

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
Acting 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****CLOVERDALE/CLAYTON****1. 7919-0065-00****17635 - 64 Avenue**

Agent: Andrea Scott, Lovick Scott Architects Ltd.

Owner: McDonald's Restaurants of Canada Limited

Development Permit*to permit renovations to an existing drive-through restaurant in Cloverdale.*

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That:

1. Council approve the applicant's request to vary the Sign By-law as described in Appendix II.

2. Council approve Development Permit Application No. 7919-0065-00 including a comprehensive sign design package and authorize the Mayor and Clerk to execute the Permit.

RES.R19-913

Carried

SOUTH SURREY

2. **7918-0259-00**
17256 - 8 Avenue
 Agent: Hubert Timmenga, McTavish Resource & Management Consultants
 Owner: Baird Cattle Co Ltd.
Rezoning from A-1 to CD
Non-farm use under Section 20(3) of the ALC Act
to permit the operation of a vacuum truck separation facility.

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Application No. 7918-0259-00 be denied
 and that Council direct staff to close the application.

RES.R19-914

CarriedRESIDENTIAL/INSTITUTIONALCLOVERDALE/CLAYTON

3. **7918-0341-00**
17508, 17524, 17534 and 17544 - 60 Avenue
 Agent: Doug Johnson, Douglas Johnson Architect Ltd.
 Owners: R. Lewis, H. Lewis, 60 Cloverdale Holdings Inc.
TCP Amendment from Urban Single Family to Townhouses
Rezoning from RF to RM-30
Development Permit / Development Variance Permit
to permit the development of 25 townhouse units in Cloverdale Town Centre.

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

1. A Bylaw be introduced to rezone the subject site from "Single Family Residential Zone (RF)" 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. 7918-0341-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7918-0341-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard (north) setback of the RM-30 Zone for Building 1 and Building 4 from 7.5 metres (25 ft.) to:

- i. 4.5 metres (14.7 ft.) to the principal building;
 - ii. 3.6 metres (12 ft.) to the roof overhang; and
 - iii. 3.3 metres (10.8 ft.) to the porch columns and 3.1 metres (10.2 ft.) to the porch overhang.
- (b) to reduce the minimum side yard (east) setback of the RM-30 Zone from 7.5 metres (25 ft.) to:
- i. 3.0 metres (9.8 ft.) to the principal building;
 - ii. 2.7 metres (8.8 ft.) to the 2nd floor bay window projection;
 - iii. 2.4 metres (8 ft.) to the 2nd floor bay window roof overhang;
 - iv. 2.1 metres (6.8 ft.) to the principal building roof overhang; and
 - v. 2.1 metres (6.8 ft.) to the electrical closet.
- (c) to reduce the minimum rear yard (south) setback of the RM-30 Zone for Building 2 from 7.5 metres (25 ft.) to:
- i. 6.0 metres (20 ft.) to the principal building;
 - ii. 5.2 metres (17 ft.) to the roof overhang; and
 - iii. 5.0 metres (16.4 ft.) to the porch columns and 4.7 metres (15.4 ft.) to the porch overhang.
- (d) to reduce the minimum rear yard (south) setback of the RM-30 Zone for Building 3 from 7.5 metres (25 ft.) to:
- i. 6.0 metres (20 ft.) for the ground floor and 5.2 metres for the upper floors (17 ft.) of the principal building;
 - ii. 4.4 metres (14.5 ft.) to the roof overhang; and
 - iii. 4.9 metres (16 ft.) to the porch column and 4.4 metres (14.4 ft.) to the porch overhang.
- (e) to reduce the minimum side yard (west) setback of the RM-30 Zone for Building 3 from 7.5 metres (25 ft.) to:
- i. 5.6 metres (18.3 ft.) to the principal building; and
 - ii. 4.7 metres (15.4 ft.) to the electrical closet.
- (f) to reduce the minimum side yard (west) setback of the RM-30 Zone for Building 4 from 7.5 metres (25 ft.) to:
- i. 5.0 metres (16.4 ft.) to the principal building;
 - ii. 4.7 metres (15.4 ft.) to the 2nd floor bay window projections;
 - iii. 4.4 metres (14.5 ft.) to the 2nd floor bay window roof overhang; and
 - iv. 4.1 metres (13.4 ft.) to the principal building roof overhang and electrical closet.

5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) 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 & Culture;
 - (i) 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;
 - (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;
 - (k) 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; and
 - (l) the applicant adequately address the impact of no indoor amenity space.
6. Council pass a resolution to amend the Cloverdale Town Centre Plan to redesignate the land from "Urban Single Family" to "Townhouses" when the project is considered for final adoption.

