

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****COMMERCIAL/INDUSTRIAL/AGRICULTURAL****SURREY CITY CENTRE/WHALLEY**

1. **7918-0453-00**
13761 - 96 Avenue
Matthew Alexander, Lark Group / South Laurel Lands Development Ltd.
Rezoning from CD (Bylaw No. 19373) to CD
Development Permit / Development Variance Permit
to allow additional floor area on an approved 10-storey office/retail building and to vary the minimum 400-metre (1,300 ft.) separation requirement between a proposed small-scale drug store and an existing small-scale drug store.

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That:

1. A Bylaw be introduced to rezone the subject site from "Comprehensive Development Zone (CD)" (Bylaw No. 19373) to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7918-0453-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7918-0453-00, varying the following, to proceed to Public Notification:

- (a) in Section E.28 of Part 4 General Provisions of Zoning Bylaw No. 12000, the minimum separation requirement between a small-scale drug store and an existing small-scale drugstore is reduced from 400 metres (1,300 ft.) to 22 metres (72 ft.).

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) ensure all requirements associated with the provision of two MODO car share vehicles are addressed to the satisfaction of the General Manager, Engineering; and
- (d) registration of a replacement Section 219 Restrictive Covenant to reflect the current rate of 0.50% of the estimated total project construction cost to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture.

RES.R19-839

Carried

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2019, No. 19835" pass its first reading.

RES.R19-840

Carried

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, 2019, No. 19835" pass its second reading.

RES.R19-841

Carried

It was then

Moved by Councillor Guerra
Seconded by Councillor Patton
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19835" be held at the City
Hall on May 27, 2019, at 7:00 p.m.

RES.R19-842

Carried

RESIDENTIAL/INSTITUTIONALCLOVERDALE/CLAYTON

2. **7916-0481-00**
19376 - 71 Avenue
Mike Kompter, Hub Engineering Inc. / S. Dhillon, N. Dhillon, J. Takhar, H. Takhar,
D. Takhar, L. Purewal, M. Madhar
NCP Amendment from Half-Acre Residential to 6-10 upa (Low Density)
Rezoning from RA to RF-13
*to allow subdivision into three (3) single family small lots and one (1) oversized single
family small lot with future subdivision potential.*

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 (RA)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and 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;
 - (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 for "No-Build" on a portion of proposed Lot 4, until such time as access can be provided to the south portion of the subject site through off-site road dedication and construction;
 - (g) registration of a 10 metre (33 ft.) and 0.5 metre (1.5 ft.) wide Statutory Right-of-Way along future Fisher Drive;
 - (h) registration of a Section 219 Restrictive Covenant for tree preservation on proposed Lots 1 and 2; and

- (i) registration of a Section 219 Restrictive Covenant to require minimum double (side-by-side) garage dimensions of 6.1 metres (20 ft.) wide by 6.4 metres (21 ft.) deep, as measured from the interior face of the side walls of the garage, and an additional paver or permeable concrete parking pad on proposed Lots 1-4.

3. Council pass a resolution to amend the East Clayton Neighbourhood Concept Plan (NCP) to redesignate the land from "Half-Acre Residential" to "6-10 upa (Low Density)" when the project is considered for final adoption.

RES.R19-843

Carried

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

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

Amendment Bylaw, 2019, No. 19836" pass its first reading.

RES.R19-844

Carried

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, 2019, No. 19836" pass its second reading.

RES.R19-845

Carried

It was then

Moved by Councillor Guerra

Seconded by Councillor Patton

That the Public Hearing on "Surrey Zoning

Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19836" be held at the City Hall on May 27, 2019, at 7:00 p.m.

RES.R19-846

Carried

3. **7918-0227-00**

7014 and 7004 - 188 Street

Jashin Jhand, Morni Builders Group Ltd. / C. Eaton, A. Eaton, Benchmark Management Ltd. And Progressive Construction Ltd.

Rezoning from RA and RF-12C to RM-30

Development Permit / Development Variance Permit

to permit the development of 15 townhouse units in East Clayton.

