

Present:

Mayor Hepner
Councillor Gill
Councillor Hayne
Councillor LeFranc
Councillor Martin
Councillor Starchuk
Councillor Steele
Councillor Villeneuve
Councillor Woods

Absent:**Staff Present:**

City Manager
City Clerk
General Manager, Planning & Development
General Manager, Engineering
General Manager, Parks, Recreation & Culture
General Manager, Human Resources
Acting General Manager, Finance & Technology
Manager, Area Planning & Development, North Division
Manager, Area Planning & Development, South Division
Land Development Engineer
City Solicitor

A. ADOPTION OF MINUTES**B. LAND USE APPLICATIONS****COMMERCIAL/INDUSTRIAL/AGRICULTURAL****CLOVERDALE/CLAYTON****1. [7914-0375-00](#)****19151 - Fraser Highway****Kristina Kovacs, Mosaic Fraser 192 Retail Holdings Ltd. /****Mosaic Fraser 192 Retail Holdings Ltd.**

Development Permit

in order to relocate the drive-through restaurant within an approved commercial shopping centre (not yet under construction).

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That Council approve Development Permit

No. 7914-0375-00 and authorize the Mayor and Clerk to execute the Permit.

Carried

RES.R15-415

FLEETWOOD/GUILDFORD

2. [7914-0362-00](#)
8645 - 160 Street
Colin A Hogan, Focus Architecture Incorporated /
JJM Estate Management Ltd.
 Development Permit
in order to permit the development of a two-storey commercial building in Fleetwood Town Centre.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That:

1. Council approve the applicant's request to vary the Sign By-law as described in Appendix II.
2. Council approve Development Permit No. 7914-0362-00 including a comprehensive sign design package and authorize the Mayor and Clerk to execute the Permit.

RES.R15-416

CarriedNEWTON

3. [7915-0064-00](#)
6645 - 148 Street
Craig Taylor, Taylor Kurtz Architecture & Design Inc. / City of Surrey
 Development Permit
in order to permit construction of three freestanding signs.

Note: If the Development Permit as presented is not acceptable to Council in relation to the character of the development, Council may refer the Development Permit back to staff with direction regarding any of these matters.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That Council approve Development Permit
 No. 7915-0064-00 and authorize the Mayor and Clerk to execute the Permit.

RES.R15-417

Carried

SOUTH SURREY

4. [7914-0361-00](#)
19068 - 36 Avenue
3563 - 191 Street
John Kristianson, CTA Design Group, Architecture and Engineering /
1022269 BC Ltd / **Director Information** Matthew Bates / **No Officer**
Information Filed
Development Permit
in order to permit the development of a 6,008 m² (64,672 ft²) light-industrial building.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was
Moved by Councillor Gill
Seconded by Councillor Martin
That:

1. Council authorize staff to draft Development Permit No. 7914-0361-00 generally in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to approval:
 - (a) consolidation of the two subject properties;
 - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

RES.R15-418

Carried

SURREY CITY CENTRE/WHALLEY

5. [7915-0013-00](#)
10663 - King George Boulevard
Bruce Bennett / The Car Finance Company / Toor & Pattar Enterprises Ltd. /
Wadala Enterprises Ltd.
Development Variance Permit
in order to permit one (1) additional fascia sign above the first storey of an existing two-storey, multi-tenant commercial building in City Centre.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That:

1. Council approve Development Variance Permit No. 7915-0013-00 (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to vary the Sign By-law, 1999, No. 13656 to allow one (1) additional fascia sign above the first storey of an existing two-storey, multi-tenant commercial building, for a tenant that does not occupy the largest percentage of the total floor area above the first storey.
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) registration of a Section 219 Restrictive Covenant to prohibit the future installation of any additional signs above the first storey of the existing two-storey, multi-tenant commercial building, with the exception of the west façade; and
 - (b) the owner remove all unauthorized exterior signage on the existing two-storey, multi-tenant commercial building.

RES.R15-419

Carried**GUILDFORD**

6. [7915-0006-00](#)
14888 - 104 Avenue, Unit 101
Dr. Garry Saran / 0767568 BC Ltd. / Director Information: Gurdit Brar / Sunny Brar / Officer Information as at August 30, 2014: Sunny Brar (Secretary) / Gurdit Brar (President)
 Development Variance Permit
in order to vary the minimum 400-metre separation requirement between a proposed small-scale drug store and existing drug stores.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That Council approve Development Variance Permit No. 7915-0006-00 (Appendix III) in Section E.28 of Part 4 General Provisions of Zoning By-law No. 12000, the minimum separation requirement between a small-scale drug store and existing drug stores is reduced from 400 metres (1,300 ft.) to 225 metres (738 ft.), to proceed to Public Notification.

