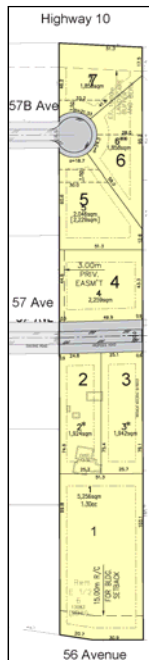
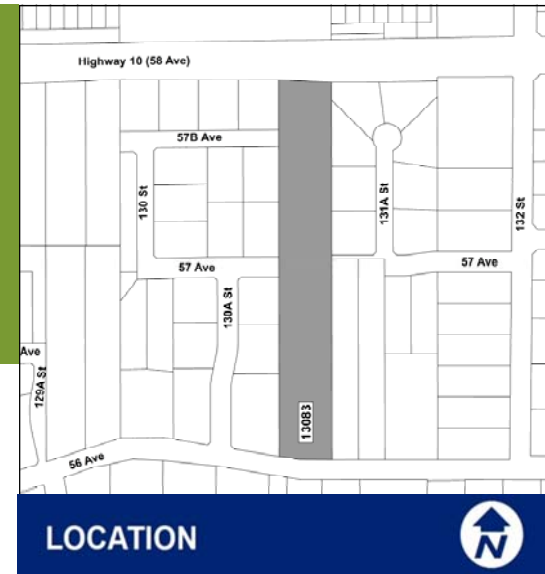


NOTICE OF PUBLIC HEARING

Surrey City Council will hold a Public Hearing at:
Surrey City Hall
13450—104 Avenue
Council Chambers

MEETING DATE
MONDAY
JULY 23, 2018
STARTING AT 7PM
PUBLIC HEARING



Surrey Zoning Amendment Bylaw No. 19638

Application: 7917-0484-00

Location: 13083 – 56 Avenue

Purpose of Bylaw and Development Variance Permit: The applicant is seeking to rezone the northern portion of the split zoned property shown in grey on the location map from One-Acre Residential to Half-Acre Residential. The southern portion will remain zoned Half-Acre Residential.

The applicant is proposing to subdivide the property into 7 single family suburban lots.

In addition, a development variance permit is being sought to reduce the lot width for proposed Lots 2 and 3 and reduce the lot depth for proposed Lot 6.

Project Planner: Christa Brown at 604-591-4216

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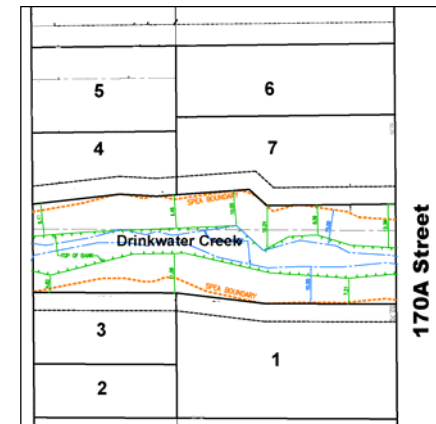
Surrey Official Community Plan Amendment Bylaw No. 19636
Surrey Zoning Amendment Bylaw No. 19637
Application: 7915-0181-00/7915-0181-01
Location: 8143 and 8173 – 170A Street

Purpose of Bylaws and Development Variance Permit: The applicant is seeking to redesignate a portion of the site shown in grey on the location map from Urban to Suburban and rezone the site from General Agriculture to Single Family Residential and Half-Acre Residential Gross Density.

The applicant is proposing to subdivide the site into 7 single family lots (4 RF and 3 RH-G) and convey 1 open space lot to the City. Proposed Lot 5 will remain undeveloped for future consolidation with the adjacent property to the north at 8208 – 170 Street.

In addition, a development variance permit is being sought to reduce the streamside setback for a "Natural Class A Stream" from 30 metres (98 ft.) to a minimum of 12.4 metres (41 ft.) in order to allow a house to be constructed in advance of rezoning and subdivision on proposed Lot 1.

