

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
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****RESIDENTIAL/INSTITUTIONAL****CLOVERDALE/CLAYTON****1. 7918-0006-00****19044 - 60B Avenue****Mike Kompter, Hub Engineering Inc. / G. Branting, H. Gill**

Rezoning from RH to RF / Development Variance Permit

to allow subdivision, with a portion of the adjoining lot to the west (19026- 60B Avenue), into three (3) single family lots, reduce the rear yard setback for a principal building on proposed Lot 1, and reduce the rear yard setback for an existing house to be retained on proposed Lot 3.

It was

Moved by Councillor Guerra
Seconded by Councillor Nagra
That:

1. A Bylaw be introduced to rezone the subject site from "Half-Acre Residential Zone (RH)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7918-0006-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum east rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for 50% of the width of the

rear building face and 7.0 metres (23 ft.) for the remaining width of a principal building on proposed Lot 1; and

- (b) to reduce the minimum south rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 2.8 metres (9 ft.) for the existing single-family dwelling to be retained on proposed Lot 3.
3. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (d) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
- (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (f) registration of a Section 219 Restrictive Covenant to require minimum double (side-by-side) garage dimensions of 6.1 metres (20 ft.) in width by 6.4 metres (21 ft.) in depth on proposed Lots 1-3;
- (g) registration of a Section 219 Restrictive Covenant for 'No-Build' on a portion of proposed Lot 2 until future consolidation with a portion of the adjacent property to the west (19026 – 60B Avenue); and
- (h) registration of a Section 219 Restrictive Covenant for tree preservation on proposed Lots 1 and 3.

RES.R19-94

Carried

It was

Moved by Councillor Guerra
 Seconded by Councillor Nagra
 That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2019, No. 19774" pass its first reading.

RES.R19-95

Carried

The said Bylaw was then read for the second time.

RES.R19-96 It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2019, No. 19774" pass its second reading.
Carried

RES.R19-97 It was then Moved by Councillor Guerra
Seconded by Councillor Nagra
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19774" be held at the City
Hall on February 25, 2019, at 7:00 p.m.
Carried

2. **7918-0394-00**
18671, 18707 and 18717 - 74 Avenue
Ken Smith, School District #36
The Board of Education of School District No. 36 (Surrey)
Development Variance Permit
to vary the minimum off-street parking requirement for a proposed elementary school (Regent Road Elementary School).

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

1. Council approve Development Variance Permit No. 7918-0394-00, varying the Zoning Bylaw by reducing the total number of required off-street parking spaces for a public elementary school as follows, to proceed to Public Notification:
 - (a) delete the requirement to provide 11 parking spaces for every 100 square metres (1,075 sq. ft.) of gross floor area for associated gymnasium; and
 - (b) increase the required number of parking spaces per classroom from 1.0 parking spaces to 1.75 parking spaces per classroom.

This results in a total parking requirement reduction from 94 parking spaces to 83 parking spaces.

2. Council instruct staff to resolve the following issues prior to DVP issuance:
 - (a) submission of a subdivision layout, to the satisfaction of the Approving Officer, for the subdivision/consolidation of the subject site from three lots into two lots.

RES.R19-98 Carried

NEWTON

3. **7918-0170-00**
14705 - No 10 (56 Avenue) Highway; 5698 - 147 Street
Roger Jawanda, Citiwest Consulting Ltd.
S. Sandhu, S. Sandhu, H. Sandhu, S. Sandhu, P. Dhaliwal
 NCP Amendment of a portion of the site from Single Family Residential to Suburban Residential 1/2 Acre
 Rezoning of a portion of the site from CD (By-law No. 15909) to RH Development Variance Permit
to allow subdivision into 2 single family lots.