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 (RA)" and "Single Family Residential (12) Coach House

- Zone (RF-12C)"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. 7918-0227-00 generally in accordance with the attached drawings (Appendix II);
 4. Council approve Development Variance Permit No. 7918-0227-00, 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.) to the main floor building face and to 2.4 meters (7 ft.) to the upper floors building face;
 - (b) to reduce the minimum east yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the main floor building face and 3.8 metres (12 ft.) to the upper floors building face;
 - (c) to reduce the minimum south yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the main floor building face and 3.8 metres (12 ft.) to the upper floors building face;
 - (d) to reduce the minimum west yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the main floor building face and 3.8 metres (12 ft.) to the upper floors building face; and
 - (e) to allow for the required outdoor amenity space to be located within the north yard setback under the RM-30 Zone.
 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 finalized subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a finalized 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 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 no indoor amenity space;
- (j) registration of a shared access and maintenance easement for the shared outdoor amenity space with the development (Development Application No. 7916-0334-00) to the north;
- (k) registration of a statutory right of way for public access within the multi-use pathway; and
- (l) registration of a Section 219 Restrictive Covenant to 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.R19-847

Carried

With Councillor Pettigrew opposed.

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

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

Amendment Bylaw, 2019, No. 19837" pass its first reading.

RES.R19-848

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, 2019, No. 19837" pass its second reading.

RES.R19-849

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, 2019, No. 19837" be held at the City
 Hall on May 27, 2019, at 7:00 p.m.

RES.R19-850

Carried
 With Councillor Pettigrew opposed.

SURREY CITY CENTRE/WHALLEY

4. **7918-0452-00**
13815 Grosvenor Road
 Gideon Wong, Surrey Vietnamese Alliance Church / Christian and Missionary
 Alliance – Canadian Pacific District
Temporary Use Permit
*to permit pre-manufactured buildings on the site to accommodate Sunday school
 classrooms for the neighboring church located at 13821 Grosvenor Road, for a period
 not to exceed three years.*

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

1. The Planning & Development Department recommends that Council approve Temporary Use Permit No. 7918-0452-00 to proceed to Public Notification;
2. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including covenants, dedications, and rights-of way where necessary, are addressed to the satisfaction of the General Manager, Engineering.

RES.R19-851

Carried

5. **7919-0005-00**
9666 - 139 Street
 J. Willson / E. Olarte and R. Sapon
Development Variance Permit
*to reduce the front yard setbacks of a through lot to allow the construction of a new
 single family dwelling.*

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

1. Council approve Development Variance Permit No. 7919-0005-00, varying the following, to proceed to Public Notification:

- (a) to reduce the minimum west front yard setback of the RF-G Zone through lot from 7.5 metres (25 ft.) to 5.2 metres (17 ft.);
- (b) to reduce the minimum east front yard setback of the RF-G Zone through lot from 7.5 metres (25 ft.) to 5.4 metres (18 ft.).

RES.R19-852

CarriedCOMMERCIAL/INDUSTRIAL/AGRICULTURALSOUTH SURREY

6. **7918-0139-00**
19238, 19290 - 36 Avenue and 19235, 19259, 19291 - 34A Avenue
 Braden Smith, Integrated Construction / Pollyco & Shing Kee Developments Ltd.
Rezoning from IB-2 to IB-1 for a portion of the site
Development Permit
to permit the development of two (2) industrial buildings in Phase 1 of a comprehensive development.

It was

Moved by Councillor Guerra
 Seconded by Councillor Patton
 That:

1. A Bylaw be introduced to rezone a portion of the subject site from "Business Park 2 Zone (IB-2)" to "Business Park 1 Zone (IB-1)" as shown as Block A on the attached Survey Plan (Appendix II) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7918-0139-00 generally in accordance with the attached drawings (Appendix III).
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 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 restrict the maximum amount of mezzanine space; and
- (f) registration of a Section 219 Restrictive Covenant to prohibit any uses that requires a Metro Vancouver air quality permit from locating on the site.

RES.R19-853

Carried
With Councillor Pettigrew opposed.

It was

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

Amendment Bylaw, 2019, No. 19838" pass its first reading.

RES.R19-854

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, 2019, No. 19838" pass its second reading.

RES.R19-855

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, 2019, No. 19838" be held at the City Hall on May 27, 2019, at 7:00 p.m.

RES.R19-856

Carried
With Councillor Pettigrew opposed.

SURREY CITY CENTRE/WHALLEY

- 7. **7918-0320-00**
10324, 10304, 10284, 10274 - 120 Street
Sunny Sandher, Wesgroup Properties Ltd. / Pacific Link East (Lots 4 To 6)
Industrial Park Ltd. And Pacific Link East (Lot 7) Industrial Park Ltd.
NCP Amendment to redesignate the site from Light Impact/Business Park and Business Park to Light Impact/Business Park and Highway Commercial Rezoning from IL, IL-1 and IB-2 to CD (Based on IL-1 and CHI) Development Permit
to permit the development of a future multi-unit industrial warehouse building and a drive-through restaurant.