RES.R15-420

Carried

SURREY CITY CENTRE/WHALLEY

7. [7914-0339-00](#)
12830 - 96 Avenue
Michael Cameron / Cavalier Land Ltd. / City Of Surrey /
Surrey City Development Corporation
 Development Variance Permit
in order in order to increase the height of a free-standing telecommunications tower
from 12 metres (40 ft.) to 20 metres (66 ft.).

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That Council approve Development Variance
 Permit No. 7914-0339-00 (Appendix III) to vary the Zoning By-law to increase the
 maximum height of a free-standing telecommunications tower from 12 metres
 (40 ft.) to 20 metres (66 ft.), to proceed to Public Notification.

RES.R15-421

Carried

RESIDENTIAL/INSTITUTIONALCLOVERDALE/CLAYTON

8. [7913-0254-00](#)
Portion of 19395 - 73B Avenue
Mike Kompter, Hub Engineering Inc. / 0942760 BC Ltd / Director
Information: Kamaljit Kang / Jatinder Oppal / Jatwinder Singh Sidhu /
No Officer Information Filed As At June 8, 2014
 OCP Amendment from Suburban – Urban Reserve to Urban
 Rezoning from RA to RF-12
in order to allow subdivision into approximately fifteen (15) small single family lots.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That:

1. a By-law be introduced to amend the OCP by redesignating a portion of the subject site in Planning Application No. 7913-0254-00, from Suburban – Urban Reserve 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 879 of the Local Government Act.

3. a By-law be introduced to rezone a portion of the subject site in Planning Application No. 7913-0254-00, from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)" 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (e) discharge of "no-build" Restrictive Covenant BA585447 registered on the subject site.

RES.R15-422

Carried

It was

Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2015, No. 18300" pass its first reading.

RES.R15-423

Carried

The said By-law was then read for the second time.

It was

Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2015, No. 18300" pass its second reading.

RES.R15-424

Carried

- RES.R15-425 It was then Moved by Councillor Gill
Seconded by Councillor Hayne
That the Public Hearing on "Surrey Official
Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2015, No. 18300" be
held at the City Hall on Monday, April 23, 2015, at 7:00 p.m.
Carried
- RES.R15-426 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18301" pass its first reading.
Carried
- The said By-law was then read for the second time.
- RES.R15-427 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18301" pass its second reading.
Carried
- RES.R15-428 It was then Moved by Councillor Gill
Seconded by Councillor Hayne
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18301" be held at the City Hall
on Monday, April 13, 2015, at 7:00 p.m.
Carried

FLEETWOOD/GUILDFORD

9. [7914-0232-00](#)
15212 - 112 Avenue
Sunny Sandher, Citiwest Consulting Ltd. / Gurjit S. Sangha
Development Variance Permit
in order to allow subdivision into two (2) single family lots.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

- It was Moved by Councillor Gill
Seconded by Councillor Martin
That Council approve Development Variance
Permit No. 7914-0232-00 (Appendix II) varying the following, to proceed to Public
Notification:

- (a) to relax Part 7 Special Building Setbacks of the Surrey Zoning By-law, No. 12000 by reducing the minimum required front yard setback from the centerline of the ultimate highway allowance for 112 Avenue from 19.5 metres (64 ft.) to 17.5 metres (57 ft.) for the principal building on proposed Lots 1 and 2;
- (b) to reduce the minimum east side yard setback of the RF Zone for the principal building, from 1.8 metres (6 ft.) to 1.2 metres (4.0 ft.) on proposed Lots 1 and 2; and
- (c) to reduce the minimum lot width of the RF Zone from 15.0 metres (50 ft.) to 12.4 metres (40.5 ft.) for proposed Lot 2.