RES.R19-915

Carried

RES.R19-916 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2019, No. 19841" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R19-917 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2019, No. 19841" pass its second reading.
Carried

RES.R19-918 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. 19841" be held at the City
 Hall on June 10, 2019, at 7:00 p.m.
Carried

FLEETWOOD/GUILDFORD

- 4. **7918-0158-00**
9322 - 162A Street
 Agent: Roger Jawanda, Citiwest Consulting Ltd.
 Owner: A. Nirpat
OCP Amendment from Suburban to Urban
Rezoning from RH to RF
to allow subdivision into 2 single family lots.

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

1. A Bylaw be introduced to amend the OCP by redesignating the subject site in Development Application No. 7918-0158-00 from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A Bylaw be introduced to rezone the subject site from "Half-Acre Residential Zone (RH)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.

- 4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) the application 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; and
 - (h) provision of community benefit for proposed Lots 1 and 2, to satisfy the OCP Amendment policy for Type 2 applications.

RES.R19-919

Carried

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2019, No. 19842" pass its first reading.

RES.R19-920

Carried

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, 2019, No. 19842" pass its second reading.

RES.R19-921

Carried

- RES.R19-922 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, 2019, No. 19842" be
held at the City Hall on June 10, 2019, at 7:00 p.m.
Carried
- RES.R19-923 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2019, No. 19843" pass its first reading.
Carried
- The said Bylaw was then read for the second time.
- RES.R19-924 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2019, No. 19843" pass its second reading.
Carried
- RES.R19-925 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. 19843" be held at the City
Hall on June 10, 2019, at 7:00 p.m.
Carried

5. **7917-0530-00**
16261, 16279, 16291 and 16293 - 96 Avenue; 9642 and 9654 - 162A Street
Agent: Oleg Verbenkov, Pacific Land Group
Owners: 1136183 B.C. Ltd.
Director Information: Parminder S. Atwal, Kunwar B. Singh
No Officer Information Filed as at October 2, 2018.

**OCP Amendment from Urban to Multiple Residential
Rezoning from RA, RF & RM-D to RM-30
Development Permit / Development Variance Permit
to permit the development of 60 townhouse units**

- It was Moved by Councillor Hundial
Seconded by Councillor Locke
That Application 7917-0530-00 be referred
back to staff to address environmental concerns.
Defeated
With Mayor McCallum and Councillors
Elford, Guerra, Nagra and Patton opposed.

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

1. A Bylaw be introduced to amend the OCP by redesignating the subject site in Development Application No. 7917-0530-00 from Urban to Multiple Residential and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)", "Single Family Residential Zone (RF)" and "Duplex Residential Zone (RM-D)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7917-0530-00 generally in accordance with the attached drawings (Appendix II) and the Ecosystem Development Plan.
5. Council approve Development Variance Permit No. 7917-0530-00 (Appendix VII), 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 principal building face;
 - (b) to reduce the minimum south yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.3 metres (14 ft.) to the principal building face;
 - (c) to reduce the minimum east yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 7.1 metres (23 ft.) to the principal building face of Building 9;
 - (d) to reduce the minimum west yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.0 metres (13 ft.) to the principal building face; and
 - (e) to vary the Zoning Bylaw to increase the maximum number of risers permitted within the setback area from 3 to 6 for buildings 9, 10 and 11.

6. Council instruct staff to resolve the following issues prior to final approval:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) the applicant adequately address any comments from Metro Vancouver;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (g) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (h) provision of community benefit to satisfy the OCP Amendment policy for OCP Amendment applications;
 - (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (j) submission of an acoustical report for the units adjacent to 96 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (k) registration of a Section 219 Restrictive Covenant requiring increased east yard setbacks for Buildings 4 and 8;
 - (l) registration of a Section 219 Restrictive Covenant for a no-build area and installation and maintenance of the landscape buffer adjacent to Tynehead Park;
 - (m) 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;
 - (n) 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; and

- (o) finalization of the Ecosystem Development Plan to the satisfaction of the Planning and Development Department.

RES.R19-926

Carried

With Councillors Annis, Hundial, Locke and Pettigrew opposed.

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That "Surrey Official Community Plan Bylaw,

2013, No. 18020, Amendment Bylaw, 2019, No. 19844" pass its first reading.

RES.R19-927

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, 2019, No. 19844" pass its second reading.

