

**Present:**

Chairperson - Mayor McCallum  
Councillor Annis  
Councillor Elford  
Councillor Guerra  
Councillor Hundial  
Councillor Locke  
Councillor Nagra  
Councillor Patton  
Councillor Pettigrew

**Absent:****Staff Present:**

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

**A. ADOPTION OF MINUTES****B. LAND USE APPLICATIONS****COMMERCIAL/INDUSTRIAL/AGRICULTURAL****SOUTH SURREY**

1. **7918-0262-00**  
**18890 - 22 Avenue**  
**Andrew Peterson, Beedie**  
**KVLP (Campbell) Developments Ltd., KVLP (20th) Enterprises Ltd., KVLP**  
**(Surrey) Holdings Ltd.**  
**0731885 BC Ltd.**  
**Director Information: Ryan K. Beedie**  
**Officer Information as at August 8, 2018: Ryan K. Beedie (President,**  
**Secretary)**  
Development Permit / Development Variance Permit  
*to permit the development of a 49,291 square metre (530,563 sq. ft.) warehouse and*  
*distribution facility.*

It was

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That:

1. Council authorize staff to draft Development Permit No. 7918-0262-00, including a comprehensive sign design package, generally in accordance with the attached drawings (Appendix III).

2. Council approve Development Variance Permit No. 7918-0262-00, varying the following, to proceed to Public Notification:
  - (a) to increase the maximum height of a building in the IB-2 Zone from 14.0 metres (46 ft.) to 18.5 metres (61 ft.);
  - (b) to reduce the minimum number of on-site parking spaces from 512 spaces to 293 spaces;
  - (c) to increase the maximum number of parking spaces for trucks and trailers within the Loading/Unloading area from 100 to 262; and
  - (d) to reduce the minimum setback distance from top of bank of a Natural Class B Stream from 15.0 metres (50 ft.) to a minimum of 0.0 metres (0 ft.) at one location along the south boundary of the site north of the stormwater headwall, as shown on Schedule A in Appendix VI.
  
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 tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (e) registration of a Section 219 Restrictive Covenant to require full parking requirements should the use change in the future; and
  - (f) 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.R18-2359

Carried

RESIDENTIAL/INSTITUTIONALCLOVERDALE/CLAYTON

2. **7917-0347-00**  
**18805 and 18855 - 72 Avenue**  
**Colin A Hogan, Focus Architecture Incorporated / 1098629 B.C. Ltd.**  
**Director Information: Elliott Ross, Martina Rempel**  
**No Officer Information Filed as at December 1, 2017.**  
 OCP Amendment from Urban to Multiple Residential  
 NCP Amendment of a portion from Neighbourhood Commercial to High Density Residential (22-45 upa) and Mixed-Use Commercial/Residential (4-5 stories)  
 Rezoning from RA to CD (based on C-5, RM-45 and RM-30)  
 Development Permit  
*to permit the development of a 5-storey mixed-use building and 96 townhouse units.*

Council expressed concerns regarding the number of large capacity proposals that have been received for Cloverdale and the potential impact on local schools and infrastructure. Council requested that staff provide realistic student projections for large proposals, ensure that the project is completed concurrently to the opening of the new local elementary school and advise applicants submitting proposals in the area that the area is currently under review by Council.

It was Moved by Councillor Pettigrew  
 Seconded by Councillor Locke  
 That Application No. 7917-0347-00 be referred back to staff to ensure that the project is completed concurrently to the completion of the new local elementary school.

RES.R18-2360

Carried  
 With Councillor Guerra opposed.

SOUTH SURREY

3. **7918-0415-00**  
**16477 - 26B Avenue**  
**A. Muller / S. Muller, A. Muller**  
 Development Variance Permit  
*to reduce the minimum rear yard setback requirement to permit an in-ground swimming pool.*

It was Moved by Councillor Guerra  
 Seconded by Councillor Locke  
 That Council approve Development Variance Permit No. 7918-0415-00, to reduce the minimum rear setback of an accessory structure under CD Zone Bylaw No. 18206 from 12.5 metres (41 ft.) to 3.0 metres (10 ft.), to proceed to Public Notification.

