, Focus Architecture Incorporated / Penmat Mana JV Ltd.
 NCP Amendment for a portion from Multi-Family (30-45 upa) to Multi-Family (65 upa) and for modification to the local road network
 Rezoning from RA to RM-30 and CD /
 Development Permit / Development Variance Permit
to permit the development of approximately 55 townhouse units and 53 apartment units.

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

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

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

- iii. the minimum side yard setback on flanking street (north) of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 5.0 metres (16 ft.); and
 - iv. the minimum side yard setback (south) of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 3.9 metres (13 ft.).
- (b) On Lot B:
- i. the minimum front yard setback (east) of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 4.5 metres (15 ft.);
 - ii. the minimum rear yard setback (west) of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 4.5 metres (15 ft.);
 - iii. the minimum side yard setback on flanking street (north) of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 3.9 metres (13 ft.); and
 - iv. the minimum side yard setback (south) of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 2.5 metres (8 ft.).
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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) submission of an acoustical report for the units adjacent to 24 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;

- (h) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
- (i) the applicant provide 50% cash-in-lieu for landscape planting in the 166 Street habitat corridor;
- (j) registration of a shared access easement to provide future residents of Lot A with shared access to the indoor amenity space provided on Lot B;
- (k) registration of a reciprocal access agreement between Lot B and Lot C;
- (l) the discharge of Restrictive Covenant CA6005968;
- (m) registration of a Section 219 Restrictive Covenant on title of Lot C to provide for a minimum of 8 adaptable housing units, and that each adaptable housing unit shall comply with the BC Building Code Adaptable Housing Standards; and
- (n) registration of a No-Build Section 219 Restrictive Covenant on title of Lot C, specifying that no construction will occur on the lot for two (2) years from the time of Final Adoption of the rezoning bylaw.

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

RES.R18-1805

Carried

With Councillors Martin and Woods opposed.

It was

Moved by Councillor Gill

Seconded by Councillor Starchuk

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

Amendment Bylaw, 2018, No. 19662" pass its first reading.

RES.R18-1806

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill

Seconded by Councillor Starchuk

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

Amendment Bylaw, 2018, No. 19662" pass its second reading.

RES.R18-1807

Carried

It was then
 Moved by Councillor Gill
 Seconded by Councillor Starchuk
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19662" be held at the City Hall on
 October 1, 2018, at 7:00 p.m.

RES.R18-1808 Carried

It was
 Moved by Councillor Gill
 Seconded by Councillor Starchuk
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2018, No. 19663" pass its first reading.

RES.R18-1809 Carried

The said Bylaw was then read for the second time.

It was
 Moved by Councillor Gill
 Seconded by Councillor Starchuk
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2018, No. 19663" pass its second reading.

RES.R18-1810 Carried

It was then
 Moved by Councillor Gill
 Seconded by Councillor Starchuk
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19663" be held at the City Hall on
 October 1, 2018, at 7:00 p.m.

RES.R18-1811 Carried

SURREY CITY CENTRE/WHALLEY

2. **7917-0254-00**
11645 - 99 Avenue
M. Sehgal / M. Sehgal, T. Sehgal
 Restrictive Covenant Amendment / Development Variance Permit
*to adjust building setbacks, height, basement access location and massing provisions to
 permit construction of a single family dwelling on the lot.*

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

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

1. Council approve amendments to Statutory Building Scheme No. BA359520 and associated Building Scheme Restrictive Covenant BA359518 as outlined in Appendix III.
2. Council approve Development Variance Permit No. 7917-0254-00, varying the RF Zone, to proceed to Public Notification:
 - (a) to reduce the minimum rear (west) yard setback, for 100% of the width of the principal building, from 7.5 metres (25 ft.) to 1.8 metres (6 ft.);
 - (b) to increase the minimum side (north) yard setback, as measured to the principal building, from 1.8 metres (6 ft.) to 6.0 metres (20 ft.); and
 - (c) to permit the construction of a basement access and basement well between the principal building and the north side lot line.
3. Council instruct staff to resolve the following issue prior to approval:
 - (a) registration of an amended Section 219 Restrictive Covenant (BA359518) and Section 220 Building Scheme (BA359520).