RES.R19-928

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, 2019, No. 19844" be held at the City Hall on June 10, 2019, at 7:00 p.m.

RES.R19-929

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. 19845" pass its first reading.

RES.R19-930

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. 19845" pass its second reading.

RES.R19-931

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. 19845" be held at the City
 Hall on June 10, 2019, at 7:00 p.m.

RES.R19-932

Carried
 With Councillor Pettigrew opposed.

NEWTON

6. **7919-0112-00**

6344 - 133B Street

Agent: D. Jattana

Owners: S. Jattana, I. Jattana

Development Variance Permit

*to permit the construction of a basement access well between the principal building
 and the front lot line for a proposed single family dwelling.*

It was

Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council approve Development Variance

Permit No. 7919-0112-00, to vary the "Single Family Residential Zone (RF)" to allow
 the basement access and basement well to be located in the front east yard of the
 lot, to proceed to Public Notification.

RES.R19-933

Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

CLOVERDALE/CLAYTON

7. **7919-0137-00**

17395 No. 10 Highway (56 Avenue)

Agent: Peter J. Mallen, Mallen Gowing Berzins Architecture Incorporated

Owner: Echo Lake Investments Ltd.

Development Variance Permit

*to reduce the minimum west yard setback from 2 metres (6.5 feet) to 1.5 metres
 (4.9 feet) for a retail warehouse building under construction.*

It was

Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council approve Development Variance

Permit No. 7919-0137-00, to reduce the minimum west yard setback of
 Comprehensive Development (CD) Zone (Bylaw No. 19496) from 2.0 metres
 (6.5 feet) to 1.5 metres (4.9 feet), to proceed to Public Notification.

RES.R19-934

Carried

SURREY CITY CENTRE/WHALLEY

8. **7918-0281-00**
10472 Scott Road
 Agent: Sunny Sandher, Wesgroup Properties Ltd.
 Owner: 10472 Scott Road Investments Ltd.
Partial NCP Amendment from Business Park to Highway Commercial
Rezoning from IL-1 to CHI
General Development Permit
to permit the development of a future two-storey multi-tenant warehouse building.

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 1 Zone (IL-1)" to "Highway Commercial Industrial Zone (CHI)" and a date be set for Public Hearing.
2. Council authorize staff to draft General Development Permit No. 7918-0281-00 for Form and Character and Hazard Lands (Flood Prone Areas) 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) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
 - (c) 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 (NCP) to re-designate a portion of the site from "Business Park" to "Highway Commercial" (Appendix IV).

RES.R19-935

Carried

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2019, No. 19846" pass its first reading.

RES.R19-936

Carried

The said Bylaw was then read for the second time.

RES.R19-937 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2019, No. 19846" pass its second reading.
Carried

RES.R19-938 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. 19846" be held at the City
Hall on June 10, 2019, at 7:00 p.m.
Carried

C. ADDITIONAL PLANNING COMMENTS

RESIDENTIAL/INSTITUTIONAL

NEWTON

1. **7908-0135-01**
7803 and 7815 – 128 Street
Agent: Jessi Arora, DF Architecture Inc.
Owner: Samta Enterprises Corporation, Kooner Construction Ltd., 503350 B.C. Ltd.
Director Information: Paramdeep Singh Kooner, Bhupinder Kaur Kooner
Officer Information as at August 29, 2017:
Bhupinder Kaur Kooner (President, Secretary)

Development Variance Permit

to allow for a reduced setback and elimination of a landscaping strip for a proposed industrial building.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council approve Development Variance
Permit No. 7908-0135-01, varying the following, to proceed to Public Notification:

- (a) to reduce the minimum side yard on flanking street setback of the Light Impact Industrial (IL) Zone from 7.5 metres (25 ft.) to 7.0 metres (23 ft.); and
- (b) to eliminate the requirement of the Light Impact Industrial (IL) Zone to provide a continuous landscaping strip of not less than 1.5 metres (5 ft.) along the west property line abutting the lane.

RES.R19-939 Carried

SURREY CITY CENTRE/WHALLEY

- 2. 7917-0470-00
7917-0470-01
11539 - 136 Street

Agent: Curtis Gray, Krahn Engineering Ltd.

Owner: Dakash Investments Ltd.

Development Permit / Development Variance Permit

to reduce the minimum streamside setback area for a Class A/O Ditch, as measured from top-of-bank, in order to accommodate an industrial warehouse building on the lot.