It was

Moved by Councillor Guerra
 Seconded by Councillor Nagra
 That:

1. A Bylaw be introduced to rezone the portion of 5698 – 147 Street shown as Block A on the Survey Plan, attached as Appendix II from "Comprehensive Development Zone (CD By-law No. 15909)" to "Half-Acre Residential Zone (RH)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7918-0170-00, to increase the maximum fence height permitted under Part 4 General Provisions of Zoning By-law No. 12000 from 1.8 metres (6 ft.) to 3 metres (10 ft.), to proceed to Public Notification.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) 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) 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;
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

- (h) registration of a Section 219 Restrictive Covenant on proposed Lot 2 to ensure that if proposed Lot 2 is further subdivided within five years of the subject subdivision, parkland dedication or cash-in-lieu in the amount of 5% is required, based on the entire lot area being subdivided under this development;
- (i) registration of a Section 219 Restrictive Covenant on proposed Lot 2 to ensure that if proposed Lot 2 is further subdivided, a 10 metre (33 ft.) wide landscape buffer is achieved in accordance with the South Newton Neighbourhood Concept Plan (NCP); and
- (j) submission of an acoustical report and registration of a Section 219 Restrictive Covenant on proposed Lot 2 to ensure the implementation of noise mitigation measures.

4. Council pass a resolution to amend the South Newton Neighbourhood Concept Plan (NCP) to redesignate a portion of the land from Single Family Residential to Suburban Residential 1/2 Acre when the project is considered for Final Adoption, as shown in Appendix IX.

RES.R19-99

Carried

It was

Moved by Councillor Guerra
 Seconded by Councillor Nagra

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

Amendment Bylaw, 2019, No. 19775" pass its first reading.

RES.R19-100

Carried

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, 2019, No. 19775" pass its second reading.

RES.R19-101

Carried

It was then

Moved by Councillor Guerra
 Seconded by Councillor Nagra

That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19775" be held at the City
 Hall on February 25, 2019, at 7:00 p.m.

RES.R19-102

Carried

SURREY CITY CENTRE/WHALLEY

4. 7917-0473-00
12339 - 100 Avenue
Roger Jawanda, CitiWest Consulting Ltd. / J. Bhandari, R. Kumar
Development Variance Permit
to reduce the minimum lot width and side yard setbacks of the RF Zone in order to facilitate subdivision into two (2) single family lots.

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

1. The Planning & Development Department recommends that Council approve Development Variance Permit No. 7917-0473-00, varying the following, to proceed to Public Notification
 - (a) to reduce the minimum lot width of the RF Zone, from 15 metres (50 ft.) to 13.9 metres (46 ft.) for proposed Lots 1 and 2; and
 - (b) to reduce the minimum side yard setbacks of the RF Zone, from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for principal buildings on proposed Lots 1 and 2.
2. Council instruct staff to resolve the following issues prior to issuance:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a finalized subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

RES.R19-103

Carried

C. ADDITIONAL PLANNING COMMENTS

COMMERCIAL/INDUSTRIAL/AGRICULTURALCLOVERDALE/CLAYTON

1. 7915-0020-00
 5175 – 184 Street
 Dave Batten, Krahn Engineering Ltd.
 o865838 B.C. Ltd.
Director Information: Kenneth Kooyman, Jeffrey Kooyman
Officer Information as at November 9, 2017:
Jeffrey Kooyman (Secretary), Kenneth Kooyman (President)
 Rezoning from A-1 and IH to CD (based on A-1 and IH)
 Development Permit / Non-farm use under Section 20(3) of the ALC Act
to allow the redevelopment of an abattoir facility and continuation of agricultural uses.

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

- The application addresses the zoning requirements for the proposed expansion of an existing abattoir business on the site.
- Staff are unaware of other agricultural uses on the site.
- The application was forwarded to the Agriculture and Food Security Advisory Committee and Agricultural Land Commission for consideration.