RES.R18-1812

Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

SOUTH SURREY

3. **7918-0014-00**
1566 - 184 Street
T. Watson / T. Watson, D. Watson
 Development Permit for Sensitive Ecosystems (Streamside Protection)
 Development Variance Permit
to reduce the rear yard setback and increase the depth of a farm residential footprint to facilitate the construction of an accessory 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 Development Variance Permit No. 7918-0014-00, to reduce the minimum rear yard setback for an accessory structure in the "General Agricultural Zone (A-1)" from 12 metres (40 ft.) to 2 metres (6.5 ft.), and

increase the maximum depth of the farm residential footprint from 60 metres (197 ft.) to 80 metres (262 ft.).

2. Council authorize staff to draft Development Permit No. 7918-0014-00 for Sensitive Ecosystems, generally in accordance with the Ecosystem Development Plan prepared by Aquaterra Environmental Ltd. and dated August 2018.
3. Council instruct staff to resolve the following issues prior to Development Permit issuance:
 - (a) Submission and registration of a Combined Restrictive Covenant and Statutory Right-of-Way for City access and to ensure the safeguarding and maintenance of the riparian setback area; and
 - (b) Submission of a landscape planting plan and landscaping cost estimate for the enhancement of the streamside setback area.

RES.R18-1813

Carried**E. CORPORATE REPORTS****F. CORRESPONDENCE****G. NOTICE OF MOTION****H. BYLAWS AND PERMITS****BYLAWS**

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19562"
7918-0039-00 – A. Bagry, H. Uppal and R. Dosangh
c/o Cityquest Developments Ltd. (Harminder Uppal)
C-5 to CD – 9635 – 137 Street - to allow a care facility as a permitted use within a medical office building.

Approved by Council: April 9, 2018

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19562" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R18-1814

Carried

- 2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19131"
7916-0145-00 – 1074539 B.C. Ltd. (Director Information: Nirmal Dhaliwal,
Satnam Manhas (formerly Satnam Minhas) and Sukhjinder Sidhu
c/o Coastland Engineering and Surveying Ltd. (Mike Helle)
RH to RF – Portion of 5690 – 144 Street - to subdivide into 2 single family lots.

Approved by Council: February 6, 2017

Note: Change of Director Information

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19131" be finally adopted, signed by the Mayor and Clerk,
and sealed with the Corporate Seal.

RES.R18-1815

Carried

- "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19132"
RH to CD – Portion of 5690 – 144 Street - to subdivide into 1 single family lot.

Approved by Council: February 6, 2017

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19132" be finally adopted, signed by the Mayor and Clerk,
and sealed with the Corporate Seal.

RES.R18-1816

Carried

BYLAWS WITH PERMITS

- 3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18040"
7912-0066-00 – Rajinder and Saroj Khara c/o Peter Zebroff
RA to RF, RF-9 - 6427 – 142 Street - to permit subdivision into six (6) RF-9 small lots
shown as Block B and one (1) remainder RF zone lot shown as Block A on survey plan.

Approved by Council: July 22, 2013

- * Planning and Development advise (see memorandum dated July 16, 2018 in back-up)
that it is in order for Council to pass a resolution amending South Newton
Neighbourhood Concept Plan to redesignate a portion of the site from Townhouses (15
upa) to Single Family Small Lots.

RES.R18-1817 It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That Council amend the South Newton
 Neighbourhood Concept Plan to redesignate a portion of the site from Townhouses (15
 upa) to Single Family Small Lots. Carried

RES.R18-1818 It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2013, No. 18040" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal. Carried

Development Variance Permit No. 7912-0066-00

6427 – 142 Street

To reduce the minimum setback distance for a "Channelized Class A Stream" to permit
 construction of a 7 lot single family residential subdivision and an open space.

Supported by Council: March 6, 2017

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

- (a) In the table in Section B.1 of Part 7A "Streamside Protection", the minimum
 distance from the top of bank for a "Channelized Class A Stream" is reduced
 from 25 metres (82 ft.) to 9.3 metres (31 ft.) measured to the northern lot line of
 proposed Lot 7.

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

RES.R18-1819 It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That Development Variance Permit No.
 7912-0066-00 be approved; that the Mayor and Clerk be authorized to sign the Permit;
 and that Council authorize the transfer of the Permit to the heirs, administrators,
 executors, successors, and assigns of the title of the land within the terms of the
 Permit. Carried

Development Permit No. 7912-0066-00

6427 – 142 Street

For Hazard Lands and Sensitive Ecosystems

Authorized to draft: February 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. 7912-0066-00 .
 RES.R18-1820 Carried

4. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19497"
 7917-0143-00 – Eagle Quest Golf Centres Inc.
 c/o Anthem Properties Group Ltd. (Riaan De Beer)
 To redesignate the site 7902 - 152 Street and Portion of 7778 - 152 Street from Suburban and Agricultural to Multiple Residential.