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That:

- 1. Council authorize staff to draft Sensitive Ecosystems (Streamside Areas) Development Permit No. 7917-0470-01, generally in accordance with the attached drawing (Appendix II and IV) and the Ecosystem Development Plan prepared by Hemmera and dated May 15, 2019.
- 2. Council approve Development Variance Permit No. 7917-0470-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum streamside setback area for a Class A/O Ditch from 10 metres (33 ft.) to 5 metres (15 ft.), as measured from top-of-bank.
- 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) registration of a combination Statutory Right-of-Way/Restrictive Covenant over the identified Streamside Protection Area;
 - (c) submission of a finalized Impact Mitigation Plan by the project Environmental Consultant, including a landscaping plan and cost estimate, to the specifications and satisfaction of the Planning and Development Department; and
 - (d) payment of the securities for the proposed planting and restoration plan outlined in the Ecosystem Development Plan.

RES.R19-940

Carried

D. ITEMS REFERRED BACK

RESIDENTIAL/INSTITUTIONALSURREY CITY CENTRE/WHALLEY

1. 7918-0304-00

14914 – 104 Avenue, Unit B

Agent: Stephen Barron, Aegir Consulting Inc.

Owner: S. Kong

New Liquor Primary License*to allow for conversion of an existing karaoke restaurant from a food primary to a liquor primary licensed establishment.*

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That after taking into account the following
criteria outlined in the attached Planning Report dated April 1, 2019:

- (a) the location of the establishment;
- (b) the proximity of the establishment to other social or recreational facilities and public buildings;
- (c) the occupant load and hours of liquor service of the establishment;
- (d) the number and market focus or clientele of liquor primary license establishments within a reasonable distance of the proposed location;
- (e) traffic, noise, parking and zoning; and
- (f) the impact on the community if the application is approved.

After holding a Public Hearing on April 15, 2019, in accordance with City policy, to gather the views of area residents and businesses with respect to the proposed liquor primary application; and

After hearing any individuals who made a presentation to Council at the Public Hearing and after reviewing any correspondence submitted in response to the Public Hearing notice.

Surrey City Council recommends the issuance of the liquor primary license subject to the following conditions:

1. A maximum occupant load of 73 persons; and
2. The hours of operation for the liquor primary establishment are 4:00 p.m. to no later than 1:00 a.m. Sunday through Thursday and 4:00 p.m. to no later than 2:00 a.m. on Friday and Saturday.

RES.R19-941

Carried

With Councillor Pettigrew opposed.

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

BYLAWS

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19305"
7916-0699-00 – G. Brar and J. Brar
c/o Hub Engineering Inc. (Mike Kompter)
RH to RF – 14987 – 76A Avenue - to subdivide into 2 single family lots.

Council direction received June 26, 2017

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That Council amend the East Newton North

Neighbourhood Concept Plan to redesignate the site from "Transitional Suburban" to "Urban Residential".

RES.R19-942

Carried

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

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

Amendment Bylaw, 2017, No. 19305" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R19-943

Carried

BYLAWS WITH PERMITS

- 2 "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19232"
7915-0222-00 – Chang Shu Wei Enterprises Ltd.
c/o Hearth Architectural Inc. (Joe Muego)
RF to C-5 – 15936 – 96 Avenue - to develop a 2-storey commercial building containing 2 retail units.

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. 19232" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
RES.R19-944 Carried

Development Variance Permit No. 7915-0222-00

15936 – 96 Avenue

To reduce the side yard setbacks from 7.5 metres (25 ft.) to 0 metres (0 ft.) on the west side and 3.0 metres (10 ft.) on the east side in order to eliminate a potential undesirable corridor between buildings on the west side and achieve a pedestrian-oriented streetscape along 159A Street.

Supported by Council May 8, 2017

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Development Variance Permit No.
7915-0222-00 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.R19-945 Carried

Development Permit No. 7915-0222-00

15936 – 96 Avenue

To permit the development of a two-storey, multi-tenant commercial building.

Authorized to draft: April 27, 2017

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That the Mayor and Clerk be authorized to
execute Development Permit No. 7915-0222-00.
RES.R19-946 Carried

I. CLERKS REPORT

J. OTHER BUSINESS

K. ADJOURNMENT

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That the May 27, 2019 Regular Council –

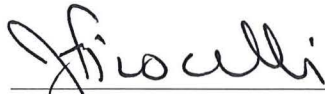
Land Use meeting be adjourned.

RES.R19-947

Carried

The Regular Council - Land Use meeting adjourned at 6:02 p.m.

Certified correct:



Jennifer Ficocelli, City Clerk



Mayor Doug McCallum