RES.R18-2361

Carried

4. **7918-0297-00**  
**17029 – 16 Avenue**  
**Shaun Creaney, Priority Permits Ltd.**  
**Emmanuel Evangelical Covenant Church of Surrey**  
 Development Permit  
*to permit a comprehensive sign design package for Emmanuel Covenant Church.*

It was Moved by Councillor Guerra  
 Seconded by Councillor Locke  
 That Council approve Development Permit  
 Application No. 7918-0297-00, for a comprehensive design sign package.

RES.R18-2362

CarriedSURREY CITY CENTRE/WHALLEY

5. **7917-0031-00**  
**10445 - 140B Street**  
**A. Uppal / M. Uppal, N. Kolar, J. Kolar**  
 Development Variance Permit  
*to reduce the minimum rear yard setback from a natural gas transmission right-of-way in order to construct a new single family dwelling on the lot.*

It was Moved by Councillor Guerra  
 Seconded by Councillor Nagra  
 That Council approve Development Variance  
 Permit No. 7917-0031-00, to vary Part 4 of the Zoning By-law to reduce the  
 minimum rear yard setback of a principal building from a natural gas transmission  
 right-of-way from 7.5 metres (25 ft.) to 3.0 metres (10 ft.), to proceed to Public  
 Notification.

RES.R18-2363

CarriedCLOVERDALE/CLAYTON

6. **7916-0221-00**  
**18702, 18726 and 18738 - 74 Avenue**  
**S. Basraon / IK (74 Avenue) Projects Inc.**  
 NCP Amendment to amend the Biodiversity Conservation Strategy Corridor  
 location and road network and from High Density Cluster and Green Density  
 Transfer to Townhouse 25-30 UPA Net  
 Rezoning from RA to RM-30  
 Development Permit/Development Variance Permit  
*to permit the development of 166 townhouse units on three lots and conveyance of  
 one park lot to the City.*

In response to a question from Council, staff advised that the Cloverdale  
 Community Association had raised some concerns that were addressed by the  
 Applicant and has subsequently indicated support for the proposal.



It was  
referred back to staff to ensure that the project is completed concurrently to the completion of the new local elementary school.

RES.R18-2364

Moved by Councillor Pettigrew  
Seconded by Councillor Locke  
That Application No. 7916-0221-00 be  
Carried  
With Councillor Guerra opposed.

### FLEETWOOD/GUILDFORD

7. **7918-0305-00**  
**17141 – 92 Avenue ; 9235 – 172 Street**  
**Maggie Koka, Aplin & Martin Consultants Ltd. / F. Gontier, G. Gontier**  
 NCP Amendment to the Anniedale-Tynehead Stage II NCP Servicing Strategy  
 Partial NCP Amendment from Low Density Cluster (4-6 u.p.a.), Low Density  
 Cluster (Green Space Transfer), Trail and Fish Class 15m & 30m Buffer Class B to  
 Riparian Area, Trail, Sanitary Pump Station and Detention Pond  
 Rezoning from RA to RF-13/Development Permit  
*to allow for subdivision into one single family lot, two lots for municipal  
 infrastructure and one riparian lot. A Development Permit for Sensitive Ecosystems  
 (Streamside Areas) is required for proposed Lot 1.*

Council expressed environmental concerns and that the application could establish development in Tynehead. Council noted that the application does not conform to the Smart Development Guidelines.

In response to a question from Council, staff advised that the application complies with the OCP and is related to overall infrastructure upgrades required for the area.

It was  
referred back to staff to provide additional information regarding the potential impacts in Tynehead.

RES.R18-2365

Moved by Councillor Pettigrew  
Seconded by Councillor Patton  
That Application No. 7918-0305-00 be  
Carried  
With Mayor McCallum and Councillors  
Guerra, Hundial and Locke opposed.

NEWTON

8. 7914-0261-00  
8205 King George Boulevard  
Maciej Dembek, Barnett Dembek Architects Inc.  
82 Zenith Development Ltd.

OCP Amendment from Urban to Multiple Residential and to allow higher floor area ratio (FAR) in the Multiple Residential designation  
Rezoning from CTA to RM-30 and CD (based on RM-70)  
Development Permit/Development Variance Permit  
*to permit the development of approximately 34 townhouse units and 78 apartment units.*

Council raised concerns regarding the future development to the north and south that this project would precipitate and the potential displacement of residents in those adjacent manufactured home parks.