Approved by Council: January 22, 2018

- * At the February 5 and 6, 2018 Regular Council – Public Hearing the applicant committed to doubling the number of below-market rental units from 5% to 10% within the proposed mixed-use building on Lot 1 and to work with staff to incorporate native planting and pollinating species on the subject site. These commitments have been secured by staff through the Housing Agreement and the approved landscape plans and securities (see memorandum dated September 13, 2018 in back up)

It was
 Moved by Councillor Martin
 Seconded by Councillor Villeneuve
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19497" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R18-1821 Carried
 With Councillor Gill opposed.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19498"
 CD (By-law No. 11891) and CPG to CD – 7902 and Portion of 7778 – 152 Street
 To develop a 4-storey mixed use building containing 60 apartment units,
 2 commercial/retail units and a child care centre and approximately 265 townhouse units.

Approved by Council: January 22, 2018

It was
 Moved by Councillor Martin
 Seconded by Councillor Villeneuve
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19498" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R18-1822 Carried
 With Councillor Gill opposed.

"Eagle Quest Golf Centers Inc. Housing Agreement, Authorization Bylaw, 2018, No. 19629"
To regulate the tenure of 60 rental dwelling units at 7902 - 152 Street and Portion of 7778 - 152 Street in a proposed 4-storey mixed-use building.

Approved by Council: July 9, 2018

RES.R18-1823 It was Moved by Councillor Martin
Seconded by Councillor Villeneuve
That "Eagle Quest Golf Centers Inc. Housing Agreement, Authorization Bylaw, 2018, No. 19629" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Carried
With Councillor Gill opposed.

Development Permit No. 7917-0143-00
7902 - 152 Street and 7778 - 152 Street
For Hazard Lands and Sensitive Ecosystems

Authorized to draft: January 22, 2018

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

RES.R18-1824 It was Moved by Councillor Martin
Seconded by Councillor Villeneuve
That the Mayor and Clerk be authorized to execute Development Permit No. 7917-0143-00 .
Carried
With Councillor Gill opposed.

- 5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19603"
7917-0075-00 - City of Surrey
c/o HCMA Architecture & Design (Aiden Callison)
RA to CD - 18714 and Portion of 18680 - 72 Avenue - to develop the Clayton Community Centre.

Approved by Council: June 11, 2018

RES.R18-1825 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19603" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Carried

Development Permit No. 7917-0075-00

7011 and 7041 – 188 Street, 18608, 18680 and 18714 – 72 Avenue
For Character and Sensitive Ecosystems

Authorized to draft: June 11, 2018

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

It was Moved by Councillor Gill
Seconded by Councillor Martin
That the Mayor and Clerk be authorized to
execute Development Permit No. 7917-0075-00 .

RES.R18-1826

Carried

PERMIT APPROVALS

6. Development Variance Permit No. 7916-0691-00

Ke Chen
c/o Sea Rock Developments Inc. (Kaz Noori)
14230 Rio Place

To increase the maximum setback from the side lot line on a flanking street and to increase the farm residential footprint to allow the construction of a new single family dwelling to come into conformity on an agricultural lot.

Supported by Council: May 29, 2017

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

- (a) In Section F. Yards and Setbacks of Part 10 "General Agriculture Zone (A-1)" the maximum setback for a single family dwelling from the side lot line on a flanking street is increased from 50 metres (164 ft.) to 60 metres (197 ft.); and
- (b) In Section J. Special Regulations of Part 10 "General Agriculture Zone (A-1)" the maximum farm residential footprint is increased from 2000 square metres (0.5 acres) to 2,607 square metres (0.64 acres).

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.
7916-0691-00 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.R18-1827

Carried

Development Permit No. 7916-0691-00
14230 Rio Place
For Hazards Lands and Sensitive Ecosystem

Authorized to draft: May 8, 2017

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

It was Moved by Councillor Gill
Seconded by Councillor Martin
That the Mayor and Clerk be authorized to
execute Development Permit No. 7916-0691-00.