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

1. A Bylaw be introduced to rezone the subject site from "Light Impact Industrial Zone (IL)", "Light Impact Industrial 1 Zone (IL-1), and "Business Park 2 Zone (IB-2)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft General Development Permit No. 7918-0320-00 generally in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a finalized general landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) approval from the Ministry of Transportation & Infrastructure;
 - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (g) submission of a finalized geotechnical report with respect to site preparation measures, including pre-loading, to the satisfaction of the General Manager, Engineering;
 - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (i) registration of a Section 219 Restrictive Covenant to indicate the development is situated within a floodplain and to ensure that habitable building area meets the minimum floodplain construction level; and
 - (j) 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.

4. Council pass a resolution to amend the South Westminster Neighbourhood Concept Plan to redesignate the subject site from "Light Impact/Business Park" and "Business Park" to "Light Impact/Business Park" and "Highway Commercial" when the project is considered
- RES.R19-857 Carried
- It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2019, No. 19839" pass its first reading.
- RES.R19-858 Carried
- 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, 2019, No. 19839" pass its second reading.
- RES.R19-859 Carried
- It was then Moved by Councillor Guerra
Seconded by Councillor Patton
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19839" be held at the City
Hall on May 27, 2019, at 7:00 p.m.
- RES.R19-860 Carried

RESIDENTIAL/INSTITUTIONAL

NEWTON

8. **7918-0126-00**
14127 - 60A Avenue
Dexter Hirabe, WSP Canada Inc. / J. Dhama, C. Dhama
Rezoning from RA to RF-13
to allow the subdivision of the property into two (2) lots.
- 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 (RA)" to "Single Family Residential (13) Zone (RF-13) Zone" and a date be set for Public Hearing.
 2. Council instruct staff to resolve the following issue(s) 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (e) 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.R19-861

Carried

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2019, No. 19840" pass its first reading.

RES.R19-862

Carried

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, 2019, No. 19840" pass its second reading.

RES.R19-863

Carried

It was then

Moved by Councillor Guerra
Seconded by Councillor Patton
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19840" be held at the City
Hall on May 27, 2019, at 7:00 p.m.

RES.R19-864

Carried

C. ADDITIONAL PLANNING COMMENTS

D. ITEMS REFERRED BACK

E. CORPORATE REPORTS

F. CORRESPONDENCE

G. NOTICE OF MOTION

1. **Reconsideration of Application No. 7918-0090-00**

File: 7918-0090-00

At the April 1, 2019 Regular Council – Land Use meeting, Application No. 7918-0090-00 was defeated. Councillor Hundial submitted a Notice of Motion to rescind and reconsider the matter.

It was Moved by Councillor Hundial
 Seconded by Councillor Guerra
 That Council rescind Resolution RES.R19-511B
 and bring back Application No. 7918-0090-00 for consideration at this meeting.

RES.R19-865

Carried

It is now in order for Council to consider the following application.

7918-0090-00**17669 - 40 Avenue**

D. Sandhar / P. Dhesi, A. Dhesi, M. Dhesi

Development Permit / Development Variance Permit

to increase the maximum depth of the farm residential footprint and maximum building setback to allow construction of a single family dwelling.

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

1. Council approve Development Variance Permit No. 7918-0090-00, varying the following, to proceed to Public Notification:
 - (a) To increase the maximum setback of the single family dwelling in the A-1 Zone from 50 metres (164 ft.) to 74 metres (243 ft.); and
 - (b) To increase the maximum depth of the farm residential footprint in the A-1 Zone from 60 metres (197 ft.) to 80 metres (262 ft.).
2. Council authorize staff to draft Development Permit No. 7918-0090-00 for Sensitive Ecosystems, generally in accordance with the Ecosystem Development Plan prepared by Aquaterra Environmental Ltd. and dated November 2018.
3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) Submission of a landscaping plan and landscaping cost estimate in accordance with the Ecosystem Development Plan to the specifications and satisfaction of the Planning and Development Department; and

- (b) Registration of a Section 219 Restrictive Covenant to ensure future house construction and siting is in accordance with the recommendations in the Ecosystem Development Plan.

RES.R19-866

Carried**H. BYLAWS AND PERMITS**

BYLAWS

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18682"
7915-0235-00 – N. Kaila and N.K. Projects Ltd.
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)
RF and RM-D to RF-10 and RF – 12955 and 12967/12969 – 108 Avenue
To subdivide into 2 single family lots and 5 single family small lots.

Council direction received March 7, 2016

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18682" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R19-867

Carried

With Councillor Pettigrew opposed.