RES.R15-429

Carried**10. [7914-0313-00](#)****15791 - 104 Avenue****Royan Barryman / Barryman Enterprises Inc., Inc. No. 471113**

Rezoning from RA to RF-SD

in order to allow subdivision into two lots accommodating one semi-detached dwelling unit on each lot.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That:

1. a By-law be introduced to rezone the subject site in Planning Application No. 7914-0313-00, from "One-Acre Residential Zone (RA)" to "Semi-Detached Residential Zone (RF-SD)" 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) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

- (f) registration of a Section 219 Restrictive Covenant for structural independence;
- (g) registration of a Section 219 Restrictive Covenant to ensure no building permit is issued until a registered professional approves and certifies the building plans comply with the British Columbia Building Code;
- (h) registration of access easements for the maintenance of exterior finishes and drainage; and
- (i) registration of an access easement for the maintenance and use of a party wall.

RES.R15-430

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

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

Amendment Bylaw, 2015, No. 18424" pass its first reading.

RES.R15-431

Carried

The said By-law was then read for the second time.

It was

Moved by Councillor Gill

Seconded by Councillor Martin

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

Amendment Bylaw, 2015, No. 18424" pass its second reading.

RES.R15-432

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Martin

That the Public Hearing on "Surrey Zoning

Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18424" be held at the City Hall on Monday, April 13, 2015, at 7:00 p.m.

RES.R15-433

Carried

11.

[7914-0284-00](#)**11339 - Surrey Road****Mike Helle, Coastland Engineering and Surveying Ltd. / Inderjit K Rattan / Charanjit S Rattan**

Rezoning from RA to RF

in order to allow subdivision into eight (8) single family lots.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Gill
Seconded by Councillor Martin
That:

1. a By-law be introduced to rezone the subject site in Planning Application No. 7914-0284-00, from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" 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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant on proposed Lots 4, 5 and 8 for the purpose of tree retention; and
 - (h) registration of a Section 219 Restrictive Covenant on proposed Lots 1 and 2 to require driveway access from the rear lane only.

RES.R15-434

Carried

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18425" pass its first reading.

RES.R15-435

Carried

The said By-law was then read for the second time.

- (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (e) demolition of existing buildings and structures 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 6 until future consolidation with the adjacent two properties at 8333 and 8343 – 167A Street;
- (g) registration of a Section 219 Restrictive Covenant for "no build" on the front portion of proposed Lot 2, and for the front yard setback to be measured from the western edge of the "no-build" area; and
- (h) discharge Restrictive Covenant No. AC320396, which required the subject site and two lots to the west of the subject site to consolidate with lands to the north in order to subdivide.

3. Council pass a resolution to amend the Fleetwood Town Centre Plan (TCP) to redesignate the portions of the site that are designated as Parks & Linear Corridors to Single Family Urban when the project is considered for final adoption.

RES.R15-438

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

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

Amendment Bylaw, 2015, No. 18426" pass its first reading.

RES.R15-439

Carried

The said By-law was then read for the second time.

It was

Moved by Councillor Gill

Seconded by Councillor Martin

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

Amendment Bylaw, 2015, No. 18426" pass its second reading.

RES.R15-440

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Martin

That the Public Hearing on "Surrey Zoning

Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18426" be held at the City Hall on Monday, April 13, 2015, at 7:00 p.m.

RES.R15-441

Carried

SOUTH SURREY

13. [7913-0154-00](#)
2190 - 165 Street
Dexter Hirabe, Hunter Laird Engineering Ltd. / Amarjit Boparai /
Parmjit Boparai
NCP amendment from "School" to "Medium Density Residential 10-15 upa"
Rezoning from RA to RF-12, RF-10, RF-9 and RF-SD
in order to allow subdivision into 15 single family small lots and 4 semi-detached residential lots.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Gill
Seconded by Councillor Steele
That:

1. a By-law be introduced to rezone:
 - (a) Block A shown on the survey plan attached in Appendix II from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)";
 - (b) Block B shown on the survey plan attached in Appendix II from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)";
 - (c) Block C shown on the survey plan attached in Appendix II from "One-Acre Residential Zone (RA)" to "Semi-Detached Residential Zone (RF-SD)"; and
 - (d) Block D shown on the survey plan attached in Appendix II from "One-Acre Residential Zone (RA)" to "Single Family Residential (9) Zone (RF-9)"; 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 adequately address the shortfall in tree replacement; and
- (f) registration of a Section 219 Restrictive Covenant on proposed Lots 1-10 indicating that no access is available until the lane is constructed by the landowner to the south.

3. Council pass a resolution to amend the Sunnyside Heights NCP to redesignate the site from "School" to "Medium Density Residential 10-15 upa" when the project is considered for final adoption.