RES.R18-1828

Carried

7. Development Variance Permit No. 7918-0019-00

18992 32 Ave Holdings Ltd.
c/o Spire Construction Inc. (Corey Adams)
18998 – 32 Avenue (18992 – 32 Avenue)

To reduce the minimum side yard setback and reduce a portion of the landscaping strip that abuts an Arterial Road in order to allow for road dedication to be provided, while retaining the ability to efficiently develop the site for a two-tenant industrial building.

Supported by Council: July 23, 2018

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

- (a) In Section F. of Part 47A "Business Park 1 Zone (IB-1)" the minimum side yard setback is reduced from 7.5 metres (25 ft.) to 0.0 metres (0 ft.); and
- (b) In Section I.2. of Part 47A "Business Park 1 Zone (IB-1)" a portion of the landscaping strip that abuts an Arterial Road is reduced from not less than 6.0 metres (20 ft.) to not less than 3.5 metres (12 ft.).

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

It was Moved by Councillor Gill
Seconded by Councillor Martin
That Development Variance Permit No.
7918-0019-00 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.R18-1829

Carried

Development Permit No. 7918-0019-00

18998 – 32 Avenue

To permit the development of a two-tenant industrial building.

Authorized to draft: July 9, 2018

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

It was
 Moved by Councillor Gill
 Seconded by Councillor Martin
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7918-0019-00 .

RES.R18-1830

Carried**8. Development Variance Permit No. 7917-0528-00**

G. Dams

c/o Teck Construction LLP (Teri Hudson)

19238 – 54 Avenue

To permit the outdoor storage of semi-truck, reduce the number of off-street parking spaces and allow siting of free-standing signs.

Supported by Council: June 11, 2018

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

- (a) In Section J.2 of Part 49 "High Impact Industrial Zone (IH)", the Outdoor Storage provisions are varied to permit the outdoor storage of semi-truck trailers between the principal building and 192 Street;
- (b) In Table C.2 of Part 5 Off-Street Parking and Loading/Unloading, the minimum number of off-street parking spaces is reduced from 105 to 72 on the subject site; and
- (c) Section A.1 of Part 7 Special Building Setbacks is relaxed to allow the siting of free-standing signs to be a minimum of 2.0 metres (6.5 ft.) from the existing front (west) and side yard on a flanking street (north) lot lines.

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

It was
 Moved by Councillor Gill
 Seconded by Councillor Martin
 That Development Variance Permit No.
 7917-0528-00 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.R18-1831

Carried

Development Permit No. 7917-0528-00

19238 – 54 Avenue

To permit the development of a 9,903-square metre (106,600-sq.ft.) industrial warehouse/distribution centre in East Cloverdale.

Authorized to draft: May 28, 2018

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

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7917-0528-00 .

RES.R18-1832

Carried**9. Development Variance Permit No. 7918-0035-00**

H., G., and R. Bhullar

c/o H. Bhullar

13251 Shakespeare Place

To reduce the front yard setback to the garage and for the remainder of the front face of the principal building, including the front porch and stairs and reduce the southeast side yard setback in order to construct a new single family dwelling.

Supported by Council: April 23, 2018

To vary "Surrey Zoning By-law, 1974, No. 4245", as amended, as follows:

- (a) In Schedule B Siting, in accordance with Part IX, Section C – Residential Zone Number Three (3) of Surrey Zoning By-law, 1964, No. 2265, the minimum front yard setback is reduced from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to the garage, and from 7.5 metres (25 ft.) to 5.0 metres (16 ft.) for the remainder of the front face of the principal building, including the front porch and stairs; and
- (b) In Schedule B Siting, in accordance with Part IX, Section C – Residential Zone Number Three (3) of Surrey Zoning By-law, 1964, No. 2265, the minimum southeast side yard setback for the principal building is reduced from 1.8 metres (6 ft.) to 1.2 metres (4 ft.).

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

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That Development Variance Permit No.
 7918-0035-00 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.R18-1833

Carried

10. Development Permit No. 7917-0555-00

Lifelabs B.C. Inc.
 c/o R.F. Binnie and Associates Ltd. (David Marchand)
 7455 - 130 Street
 To permit the construction of an expanded parking lot for an existing industrial
 building.

Authorized to draft: July 9, 2018

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

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7917-0555-00.

RES.R18-1834

Carried

11. 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.