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18725"
7915-0253-00 – C & M 68th Avenue Projects Ltd.
c/o Hub Engineering Inc. (Mike Kompter)
RA to RF-12 – 14713 – 68 Avenue - to subdivide into 5 single family lots.

Council direction received May 2, 2016

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That Council amend the East Newton South Neighbourhood Concept Plan to redesignate the site from "Urban Single Family" to "Single Family Small Lots".

RES.R19-868

Carried

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18725" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R19-869

Carried

- 3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19808"
7919-0019-00 – M. Fletcher and S. Cleveland
c/o M. Fletcher
CD (Bylaw No. 18513) to CD – 12673 – 14B Avenue - to allow increased Floor Area Ratio for floor area that was constructed without permits.

Council direction received April 1, 2019

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19808" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R19-870 Carried

- 4. "Surrey Zoning Bylaw, 1979, No. 5942, Amendment Bylaw, 1988, No. 9577, Amendment Bylaw, 2019, No. 19830"
Corporate Report: 2019-L001 - Fountana Hotel Investment Corp.
To amend CD By-law No. 9577 - 1160 King George Boulevard - in order to remove references to the subject property at 1160 King George Boulevard.

Council direction received April 15, 2019
Corporate Report Item No. 2019-L001

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1979, No. 5942, Amendment Bylaw, 1988, No. 9577, Amendment Bylaw, 2019, No. 19830" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R19-871 Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19831"
CD (By-law No. 9577) to CD – 1160 King George Boulevard - to bring the existing building into zoning compliance by increasing the density from 0.5 FAR to 0.65 FAR.

Council direction received April 15, 2019

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19831" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R19-872 Carried

BYLAWS WITH PERMITS

5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19235"
7916-0148-00 – A., N., D. and M. Randhawa
c/o Coastland Engineering and Surveying Ltd. (Mike Helle)
RA to CD – 8656 and 8660 – 164 Street - to subdivide into 4 small suburban lots.

Council direction received April 24, 2017

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19235" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R19-873

Carried
With Councillor Pettigrew opposed.

Development Variance Permit No. 7916-0148-00

8656 and 8660 – 164 Street

To reduce the south side yard setback in order to retain the existing house.

Supported by Council May 8, 2017

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Development Variance Permit
No. 7916-0148-00 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.R19-874

Carried
With Councillor Pettigrew opposed.

Development Variance Permit No. 7916-0148-01

8656 and 8660 – 164 Street

To reduce the rear yard setback of an existing house to be retained on proposed
Lot 1 in a 4-lot subdivision.

Supported by Council June 11, 2018

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Development Variance Permit
No. 7916-0148-01 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.R19-875

Carried
With Councillor Pettigrew opposed.

PERMIT APPROVALS

6. **Development Variance Permit No. 7917-0177-00**

S. Chana
c/o T. Chana
12772 – 56 Avenue

To reduce the front yard setback (east) and side yard setback on a flanking street (north) in order to allow for a more functional floor plan for a new single family dwelling.

Supported by Council October 1, 2018

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That Development Variance Permit

No. 7917-0177-00 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.R19-876

Carried

Development Permit No. 7917-0177-00

12772 – 56 Avenue
For Sensitive Ecosystems (Green Infrastructure Areas)

Authorized to draft: September 17, 2018

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That the Mayor and Clerk be authorized to

execute Development Permit No. 7917-0177-00.

RES.R19-877

Carried

7. **Development Variance Permit No. 7917-0583-00**

Fleetwood Village Development Ltd.
c/o Fleetwood West Dev. (Mehran Rabiee)
8835 Fleetwood Way

To reduce the minimum required setback of an underground parking facility. This variance will maximize the underground parking for a proposed mixed-use development consisting of commercial space, office space and residential dwelling units.

Supported by Council February 25, 2019

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Development Variance Permit
 No. 7917-0583-00 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.R19-878 Carried

Development Permit No. 7917-0583-00

8835 Fleetwood Way

To permit the development of a mixed-use development with ground floor
 commercial, second floor office and 65 residential dwelling units in five
 buildings ranging from one-storey to five-storeys in height.

Authorized to draft: February 11, 2019

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7917-0583-00.

RES.R19-879 Carried

I. CLERKS REPORT

J. OTHER BUSINESS

K. ADJOURNMENT

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That the May 13, 2019 Regular Council – Land

Use meeting be adjourned.
 RES.R19-880 Carried

The Regular Council - Land Use meeting adjourned at 5:55 p.m.

Certified correct:


 Jennifer Ficocelli, City Clerk


 Mayor Doug McCallum