In response to a question from Council, staff advised that the Parks Amenity Contribution would be utilized to enhance local parks.

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That:

1. A Bylaw be introduced to amend the Official Community Plan by redesignating a portion of the subject site, shown as Block A on the Survey Plan attached as Appendix II, from Urban to Multiple Residential and to increase the allowable floor area ratio within the Multiple Residential designation for Block A from 1.5 to 2.83, and a date be set for Public Hearing.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A Bylaw be introduced to rezone the portion of the subject site shown as Block A on the Survey Plan attached as Appendix II from "Tourist Accommodation Zone" (CTA) to "Comprehensive Development Zone" (CD) (based on "Multiple Residential 70 Zone" (RM-70)) and a date be set for Public Hearing.
4. A Bylaw be introduced to rezone the portion of the subject site shown as Block B on the Survey Plan attached as Appendix II from "Tourist Accommodation Zone" (CTA) to "Multiple Residential 30 Zone" (RM-30), and a date be set for Public Hearing.

5. Council approve the applicant's request to reduce the amount of required indoor amenity space for the apartment portion of the site from 234 square metres (2,520 sq.ft.) to 155 square metres (1,670 sq.ft.).
6. Council approve the applicant's request to reduce the amount of required outdoor amenity space for the apartment portion of the site from 234 square metres (2,520 sq.ft.) to 152 square metres (1,640 sq.ft.).
7. Council authorize staff to draft Development Permit No. 7914-0261-00 generally in accordance with the attached drawings (Appendix II).
8. Council approve Development Variance Permit No. 7914-0261-00 (Appendix V), varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum north yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for the end unit of Building 3, to 5.8 metres (19 ft.) for Building 2, and to 6.1 metres (20 ft.) for Building 1;
  - (b) to reduce the minimum south yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for the end unit of Building 3, to 6.1 metres (20 ft.) for Buildings 4 and 5, to 5.9 metres (19 ft.) to the indoor amenity building face, and to 4.4 metres (14 ft.) for the amenity building deck; and
  - (c) to reduce the minimum east yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.0 metres (13 ft.) to the building face, and to 2.5 metres (8 ft.) for the front porch projection of Buildings 1 and 5.
9. 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) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;



- (f) submission of an acoustical report for the units adjacent to King George Boulevard and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (g) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
- (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 for the apartment building portion of the site (Block A);
- (j) the applicant adequately address the impact of reduced outdoor amenity space for the apartment building portion of the site (Block A); and
- (k) provision of a community benefit to satisfy the OCP Amendment policy for OCP Amendment applications.

RES.R18-2366

Carried  
With Councillors Hundial and Pettigrew opposed.

It was

Moved by Councillor Guerra  
Seconded by Councillor Hundial  
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19751" pass its first reading.

RES.R18-2367

Carried  
With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

It was

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19751" pass its second reading.

RES.R18-2368

Carried  
With Councillor Pettigrew opposed.

It was then

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19751" be held at the City Hall on January 14, 2019, at 7:00 p.m.

RES.R18-2369

Carried  
With Councillor Pettigrew opposed.



It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2018, No. 19752" pass its first reading.  
RES.R18-2370 Carried  
With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2018, No. 19752" pass its second reading.  
RES.R18-2371 Carried  
With Councillor Pettigrew opposed.

It was then Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the Public Hearing on "Surrey Zoning  
Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19752" be held at the City  
Hall on January 14, 2019, at 7:00 p.m.  
RES.R18-2372 Carried  
With Councillor Pettigrew opposed.

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2018, No. 19753" pass its first reading.  
RES.R18-2373 Carried  
With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2018, No. 19753" pass its second reading.  
RES.R18-2374 Carried  
With Councillor Pettigrew opposed.

It was then Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the Public Hearing on "Surrey Zoning  
Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19753" be held at the City  
Hall on January 14, 2019, at 7:00 p.m.  
RES.R18-2375 Carried  
With Councillor Pettigrew opposed.