RES.R15-442

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Steele

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

Amendment Bylaw, 2015, No. 18427" pass its first reading.

RES.R15-443

Carried

The said By-law was then read for the second time.

It was

Moved by Councillor Gill

Seconded by Councillor Steele

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

Amendment Bylaw, 2015, No. 18427" pass its second reading.

RES.R15-444

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Steele

That the Public Hearing on "Surrey Zoning

Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18427" be held at the City Hall on Monday, April 13, 2015, at 7:00 p.m.

RES.R15-445

Carried**COMMERCIAL/INDUSTRIAL/AGRICULTURAL****FLEETWOOD/GUILDFORD****14. 7915-0004-00****9752 - 192 Street****Ryan Lauzon / Orgaworld Canada Ltd. / City of Surrey****Development Permit / Development Variance Permit***in order to permit the development of an organic waste biofuel processing facility.*

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Gill
Seconded by Councillor Steele
That:

1. Council approve the applicant's request to vary the Sign By-law to allow two murals as described in Appendix II.
2. Council authorize staff to draft Development Permit No. 7915-0004-00 including a comprehensive sign design package generally in accordance with the attached drawings (Appendix III).
3. Council approve Development Variance Permit No. 7915-0004-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north side yard setback of the CD Zone (By-law No. 17949) from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for a stairwell and to 3.5 metres (11 ft.) to allow for the installation of chemical storage tanks;
 - (b) to reduce the minimum south side yard setback of the CD Zone (By-law No. 17949) from 7.5 metres (25 ft.) to 4.5 metres (14.5 ft.) for a stairwell and canopy;
 - (c) to reduce the minimum rear yard setback of the CD Zone (By-law No. 17949) from 7.5 metres (25 ft.) to 3 metres (9.8 ft.) for an odour suppression stack;
 - (d) to increase the maximum height of a portion of a principal building or structure of the CD Zone (By-law No. 17949) from 18 metres (60 ft.) to 80 metres (263 ft.) for an odour suppression stack; and
 - (e) to reduce the minimum number of off-street site parking spaces from 143 spaces to 18 spaces.
4. 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) modification of the existing statutory right-of-way for access along the southern portion of the north adjoining property (9770 – 192 Street);
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and

- (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

RES.R15-446

Carried**SOUTH SURREY**

15. [7914-0371-00](#)
16018 - 40 Avenue
16082 - 40 Avenue
Oleg Verbenkov / Pacific Land Group / Karnail S Sekhon / Himmat S Sekhon
/ Baldev S Sekhon / Sukhdev K Sekhon / Mohinder K Sekhon /
Gurmeet K Sekhon
 Subdivision within ALR under Section 21(2) of the Agricultural Land Commission Act.
in order to allow a lot line adjustment creating 2 lots.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was
 Moved by Councillor Gill
 Seconded by Councillor Martin
 That Council authorize referral of the
 application to the Agricultural Land Commission with a recommendation of support.

RES.R15-447

Carried**SURREY CITY CENTRE/WHALLEY**

16. [7914-0304-00](#)
13578 - 88 Avenue
Oleg Verbenkov c/o Pacific Land Group / Nagina Property Ltd
 Liquor License Amendment / Development Variance Permit
in order to increase the indoor person capacity and eliminate the outdoor person capacity of an existing neighbourhood pub, by enclosing a patio.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was
 Moved by Councillor Gill
 Seconded by Councillor Hayne
 That:

1. Council approve the following proposed liquor primary liquor license amendment to proceed to Public Notification:
 - (a) to increase the indoor person capacity from 40 to 72 and to eliminate the outdoor person capacity of 32.

2. Council approve Development Variance Permit No. 7914-0304-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to vary the Zoning By-law to reduce the sum of one-half of the ultimate highway allowance and front yard setback from 28.5 metres (94 ft.) to 24.76 metres (81 ft.).
3. Council instruct staff to resolve the following issue prior to final approval:
 - (a) submission of a 1.384-metre (4.5 ft.) wide statutory right-of-way for along King George Boulevard.