A second development variance permit is being sought to reduce the lot width for proposed Lots 6 and 7; and reduce the streamside setback for a "Natural Class A Stream" from 30 metres (98 ft.) to 8.5 metres (28 ft.) on the north side of the creek and 4.8 metres (16 ft.) on the south side of the creek.



Project Planner: Leita Martin at 604-591-4270

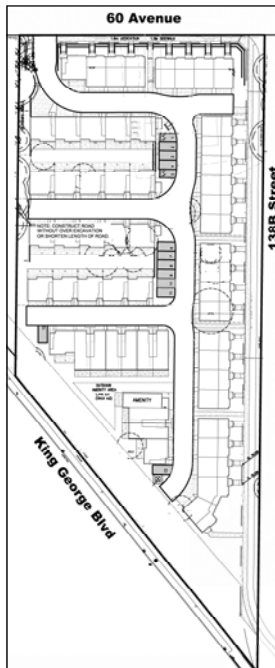
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.....
PUBLIC HEARING



Surrey Zoning Amendment Bylaw No. 19639

Application: 7917-0318-00

Location: 13866 – 60 Avenue

Purpose of Bylaw and Development Variance Permit: The applicant is seeking to rezone the site shown in grey on the location map from One-Acre Residential to Multiple Residential 30.

The applicant is proposing to develop 57 townhouse units on the site.

In addition, a development variance permit is being sought to reduce setbacks along the north, east and west property lines in order to achieve a functional site plan and more urban, pedestrian streetscape.

Project Planner: Erin MacGregor at 604-591-4515

NOTICE OF PUBLIC HEARING

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MEETING DATE
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Surrey Zoning Amendment Bylaw No. 19632

Application: 7916-0363-00

Location: 7327 – 184 Street; 18317, 18343 and 18365 – 73 Avenue

Purpose of Bylaw and Development Variance Permit: The applicant is seeking to rezone the site shown in grey on the location map from One-Acre Residential to Multiple Residential 30.

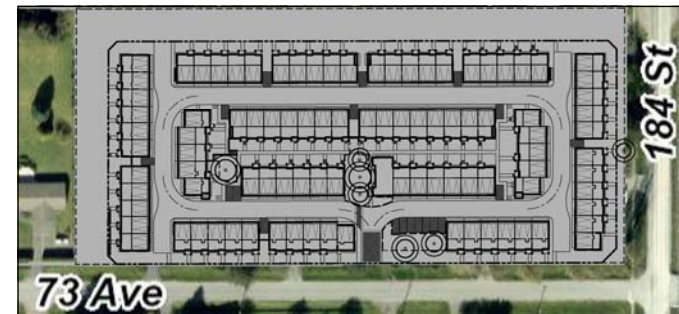
The applicant is proposing to develop 95 townhouse units.

In addition, a development variance permit is being sought to reduce setbacks along all property lines from 7.5 metres (25 ft.) to 4.3 metres (14 ft.).

Also, south and east setbacks are to be reduced from 7.5 metres (25 ft.) to 3.6 metres (12 ft.) to the southeast corner of Building 15.

These setbacks will help achieve a more urban, pedestrian streetscape.

Project Planner: Leita Martin at 604-591-4270



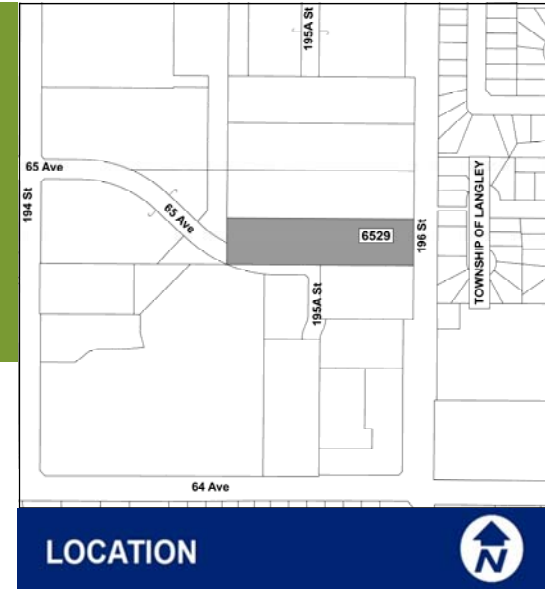
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Surrey Official Community Plan Amendment Bylaw No. 19633

Surrey Zoning Amendment Bylaw No. 19634

Application: 7918-0072-00

Location: 6529 – 196 Street

Purpose of Bylaws: The applicant is seeking to redesignate the site shown in grey on the location map from Urban to Multiple Residential; increase the density for the site within the Multiple Residential designation from 1.5 to 2.2 FAR; and rezone the site from One-Acre Residential to Comprehensive Development.