9. 7917-0457-00  
5496 – 124 Street  
**Ran Chahal, Apex Design Group / Owners S. Gill, J. Gill**  
Development Permit/Development Variance Permit  
*to reduce the minimum front yard, side yard, and streamside setbacks to facilitate construction of a single family dwelling.*

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

- When the Riparian Area Bylaw was adopted, it was known that there would be existing properties that would be non-conforming. If a property owner of a non-conforming property wishes to build a new home on their property, they are required to request a setback variance.
- The property is subject to a Hazard Lands Development Permit which is required when a site has a gradient of 20% or higher.

It was

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That:

1. Council authorize staff to draft Development Permit No. 7917-0457-00 for Hazard Lands and Sensitive Ecosystems generally in accordance with the Geotechnical Slope Stability Assessment prepared by Able Geotechnical Ltd. and the Ecosystem Development Plan and Impact Mitigation Plan prepared by Stickleback Environmental.
2. Council approve Development Variance Permit No. 7917-0457-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback of the RH Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.);
  - (b) to reduce the minimum side yard (east) setback of the RH Zone from 4.5 metres (15 ft.) to 1.8 metres (6 ft.); and
  - (c) to reduce the minimum setback distance from Top of Bank of a "Natural Class B Stream" in Part 7A of the Zoning By-law from 15.0 metres (50 ft.) to a minimum of 4.0 metres (13 ft.).
3. Council instruct staff to resolve the following issues prior to Development Permit and Development Variance Permit 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 tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

- (c) submission of a landscaping planting plan and landscaping cost estimate for the enhancement of the Streamside Setback Area, to the satisfaction of the General Manager, Planning and Development; and
- (d) registration of a Combined Restrictive Covenant and Statutory Right of Way for City access to the riparian area.

RES.R18-2376

Carried

With Councillor Pettigrew opposed.

**10. 7918-0055-00****14239 - 64 Avenue****Roger Jawanda, Citiwest Consulting Services Ltd.****West Point Pacific Construction (64th Ave) Ltd.**

NCP amendment for a portion from "Townhouse 15 u.p.a. max' to "Townhouse 20 u.p.a. max'

Rezoning from RA to RM-30

Development Permit/Development Variance Permit

*to permit 12 townhouses and one lot for the protection of riparian area.*

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That:

1. A Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone" to "Multiple Residential (30) Zone (RM-30)" and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7918-0055-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7918-0055-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum west yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for Building 1 and to 1.3 metres (4 ft.) for Building 2;
  - (b) to reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for Building 1 and 2;
  - (c) to reduce the minimum north side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for Building 2;



- (d) to reduce the minimum south setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for Building 1; and
  - (e) to vary Section H.3 of Part 22 of the RM-30 Zone to permit parking in the east side yard setback.
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 providing for the conveyance of the riparian area to the City at no cost, plus the required road dedication along 64 Avenue to the satisfaction of the Approving Officer;
  - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
  - (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 64 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) registration of a right-of-way for public rights-of-passage for the area between the building face and the street edges;
  - (j) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
  - (k) the applicant adequately address the impact of no indoor amenity space.



6. Council pass a resolution to amend South Newton Neighbourhood Concept Plan to redesignate a portion of the land from 'Townhouse Max 15 u.p.a.' to 'Townhouse Max 20 u.p.a.' and to adjust the boundary of the 'Creeks & Riparian Setbacks' designation when the project is considered for final adoption.

RES.R18-2377

Carried

With Councillor Pettigrew opposed.

It was

Moved by Councillor Guerra

Seconded by Councillor Nagra

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

Amendment Bylaw, 2018, No. 19754" pass its first reading.

RES.R18-2378

Carried

With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

It was

Moved by Councillor Guerra

Seconded by Councillor Nagra

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

Amendment Bylaw, 2018, No. 19754" pass its second reading.

RES.R18-2379

Carried

With Councillor Pettigrew opposed.

It was then

Moved by Councillor Guerra

Seconded by Councillor Nagra

That the Public Hearing on "Surrey Zoning

Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19754" be held at the City Hall on January 14, 2019, at 7:00 p.m.

RES.R18-2380

Carried

With Councillor Pettigrew opposed.