RES.R15-448

Carried**RESIDENTIAL/INSTITUTIONAL****CLOVERDALE/CLAYTON**

17. [7911-0263-00](#)
Portion of 7349 - 192 Street
Kevin Dhaliwal, Essence Properties Inc. / 0987194 BC Ltd / Director Information: Gurdeep Gordie Dhaliwal / Babu Singh Dhaliwal / No Officer Information Filed As At December 3, 2014
 OCP Amendment from Suburban – Urban Reserve to Urban /NCP Amendment to include the subject site within the East Clayton NCP Extension – North of 72 Avenue boundary as 22 – 45 upa (High Density) / Rezoning from RA to CD (based on RM-30) / Development Permit / Restrictive Covenant Discharge *in order to permit the development of approximately 29 townhouse units.*

The Applicant contacted staff by email and requested this item be removed from the Regular Council - Land Use Agenda; therefore Application No. 7911-0263-00 is out of order.

COMMERCIAL/INDUSTRIAL/AGRICULTURAL**NEWTON**

18. [7911-0300-00](#)
6489 - 148 Street
Mr. Glenn Froese, Craven Huston Powers Architects / BM Poultry Farms Ltd
 Development Permit / Development Variance Permit
to permit the development of an 1,822 m² (19,609 ft²) light industrial building with reduced building setbacks and parking.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

- It was
- Moved by Councillor Gill
Seconded by Councillor Hayne
That:
1. Council authorize staff to draft Development Permit No. 7911-0300-00 generally in accordance with the attached drawings (Appendix II).
 2. Council approve Development Variance Permit No. 7911-0300-00 (Appendix IV) varying the Zoning By-law as follows to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the Light Impact Industrial Zone (IL) from 7.5 metres (25 ft.) to 5.50 metres (18 ft.);
 - (b) to reduce the minimum rear yard setback of the Light Impact Industrial Zone (IL) from 7.5 metres (25 ft.) to 0.00 metres (0.00 ft.);
 - (c) to reduce the minimum southern side yard setback of the Light Impact Industrial Zone (IL) from 7.5 metres (25 ft.) to 4.00 metres (13 ft.); and
 - (d) to reduce the required on-site parking from 18 stalls to 15 stalls.
 3. Council instruct staff to resolve the following issues prior 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) input from Senior Government Environmental Agencies;
 - (d) approval from the Provincial Contaminated Sites Section;
 - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) completion of a P-15 agreement with the City for maintenance and planting of riparian area;
 - (g) provide the necessary easements through the development site to access the P-15 riparian area;
 - (h) resolution of all urban design issues to the satisfaction of the Planning and Development Department;

- (i) registration of a Section 219 Restrictive Covenant to require the full parking requirements should the use of the facility change in the future; and
- (j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R15-449

Carried**RESIDENTIAL/INSTITUTIONAL****FLEETWOOD/GUILDFORD**

19. [7914-0300-00](#)
 16540 - Parkview Place
 16582 - Parkview Place
 16591 - No. 1 Highway
 Portion of Parkview Place Road Allowance
**Sunny Sandher, Citiwest Consulting Ltd. / Gordon Velander /
 Kristine A Martin / Deanna L Doering / City of Surrey**
 Rezoning from RA to RF-12 / Development Variance Permit
in order to allow subdivision into 16 single family lots.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That:

1. a By-law be introduced to rezone the subject properties and a portion of road allowance in Planning Application No. 7914-0300-00, shown as Block A on the Survey Plan in Appendix I from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7914-0300-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot depth of the RF-12 Zone for a Type II lot from 22 metres (72 ft.) to 20 metres (66 ft.) for proposed Lot 13;
 - (b) to reduce the minimum front yard setback of the principal building of the RF-12 Zone from 6.0 metres (21 ft.) to 2.4 metres (8 ft.) measured to the north front lot line of proposed Lot 5;
 - (c) to reduce the minimum rear yard setback of the RF-12 Zone Type II lots as follows:

- i. from 7.5 metres (25 ft.) and 6.0 metres (21 ft.) to 6.0 metres (21 ft.) for 100% of the rear building elevation of the principal building for proposed Lots 6, 7 and 13;
 - ii. from 7.5 metres (25 ft.) and 6.0 metres (21 ft.) to 6.5 metres (21 ft.) for 50% of the rear building elevation and 5.5 metres (18 ft.) for the remaining 50% of the rear building elevation of the principal building for proposed Lot 8; and
 - iii. from 7.5 metres (25 ft.) and 6.0 metres (21 ft.) to 6.0 metres (20 ft.) for 50% of the rear building elevation and 5.5 metres (18 ft.) for the remaining 50% of the rear building elevation of the principal building for proposed Lot 16.
 - (d) to permit a front-loaded double garage on lots less than 13.4 metres (44 ft.) wide in the RF-12 Zone Type I lots for proposed Lots 1 and 16.
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 an acceptable tree survey and a statement regarding tree preservation;
 - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) 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;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) completion of the road closure and acquisition of a portion of the Parkview Place cul-de-sac;
 - (i) submission of an acoustical report and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;