Supported by Council: June 25, 2018

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

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That the Mayor and Clerk be authorized to
 execute Temporary Use Permit No. 7917-0566-00.

RES.R18-1835

Carried

APPLICATIONS/BYLAWS/PERMITS TO BE CLOSED

- 12. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19180"
7916-0328-00 – Donald Stewart, Wendelyn Chanasyk, Suzanne Dahl and Nancy Pollon
c/o Lark Group (Malek Tawashy)
CD (Bylaw No. 12234) to CD – 6483 – 168 Street - to subdivide into 2 lots to permit a 20
bed hospice on proposed Lot 1 and retain existing dwellings on proposed Lot 2.

Approved by Council: March 6, 2017

- * Planning and Development advise (see memorandum dated July 25, 2018 in back-up)
that the Agricultural Land Commission does not support the proposed non-farm use
and subdivision. The applicant has requested that Council close this application and
file the associated Bylaw.

It was Moved by Councillor Gill
Seconded by Councillor Martin
That Council close Application No. 7916-0328-00
 and that "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19180" be
 filed.

RES.R18-1836

Carried

- 13. **Development Variance Permit Application No. 7917-0481-00**
Kweku Brothers Holdings Ltd.
c/o I. Horvath
9655 – 137 Street
To waive the minimum 400-metre requirement for the distance between a proposed
small-scale drug store and existing drug stores. The proposed pharmacy will be
operating with a joint medical clinic in the existing two-storey commercial building
already housing the Grace Medical Clinic and Health Care Facility.

Supported by Council: November 20, 2017

- * Planning and Development advise (see memorandum dated July 25, 2018 in back-up)
that the applicant's agent has requested the Development Variance Permit No.
7917-0481-00 be closed. It is requested Council close the application.

It was Moved by Councillor Gill
Seconded by Councillor Martin
That Development Variance Application
 No. 7917-0481-00 be closed.

RES.R18-1837

Carried

14. Development Application No. 7912-0326-00

0935830 B.C. Ltd.
c/o Gradual Architecture Inc.
17656 – 66A Avenue

To permit the development of two multi-tenant industrial buildings.

- * Planning and Development advise (see memorandum dated September 7, 2018 in back-up) that the applicant did not respond to a registered letter giving them 30 days to address outstanding requirements for application No. 7912-0326-00. This application has been replaced by Project No. 7917-0495-00.

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That Application No. 7912-0326-00 be closed.

RES.R18-1838

Carried

15. Development Application No. 7912-0102-00

1341699 Holding Corp.
c/o Architecture Inc.
19095 – 54 Avenue

To allow the construction of an industrial building.

- * Planning and Development advise (see memorandum dated September 6, 2018 in back-up) that the applicant did not respond to a registered letter giving them 30 days to address outstanding requirements for application No. 7912-0102-00

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That Application No. 7912-0102-00 be closed.

RES.R18-1839

Carried

16. Temporary Use Permit No. 7916-0367-00

Millwood Forest Products Ltd.
c/o BOXX Modular
12123 Old Yale Road and 10986 Spruce Road

To permit outside storage for modular buildings to be leased out to various industries for a period not to exceed three years.

Supported by Council: October 3, 2016

- * Planning and Development advise (see memorandum dated August 30, 2018 in back-up) that the applicant has subsequently elected not to proceed and a new Temporary Use Permit application for a different use has been submitted on the site for application 7917-0580-00. It is requested that Council close Temporary Use Permit No. 7916-0367-00.

It was

Moved by Councillor Gill
Seconded by Councillor Martin
That Temporary Use Permit Application

No. 7916-0367-00 be closed.

RES.R18-1840

Carried

I. CLERKS REPORT

J. OTHER BUSINESS

K. ADJOURNMENT

It was

Moved by Councillor Martin
Seconded by Councillor Villeneuve
That the September 17, 2018 Regular Council -

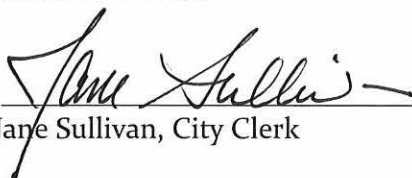
Land Use meeting be adjourned.

RES.R18-1841

Carried

The Regular Council - Land Use meeting adjourned at 5:57 p.m.

Certified correct:


Jane Sullivan, City Clerk


Mayor Linda Heppner