SURREY CITY CENTRE/WHALLEY**11. 7918-0159-00****10575, 10593 and 10605 – 139 Street****Adrien Herberts, Mosaic Avenue Developments Ltd.****S & S Titan Development Group Inc.**

Temporary Use Permit

*to permit the development of a temporary real estate sales centre for three proposed 4-storey apartment buildings on the adjacent properties.*

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That:

1. Council approve Temporary Use Permit No. 7918-0159-00 to proceed to Public Notification.

2. Council instruct staff to resolve the following issues prior to final approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a landscaping plan 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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (e) submission of security to ensure the building is removed and the site is brought into compliance with the Zoning By-law following the expiration of the Temporary Use Permit; and
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R18-2381

Carried

## C. ADDITIONAL PLANNING COMMENTS

### RESIDENTIAL/INSTITUTIONAL

#### NEWTON

1. **7912-0138-01**  
**13924 - 56 Avenue**  
**Maggie Koka, Aplin & Martin Consultants Ltd. / H. Deng**  
 Development Permit / Development Variance Permit  
*to permit setback variances on a proposed subdivision into six (6) single family lots.*

In response to a question from Council, staff advised that the West Panorama Ridge Ratepayers Association had indicated support for a previous application that was submitted for the subject site.

It was

Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That:

1. Council authorize staff to draft Development Permit No. 7912-0138-01 for Hazard Lands, generally in conformance with the Geotechnical Report prepared by GeoPacific Consultants Ltd., dated November 14, 2018.

2. Council approve Development Variance Permit No. 7912-0138-01, varying the following, to proceed to Public Notification:
  - (a) to increase the minimum front yard setback of the principal building in the RH Zone from 7.5 metres (25 ft.) to 15 metres (50 ft.) on proposed Lots 1 and 2;
  - (b) to reduce the minimum front yard setback of the principal building in the RH Zone from 7.5 metres (25 ft.) to 5.0 metres (16 ft.) on proposed Lots 4 and 5; and
  - (c) to increase the minimum west side yard setback of the principal building in the RH Zone from 4.5 metres (15 ft.) to 7.0 metres (23 ft.) on proposed Lot 5.
  
3. Council instruct staff to resolve the following issues prior to approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) registration of a Section 219 Restrictive Covenant to ensure future house construction is in accordance with the recommendations in the approved geotechnical report and that no building permit is issued on Lots 4 and 5 until the retaining walls are constructed.

RES.R18-2382

Carried

With Councillor Pettigrew opposed.

2. **7917-0290-00**  
**6545 – 142 Street**  
**Rajeev Mangla, Mainland Engineering Consultants Corporation**  
**Z. Rafique, A. Rahmat**  
 Development Variance Permit  
*to allow front access double garages*

It was

Moved by Councillor Locke

Seconded by Councillor Guerra

That Council approve Development Variance

Permit No. 7917-0290-00, to allow a front access side-by-side double garage on two proposed lots (1 and 2), which are 13.0 metres wide (43 ft.), to proceed to Public Notification.

RES.R18-2383

Carried

**D. ITEMS REFERRED BACK****RESIDENTIAL/INSTITUTIONAL****CLOVERDALE/CLAYTON**

1. **7916-0198-00**  
**19339 - 71 Avenue**  
**Lori Joyce, H.Y. Engineering Ltd. / Clayton 21 Land Corporation**  
 NCP Amendment from Half-Acre Residential to 6 – 10 upa (Low Density)  
 Rezoning from RA to RF-13  
*to allow subdivision into seven (7) single family small lots.*

The Planning & Development Department were recommending that Council consider Third Reading of Bylaw No. 19684, rezoning the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)".

It was Moved by Councillor Guerra  
 Seconded by Councillor Annis  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2018, No. 19684" pass its third reading.

RES.R18-2384

Carried**SOUTH SURREY**

2. **7911-0317-00**  
**103 - 171 Street**  
**Lori Joyce, H.Y. Engineering Ltd. / B. Dulay, B. Basi**  
 NCP Amendment for a portion of the site from Townhouse (15 upa) to  
 Single Family Residential Flex (6-14.5 upa) and to Open Space  
 Rezoning from RA to RF-13 and CD / Development Permit  
*to allow subdivision into 6 single family small lots.*

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That:

1. A Bylaw be introduced to rezone the portion of the subject site in Development Application No. 7911-0317-00 identified as Block B on the attached Survey Plan (Appendix II) from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. A Bylaw be introduced to rezone the portion of the subject site in Development Application No. 7911-0317-00 identified as Block C on the attached Survey Plan (Appendix II) from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.