The applicant is proposing to develop two 5-storey apartment buildings on proposed Lots 1 and 2 and convey proposed Lot 3 to the City for a public Park. The building on proposed Lot 1 will contain 69 units and the building on proposed Lot 2 will contain 78 units.

Project Planner: Ingrid Matthews at 604-591-4762



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Surrey Zoning Amendment Bylaw No. 19640

Application: 7918-0087-00

Location: 16650 – 25A Avenue

Purpose of Bylaw and Development Variance Permit: The applicant is seeking to rezone the site shown in grey on the location map from Comprehensive Development Bylaw No. 18856 to Multiple Residential 30.

The applicant is proposing to develop approximately 80 townhouse units.

In addition, a development variance permit is being sought to reduce setbacks along all property lines from 7.5 metres (25 ft.) to 4.5 metres (15 ft.).

Also, north, south and east setbacks are to be reduced for a small bump-out on Buildings 4, 6, 9 and 10 from 7.5 metres (15 ft.) to 3.9 metres (13 ft.). These setbacks will help achieve a more urban, pedestrian streetscape.

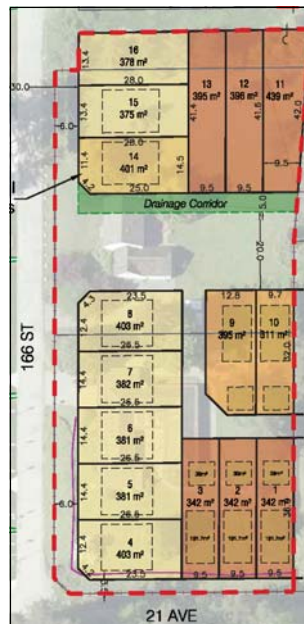
Project Planner: Keith Broersma at 604-591-4766



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Surrey Zoning Amendment Bylaw No. 19631

Application: 7917-0589-00

Location: 2124 and 2152 – 166 Street; Portion of 16628 Edgewood Drive

Purpose of Bylaw and Development Variance Permit: The applicant is seeking to rezone the site shown in grey on the location map from One-Acre Residential and Single Family Residential (10) to Single Family Residential (10) and Single Family Residential (13).

The applicant is proposing to subdivide the site into 16 single family small lots (8 RF-10 and 8 RF-13). The northern portion of the site includes a remnant strip that is hooked to the existing RF-10 lot located at 16628 Edgewood Drive.

In addition, a development variance permit is being sought to allow front access driveways on proposed Lots 6, 7, 8, 14 and 16 in order to maintain continuity in the streetscape on 166 Street.

Project Planner: Harpreet Sondh at 604-591-4021

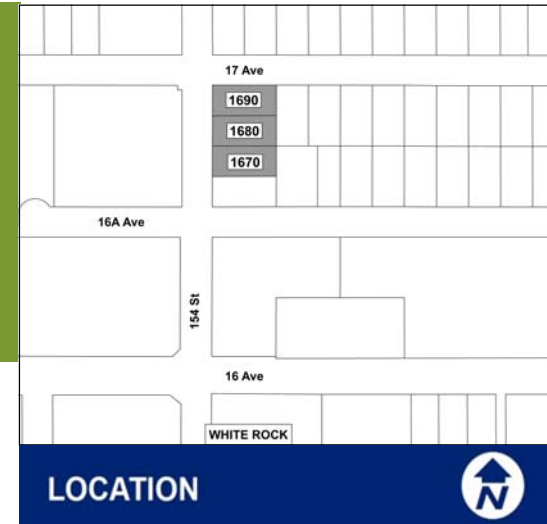
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Surrey Zoning Amendment Bylaw No. 19630