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

1. Council rescind Second Reading of Bylaw No. 19341.
2. Council amend Bylaw No. 19341 to include the requirements of the Agricultural Land Commission as described in this report and shown in Appendix IV.
3. Council consider Second Reading of Bylaw No. 19341, as amended, and set a date for Public Hearing.
4. Council authorize staff to draft a Form and Character Development Permit generally in accordance with the attached drawings (Appendix II).
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 road dedication plan to the satisfaction of the Approving Officer;
- (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
- (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

RES.R19-104

Carried

It was

Moved by Councillor Guerra
Seconded by Councillor NagraThat Council rescind second reading of
Bylaw No. 19341 granted by Resolution No. R17-2242 at the July 24, 2017 Regular
Council – Land Use Meeting.

RES.R19-105

Carried

It was

Moved by Councillor Guerra
Seconded by Councillor NagraThat Council amend Bylaw No. 19341 to
incorporate the provisions required by the Agricultural Land Commission as
conditions of approval, as described in this report and as shown in Appendix IV.

RES.R19-106

Carried

It was

Moved by Councillor Guerra
Seconded by Councillor NagraThat Bylaw No. 19341 pass its second reading,
as amended.

RES.R19-107

Carried

It was

Moved by Councillor Guerra
Seconded by Councillor Nagra
That the Public Hearing be set for

Monday, February 25, 2019 at the City Hall at 7:00 p.m.

RES.R19-108

Carried

RESIDENTIAL/INSTITUTIONAL

NEWTON

- 2. 7916-0107-00
5964 - 142 Street
Baljit Johal, Mortise Construction Ltd.
1066879 BC Ltd.
Director Information: Kuljinder S. Sandhu, Khushdave S. Sidhu
No Officer Information Filed as at March 2, 2018.
Development Permit
to permit the development of 20 townhouse units.

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

- One additional elementary school student is expected from the proposed two additional units for the project.
- The amount of tandem parking proposed is in compliance with the Zoning Bylaw, which allows up to 50% of units to have tandem parking stalls.

Council expressed concerns regarding the impact the project could have on local schools.

It was

Moved by Councillor Pettigrew
Seconded by Councillor Locke
That Application No. 7916-0107-00 be

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

RES.R19-109

Carried
With Councillors Annis, Guerra and Patton
opposed.

D. ITEMS REFERRED BACK

E. CORPORATE REPORTS

F. CORRESPONDENCE

G. NOTICE OF MOTIONS

H. BYLAWS AND PERMITS

BYLAWS WITH PERMITS

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19506"
7917-0337-00 – J. and G. Sandhu and M. Sahota
c/o Land Vision Solutions Inc. (Rasika Acharya)
RA to RH – 9091 – 164 Street - to subdivide into 2 half-acre residential lots.

Approved by Council: February 5, 2018

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19506" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R19-110

Carried

Development Variance Permit No. 7917-0337-00

9091 – 164 Street

To reduce the south side yard setback for proposed Lot 1; the north side yard setback for proposed Lot 2; and the lot width for both lots in order to achieve functional site and floor plans.

Supported by Council: February 19, 2018

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

- (a) In Section K Subdivision of Part 14 "Half-Acre Residential Zone (RH)", the minimum lot width is reduced from 30 metres (100 ft.) to 25.6 metres (84 ft.) for proposed Lot 1;
- (b) In Section K Subdivision of Part 14 "Half-Acre Residential Zone (RH)", the minimum lot width is reduced from 30 metres (100 ft.) to 22.8 metres (74.8 ft.) for proposed Lot 2;
- (c) In Section F Yards and Setbacks of Part 14 "Half-Acre Residential Zone (RH)", the minimum south side yard setback for proposed Lot 1 is reduced from 4.5 metres (15 ft.) to 2.4 metres (8 ft.); and
- (d) In Section F Yards and Setbacks of Part 14 "Half-Acre Residential Zone (RH)", the minimum north side yard setback for proposed Lot 2 is reduced from 4.5 metres (15 ft.) to 2.4 metres (8 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. 7917-0337-00 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.R19-111

Carried

Development Permit No. 7917-0337-00

9091 – 164 Street
 For Sensitive Ecosystem (Streamside Areas) and Farm Protection.