3. Council authorize staff to draft Development Permit No. 7911-0317-00 for Sensitive Ecosystems (Streamside Areas) generally in accordance with the Ecosystem Development Plan prepared by Envirowest Consultants Inc., dated August 22, 2018.
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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (f) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (g) completion and bonding of a P-15 agreement for the monitoring and maintenance of replanting in the riparian areas; and
  - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.
5. Council pass a resolution to amend the Douglas Neighborhood Concept Plan to redesignate a portion of the land from "Townhouse (15 upa)" to "Single Family Residential Flex (6-14.5 upa)" and to "Open Space" when the project is considered for final adoption.

RES.R18-2385

Carried

With Councillor Pettigrew opposed.

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

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

Amendment Bylaw, 2018, No. 19755" pass its first reading.

RES.R18-2386

Carried

With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

It was Moved by Councillor Guerra  
Seconded by Councillor Nagra  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2018, No. 19755" pass its second reading.  
RES.R18-2387 Carried  
With Councillor Pettigrew opposed.

It was then Moved by Councillor Guerra  
Seconded by Councillor Nagra  
That the Public Hearing on "Surrey Zoning  
Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19755" be held at the City  
Hall on January 14, 2019, at 7:00 p.m.  
RES.R18-2388 Carried  
With Councillor Pettigrew opposed.

It was Moved by Councillor Guerra  
Seconded by Councillor Nagra  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2018, No. 19756" pass its first reading.  
RES.R18-2389 Carried  
With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

It was Moved by Councillor Guerra  
Seconded by Councillor Nagra  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2018, No. 19756" pass its second reading.  
RES.R18-2390 Carried  
With Councillor Pettigrew opposed.

It was then Moved by Councillor Guerra  
Seconded by Councillor Nagra  
That the Public Hearing on "Surrey Zoning  
Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19756" be held at the City  
Hall on January 14, 2019, at 7:00 p.m.  
RES.R18-2391 Carried  
With Councillor Pettigrew opposed.

COMMERCIAL/INDUSTRIAL/AGRICULTURALFLEETWOOD/GUILDFORD

3. **7918-0064-00**  
**9575 – 180 Street**  
**D. Dadey / D. Dadey, D. Dadey**  
 Temporary Use Permit  
*to permit the continued storage of cranes and shipping containers on the lot until December 14, 2020.*

It was

Moved by Councillor Guerra

Seconded by Councillor Nagra

That Council issue Temporary Use Permit

No. 7918-0064-00 to allow the continued storage of cranes and shipping containers on the lot, with an expiry date of December 14, 2020, and authorize the Mayor and Clerk to execute the Permit.

RES.R18-2392

Carried

SOUTH SURREY

4. **7918-0255-00**  
**3473 - 190 Street**  
**Shauna Johnson, Teck Construction LLP / Ch Strata 5 Developments Ltd.**  
 Development Permit / Development Variance Permit  
*to permit the development of 12,839 square metres (138,198 sq.ft.) industrial building.*

It was

Moved by Councillor Guerra

Seconded by Councillor Nagra

That:

1. Council authorizes staff to draft Development Permit No. 7918-0255-00 generally in accordance with the attached drawings (Appendix III).
2. Council approve Development Variance Permit No. 7918-0255-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum side yard (west) setback of CD Zone By-law No. 17146, as amended by By-law No. 17934, from 7.5 metres (25 ft.) to 5.3 metres (17 ft.).
3. Council instruct staff to resolve the following issues prior to approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) 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) registration of a Section 219 Restrictive Covenant prohibiting any business that requires a Metro Vancouver air quality permit from locating on the site; and
- (g) registration of a Section 219 Restrictive Covenant to restrict the maximum amount of mezzanine space.

RES.R18-2393

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

## BYLAWS

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19495"  
7915-0436-00 – M. and D. Sullivan  
c/o WSP Group (Clarence Arychuk)  
RA to RF – 17195 – 0 Avenue - to subdivide into 2 single family lots.