Application: 7918-0115-00

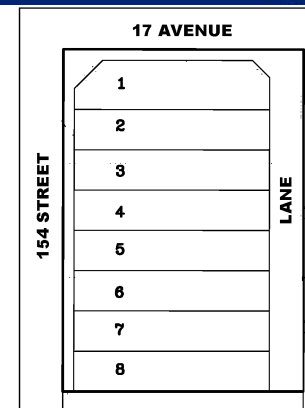
Location: 1670, 1680 and 1690 – 154 Street

Purpose of Bylaw and Development Variance Permit: The applicant is seeking to rezone the site shown in grey on the location map from Single Family Residential to Semi-Detached Residential.

The applicant is proposing to subdivide the site into 8 lots for 8 semi-detached dwelling units.

In addition, a development variance permit is being sought to reduce the lots widths for proposed Lots 2 to 8 from 7.2 metres (24 ft.) to 7.1 metres (23 ft.).

Project Planner: Adam Rossi at 604-501-7574



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Surrey Zoning Amendment Bylaw No. 19641

Application: 7916-0229-00

**Location: 1620 King George Boulevard; 1635 and 1647 – 162 Street
16147, 16149, 16179 and 16189 – 16 Avenue**

Purpose of Bylaw and Development Variance Permit: The applicant is seeking to rezone the site shown in grey on the location map from Single Family Residential and Duplex Residential to Multiple Residential 30.

The applicant is proposing to develop 71 townhouse units.

In addition, a development variance permit is being sought to reduce building setbacks and allow 4 visitor parking stalls to be located within the required setback area in order to allow for a more functional site plan.

Project Planner: Harpreet Sondh at 604-591-4021



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Surrey Zoning Amendment Bylaw No. 19643

Surrey Zoning Amendment Bylaw No. 19644

Application: 7917-0009-00/7917-0009-01

Location: 19525 – 20 Avenue; 19526 – 24 Avenue; 19475 and 19500 – 26 Avenue

Purpose of Bylaws: The applicant is seeking to rezone the site shown in grey on the location map from General Agriculture and Business Park 1 to Comprehensive Development.

The applicant is proposing to subdivide the site into 4 business park lots under City ownership and dedicate open space as parkland. The 2 proposed lots on the northern portion of the site are expected to be developed first, with City Engineering Operations continuing to operate in the short term on the 2 proposed lots on the southern portion.

The applicant is applying for Water Sustainability Act (WSA) Approval to alter watercourses and the site plan is dependent on whether that is received. Detailed Development Permits for the lots will be required when that process is complete and development is proposed.

Project Planner: Luciana Moraes at 604-591-4615

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MEETING DATE
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Surrey Zoning Amendment Bylaw No. 19642

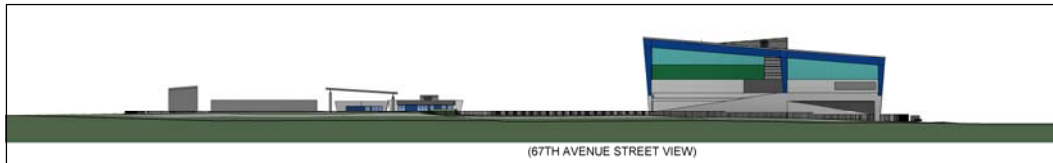
Application: 7918-0113-00

Location: 6711 - 154 Street

Purpose of Bylaw: The applicant is seeking to rezone the site shown in grey on the location map from General Agriculture to Comprehensive Development.

The applicant is proposing to develop an Eco-Centre that will serve both residents and small business owners. Drop offs at the facility will include recyclables, compostable materials, reusable items and garbage. Garbage will be contained within the enclosed building located at the east end of the site and will be removed daily from the facility.

Project Planner: Harpreet Sondh at 604-591-4021



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Surrey Zoning Amendment Bylaw No. 19635

Application: 7917-0518-00

Location: 18611 – 72 Avenue

Purpose of Bylaw and Development Variance Permit: The applicant is seeking to rezone the site shown in grey on the location map from One-Acre Residential to Multiple Residential 30.