Authorized to draft: February 5, 2018

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

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That the Mayor and Clerk be authorized to execute Development Permit No. 7917-0337-00.

RES.R19-112

Carried

- 2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19308"
 7917-0184-00 – Overseas Homes Ltd.
 c/o Hub Engineering Inc. (Mike Kompter)
 RA to RF – 16537 – 8 Avenue - to subdivide into 6 single family lots.

Note: Change of ownership

Approved by Council: June 26, 2017

It was Moved by Councillor Guerra
 Seconded by Councillor Nagra
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19308" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R19-113

Carried

With Councillor Pettigrew opposed.

- * At the July 10, 2017 Regular Council – Public Hearing, Council directed staff to work with the applicant and neighbouring property owners to develop an agreed upon configuration for the 8 Avenue Frontage Road along the southern portion of the subject site. Planning and Development advise that 8 Avenue Frontage Road would be built to City standards for future use but would be barricaded with bollards until such time that 8A Avenue is completed between 164 Street and 164A Street and the existing access to 8 Avenue from 165 Street is closed. Council

supported the Development Variance Permit on October 23, 2017 with clarification on the above information (see memorandum dated January 23, 2019 in back-up).

Development Variance Permit No. 7917-0184-00

16537 – 8 Avenue

To reduce the lot depth for proposed Lots 5 and 6 in order to allow for an efficient lot layout.

Supported by Council: October 23, 2017

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

- (a) Subsection K.3. Subdivision of Part 16 - Single Family Residential Zone (RF) is varied to reduce the minimum lot depth from 28 metres (90 ft.) to 27.5 metres (90 ft.) for proposed Lot 5; and
- (b) Subsection K.3. Subdivision of Part 16 - Single Family Residential Zone (RF) is varied to reduce the minimum lot depth from 28 metres (90 ft.) to 26.5 metres (87 ft.) for proposed Lot 6.

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

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Development Variance Permit No. 7917-0184-00 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.R19-114

Carried
 With Councillor Pettigrew opposed.

- 3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19398" 7916-0286-00 – Forge Investments Inc. c/o Ankenman Associates Architects Inc. (Mark Lesack) RF to CD – 2594, 2608, 2614 and 2622 – 152 Street and 2619, 2641, 2645 and 2649 King George Boulevard - to develop two 4-storey apartment buildings containing 132 residential units.

Note: Change of ownership

Approved by Council: October 23, 2017

- * Planning and Development advise (see memorandum dated January 23, 2019, in back-up) that it is in order for Council to pass a resolution amending the King George Highway Corridor Local Area Plan to redesignate the site from "Apartment (45 upa)" to "Apartment (1.5 FAR)".

- (b) In Section J. Special Regulations of Part 10 General Agricultural Zone (A-1), the maximum depth of the farm residential footprint from the front lot line is increased from 60 metres (197 ft.) to 80 metres (262 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. 7918-0014-00 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.R19-118 Carried

Development Permit No. 7918-0014-00
1566 – 184 Street
For Sensitive Ecosystems.

Authorized to draft: September 17, 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. 7918-0014-00.

RES.R19-119 Carried

- 5. **Temporary Use Permit No. 7918-0159-00**
S & S Titan Development Group Inc.
c/o Mosaic Avenue Developments Ltd. (Adrien Herberts)
10575, 10593 and 10605 - 139 Street
To permit the development of a temporary real estate sales centre for a proposed multi-family residential project located directly across the street from the subject site (east side of 139 Street) for a period not to exceed three years.

Supported by Council: January 14, 2019

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

K. ADJOURNMENT

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That the January 30, 2019 Regular Council –

Land Use meeting be adjourned.
RES.R19-122

Carried

The Regular Council - Land Use meeting adjourned at 5:51 p.m.

Certified correct:



Jennifer Ficocelli, City Clerk



Mayor Doug McCallum