Approved by Council: January 22, 2018

- \* Planning and Development advise (see memorandum dated December 12, 2018, in back-up) that it is in order for Council to pass a resolution amending Douglas Neighbourhood Concept Plan to modify the road network.



- RES.R18-2394
- It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council amend the Douglas  
Neighbourhood Concept Plan to modify the road network.  
Carried
- RES.R18-2395
- It was Moved by Councillor Guerra  
Seconded by Councillor Nagra  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2018, No. 19495" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.  
Carried
2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19601"  
7917-0178-00 – Gurjosh Homes Ltd.  
c/o Citiwest Consulting Ltd. (Roger Jawanda)  
RH to RF – 19026 – 60B Avenue - to subdivide into 4 single family lots.
- Approved by Council: June 11, 2018
- RES.R18-2396
- It was Moved by Councillor Guerra  
Seconded by Councillor Nagra  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2018, No. 19601" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.  
Carried

#### BYLAWS WITH PERMITS

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19640"  
7918-0087-00 – Qualico Developments (Vancouver) Inc.  
c/o Qualico Developments (Vancouver) Inc. (Marc MacCaull)  
CD (Bylaw No. 18856) to RM-30 – 16650 – 25A Avenue - to develop approximately  
80 townhouse units.

Approved by Council: July 9, 2018

- \* Planning and Development advise (see memorandum dated December 12, 2018, in  
back-up) that it is in order for Council to pass a resolution amending the Orchard  
Grove NCP to amend the local road network as shown in Appendix VI of the  
July 9, 2018 Planning Report.

It was Moved by Councillor Guerra  
Seconded by Councillor Nagra  
That Council amend the Orchard Grove NCP  
to modify the local road network.

RES.R18-2397

Carried

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19640" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R18-2398

Carried**Development Variance Permit No. 7918-0087-00**

16650 – 25A Avenue

To reduce setbacks along all property and reduce north, south and east setbacks from for a small bump-out on Buildings 4, 6, 9 and 10 to achieve a more urban, pedestrian streetscape.

Supported by Council: July 23, 2018

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

- (a) reduce the minimum north, east, south and west yard setbacks of the RM 30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face and to 3.9 metres (13 ft.) for a small bump-out articulation on Buildings 4, 6, 9, and 10.

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

It was

Moved by Councillor Guerra

Seconded by Councillor Nagra

That Development Variance Permit No.

7918-0087-00 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.R18-2399

Carried**Development Permit No. 7918-0087-00**

16650 – 25A Avenue

To permit the development of 80 townhouse units.

Authorized to draft: July 9, 2018

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

It was Moved by Councillor Guerra  
 Seconded by Councillor Nagra  
 That the Mayor and Clerk be authorized to  
 execute Development Permit No. 7918-0087-00.  
 RES.R18-2400 Carried

4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19496"  
 7917-0189-00 – Echo Lake Investments Ltd.  
 c/o Mallen Gowing Berzins Architecture Incorporated (PJ Mallen)  
 CD (Bylaw No. 17266) to CD – 17395 No. 10 Highway (56 Avenue) - to develop a  
 retail appliance warehouse and convey open space to the City.

Approved by Council: January 22, 2018

- \* Planning and Development advise (see memorandum dated December 12, 2018, in  
 back-up) that it is in order for Council to pass a resolution amending the  
 Cloverdale Town Centre Plan to redesignate a portion of the site from Industrial  
 Business Park to Highway Commercial.

It was Moved by Councillor Guerra  
 Seconded by Councillor Nagra  
 That Council amend the Cloverdale Town  
 Centre Plan to redesignate a portion of the site from Industrial Business Park to  
 Highway Commercial.  
 RES.R18-2401 Carried

It was Moved by Councillor Guerra  
 Seconded by Councillor Nagra  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2018, No. 19496" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.  
 RES.R18-2402 Carried

**Development Variance Permit No. 7917-0189-00**

17395 No. 10 Highway (56 Avenue)

To reduce the minimum setback requirement from top-of-bank for a Class A  
 Channelized Stream from 25 metres (82 ft.) to 20.8 metres (68 ft.) at the closest  
 point in order to allow for efficient development of the site

Supported by Council: February 6, 2018

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

- (a) To reduce the minimum distance from top-of-bank from a Class A  
 Channelized Stream from 25 metres [82 ft.] to 20.8 metres [68 ft.].