The applicant is proposing to develop 83 townhouse units on 2 lots. 38 units are proposed for the north lot and 45 units are proposed for the south lot, with separate stratas for each lot.

In addition, a development variance permit is being sought to reduce the building setbacks along the front, rear and side lot lines in order to achieve a more urban, pedestrian streetscape.

Project Planner: Ingrid Matthews at 604-591-4762

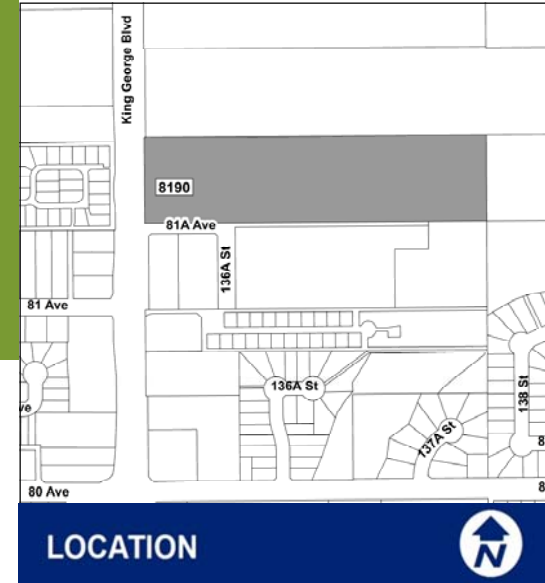
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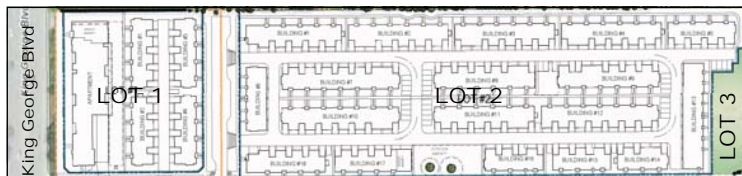
Surrey Official Community Plan Amendment Bylaw No. 19645
Surrey Zoning Amendment Bylaw No. 19646
Surrey Zoning Amendment Bylaw No. 19647
Application: 7918-0070-00
Location: 8190 King George Boulevard

Purpose of Bylaws and Development Variance Permit: The applicant is seeking to redesignate a portion of the site shown in grey on the location map from Urban to Multiple Residential; redesignate a portion from Urban to Conservation and Recreation; and rezone the site from Tourist Accommodation to Multiple Residential 30, One-Acre Residential and Comprehensive Development.

The applicant is proposing to develop a 6-storey apartment building containing 110 units and 218 townhouse units. The apartment building and 32 townhouse units will be located adjacent to King George Boulevard (proposed Lot 1); 186 townhouse units will be located on the eastern portion of the site (proposed Lot 2); and a park lot with riparian area adjacent to Bear Creek Park will be conveyed to the City (proposed Lot 3).

In addition, a development variance permit is being sought to reduce south, west and east setbacks for proposed Lot 2 in order to achieve an efficient site layout and a more urban, pedestrian streetscape.

Project Planner: Luciana Moraes at 604-591-4615



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Office of the City Clerk
13450 – 104 Avenue,
Surrey, BC V3T 1V8
Canada

READ THE PLANNING REPORT, BYLAWS AND RELATED DOCUMENTS:

At City Hall Monday to Friday 8:30am-4:30pm except statutory holidays or
online at surrey.ca

SUBMIT YOUR COMMENTS:

Email: clerks@surrey.ca

Mail: Office of the City Clerk at the address above

Fax: 604-501-7578

**All submitted comments will be distributed to Council and must be
received by 12:00 noon on Council day.**

REGISTER TO SPEAK AT THE PUBLIC HEARING:

In person: from 6:00pm-6:45pm on the day of the Public Hearing.

Please note that speakers will be provided 5 minutes to speak to each Public Hearing item.

WATCH THE PUBLIC HEARING:

In Council Chambers, live online or view the video the following day at surrey.ca

IMPORTANT – PUBLIC HEARING NOTICE – OWNER/OCCUPANT