- (j) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (k) completion of a P-15 agreement for the installation, maintenance, and monitoring of the replanting within the conveyed riparian area;
- (l) registration of a Section 219 Restrictive Covenant on proposed Lot 5 to increase the east side yard setback to 6.0 metres (20 ft.) for yard space;
- (m) registration of a Section 219 Restrictive Covenant on proposed Lots 5 and 6 for a minimum 3.0-metre (10 ft.) setback from Highway No. 1; and
- (n) registration of a Section 219 Restrictive Covenant on proposed Lot 1 for future consolidation with the lot to the east at 16606 Parkview Place.

RES.R15-450

Carried

It was

Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18429" pass its first reading.

RES.R15-451

Carried

The said By-law was then read for the second time.

It was

Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18429" pass its second reading.

RES.R15-452

Carried

It was then

Moved by Councillor Gill
 Seconded by Councillor Hayne
 That the Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18429" be held at the City Hall on Monday, April 13, 2015, at 7:00 p.m.

RES.R15-453

Carried

20. [7914-0301-00](#)
16609 - 102 Avenue
16616 - Parkview Place
16618 - 102 Avenue
Portion of 102 Avenue Road Allowance
Sunny Sandher, Citiwest Consulting Ltd. / Yuhsin Yang / Marcus Braun /
City of Surrey
Rezoning from RA and RF to RF-12 / Development Variance Permit
in order to allow subdivision into 7 single family lots.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That:

1. a By-law be introduced to rezone the property at 16616 - Parkview Place from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)", a portion of 16618 - 102 Avenue shown as Block A on the Survey Plan in Appendix II and the property at 16609 - 102 Avenue from "Single Family Residential Zone (RF)" to "Single Family Residential (12) Zone (RF-12)", and a portion of road shown as Block B on the Survey Plan in Appendix II from "Single Family Residential Zone (RF)" to "Single Family Residential (12) Zone (RF-12)", and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7914-0301-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot depth of the RF-12 Zone for a Type II lot from 22 metres (72 ft.) to 16.1 metres (53 ft.) for proposed Lot 5, to 12.4 metres (40 ft.) for proposed Lot 6, and to 17.8 metres (58 ft.) for proposed Lot 7;
 - (b) to reduce the minimum front yard setback of the RF-12 Zone from 4.0 metres (13 ft.) to 3.5 metres (11 ft.) for the full length of the principal building face except the garage on proposed Lots 5, 6, and 7;
 - (c) to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 1.2 metres (6 ft.) for a portion of the principal building for proposed Lot 5;
 - (d) to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 2.0 metres (7 ft.) for the rear building elevation of the principal building excluding garage and to 1.2 metres (6 ft.) for the rear elevation of the garage for proposed Lot 6; and

- (e) to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 5.2 metres (17 ft.) for the principal building on proposed Lot 7.
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 an acceptable tree survey and a statement regarding tree preservation;
 - (e) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) completion of the road closure and acquisition of a portion of 102 Avenue;
 - (h) completion of the purchase of a portion of City land located at 16616 - 102 Avenue;
 - (i) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (j) completion of a P-15 Agreement for the installation, monitoring and maintenance of replantings in the conveyed riparian areas;
 - (k) registration of a Section 219 Covenant to identify and protect functional yard space for proposed Lots 5 and 6;
 - (l) registration of a Section 219 Covenant for no build on a portion of Lot 6 until future consolidation with 16628 Parkview Place; and
 - (m) submission of an acoustical report and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures.