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

It was Moved by Councillor Guerra  
 Seconded by Councillor Nagra  
 That Development Variance Permit No. 7917-0189-00 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.R18-2403

Carried

**Development Permit No. 7917-0189-00**

17395 No. 10 Highway (56 Avenue)

For Hazards Land, Sensitive Ecosystems and Comprehensive Sign Design Package.

Authorized to draft: January 22, 2018

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

It was Moved by Councillor Guerra  
 Seconded by Councillor Nagra  
 That the Mayor and Clerk be authorized to execute Development Permit No. 7917-0189-00.

RES.R18-2404

Carried

PERMIT APPROVALS

5. **Development Variance Permit No. 7918-0239-00**

P. Walker and C. Hans

c/o British Columbia Timberframe Co. (Kayla Hildebrand)

12236 Gardiner Street

To reduce the number of required off-street parking spaces to accommodate a new single family dwelling on the property, which will not have a garage but proposes an exterior parking pad with 2 parking spaces instead.

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

- (a) In Section C. Required Parking Spaces of Part 5, Off-Street Parking and Loading/Unloading, the required off-street parking spaces for a single family dwelling is reduced from three spaces to two spaces.

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



It was Moved by Councillor Guerra  
 Seconded by Councillor Nagra  
 That Development Variance Permit No.  
 7918-0239-00 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.R18-2405

Carried

## APPLICATIONS/BYLAWS/PERMITS TO BE CLOSED

6. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018,  
 No. 19606"  
 7916-0378-00 – S. and S. Basi  
 c/o Citiwest Consulting Ltd. (Natalie Pullman)  
 To redesignate the property 1543 – 168 Street from Suburban to Urban.

Prior to the start of the meeting, the Acting City Clerk advised that this application is  
 not in order to be closed as it had been reconsidered by Council on October 1, 2018 and  
 is still active.

Approved by Council: June 11, 2018

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19607"  
 RA to RF-13 – 1543 – 168 Street - to subdivide into 6 single family small lots.

Approved by Council: June 11, 2018

This item was out of order.

7. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018,  
 No. 19608"  
 7916-0398-00 – Sidhu Homes & Construction Ltd.  
 c/o Citiwest Consulting Ltd. (Natalie Pullman)  
 To redesignate the property 16770 – 15 Avenue from Suburban to Urban.

Prior to the start of the meeting, the Acting City Clerk advised that this application is  
 not in order to be closed as it had been reconsidered by Council on October 1, 2018 and  
 is still active.

Approved by Council: June 11, 2018

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19609"  
 RA to RF-13 and RF-10 – 16770 – 15 Avenue - to subdivide into 6 single family small  
 lots (6 RF-13 and 3 RF-10).

Approved by Council: June 11, 2018

This item was out of order.

- 8. **Development Application No. 7914-0344-00**  
 Shell Canada Limited  
 c/o Pacific Land Group Ltd. (Laura Jones)  
 15568 - 104 Avenue; 15582 - 104 Avenue; 15562 - 104 Avenue  
 OCP Amendment of a portion from Multiple Residential to Commercial  
 Rezoning of a portion from RF to CD (based on CG-1)  
 To permit the development of a gas station and convenience store on the eastern  
 portion of the site.

At the April 9, 2018 Regular Council – Land Use meeting, Council denied this application and no readings were given to bylaws 19564 and 19565. The Acting City Clerk advises (see memorandum dated December 10, 2018 in back-up) that the time period for reconsideration of this application has lapsed. Council is hereby requested to close the application.

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Application No. 7914-0344-00 be closed.  
Carried

RES.R18-2406

**I. CLERKS REPORT**

**J. OTHER BUSINESS**

**K. ADJOURNMENT**

It was Moved by Councillor Guerra  
 Seconded by Councillor Nagra  
 That the December 17, 2018 Regular Council

– Land Use meeting be adjourned.


RES.R18-2407

Carried

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

Certified correct:

  
 \_\_\_\_\_  
 Kelly Rayter, Acting City Clerk

  
 \_\_\_\_\_  
 Mayor Doug McCallum