RES.R15-454

Carried

2. Council determines 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 879 of the Local Government Act.
3. A By-law be introduced to rezone a portion of the subject site in Planning Application No. 7914-0256-00, shown as Blocks A, B and C from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council approve the applicant's request to reduce the required indoor amenity space on proposed Lots 1 and 3 from 618 square metres (6,654 square feet) to 163.70 square metres (1,762 square feet).
5. Council approve the applicant's request to eliminate the required indoor amenity space and outdoor amenity space on proposed Lot 2.
6. Council authorize staff to draft Development Permit No. 7914-0256-00 generally in accordance with the attached drawings (Appendix II).
7. Council approve Development Variance Permit No. 7914-0256-00 (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum number of on-site parking spaces from 485 to 466.
8. 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) input and approval from Senior Government Environmental Agencies;
 - (d) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department including an interim plan for the apartment site (Lot 1) if development proceeds at a later date;

- (g) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (i) submission of an acoustical report for the units adjacent to King George Boulevard and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (j) registration of a Section 219 Restrictive Covenant identifying the allowable tandem parking arrangement and prohibiting the conversion of the tandem parking spaces into livable space;
- (k) 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;
- (l) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (m) the applicant adequately address the impact of reduced indoor and outdoor amenity space;
- (n) resolution of parking to ensure a 50%-50% split between residential double car garages and 50% tandem parking garages on Lot 3;
- (o) completion of a P-15 agreement with the City for maintenance and planting of riparian area; and
- (p) 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.

RES.R15-458

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2015, No. 18431" pass its first reading.

RES.R15-459

Carried

The said By-law was then read for the second time.

RES.R15-460 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2015, No. 18431" pass its second reading.
Carried

RES.R15-461 It was then Moved by Councillor Gill
Seconded by Councillor Steele
That the Public Hearing on "Surrey Official
Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2015, No. 18431" be
held at the City Hall on Monday, April 13, 2015, at 7:00 p.m.
Carried

RES.R15-462 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18432" pass its first reading.
Carried

The said By-law was then read for the second time.

RES.R15-463 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18432" pass its second reading.
Carried

RES.R15-464 It was then Moved by Councillor Gill
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18432" be held at the City
Hall on Monday, April 13, 2015, at 7:00 p.m.
Carried

SURREY CITY CENTRE/WHALLEY

22. [7915-0068-00](#)
9630 - 131A Street
David Ho, David J. Ho Architect Inc. / The Church in Surrey
Development Variance Permit
*in order to reduce the required number of off-street parking spaces and to allow
parking spaces within the front yard setbacks for a proposed new church.*

The General Manager, Planning & Development was recommending approval of
the recommendations outlined in his report.

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Council approve Development Variance
 Permit No. 7915-0068-00 (Appendix III) varying the following, to proceed to Public
 Notification:

- (a) to vary Part 5 of the Zoning By-law to reduce the minimum number of off-street parking spaces from 79 to 61; and
- (b) to vary the PA-2 Zone to allow parking within the front yard setback.

RES.R15-465

Carried**C. ITEMS REFERRED BACK****COMMERCIAL/INDUSTRIAL/AGRICULTURAL****SOUTH SURREY**

1. [7914-0169-00](#)
 2128 - 152 Street
Oleg Verbenkov, Pacific Land Resource Group / Georgian Properties Ltd
 Temporary Use Permit
in order to allow a temporary surface parking lot for 76 under-weight vehicles for a period not to exceed 3 years.

It was Moved by Councillor Villeneuve
 Seconded by Councillor Gill
 That Temporary Use Permit

No. 7914-0169-00 be denied.

RES.R15-466

Carried**RESIDENTIAL/INSTITUTIONAL****CLOVERDALE/CLAYTON**

2. [7913-0284-00](#)
 6159 - 170 Street
Theresa Rawle, H.Y. Engineering Ltd. / Ujjal Dosanjh
 Rezoning from RS (By-law No. 5942) and RA to RF and RF-12
in order to allow subdivision into 17 single family lots.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That:

1. Council file "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18279".
2. a By-law be introduced to rezone Block A of the subject site in Planning Application No. 7913-0284-00, from "One-Acre Residential Zone (RA)" and "Suburban Residential Zone (RS)" (By-law No. 5942) to "Single Family Residential Zone (RF)" and Block B of the subject site in Planning Application No. 7913-0284-00, from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)" and a date be set for Public Hearing (Appendix I).
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) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 14 until future consolidation with the adjacent property at 6183 - 170 Street; and
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

RES.R15-467

Carried

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2014, No. 18279" be filed.

RES.R15-468

Carried

RES.R15-472

It was Moved by Councillor Gill
 Seconded by Councillor Villeneuve
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17900" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Carried

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18055" 7913-0069-00 – North 60 Development Inc. and City of Surrey c/o Hunter Laird Engineering Ltd. (Clarence Arychuk) RA and RF-9 to RF-12: Closed Road Allowance adjacent to 6018 - 138 Street - to create one (1) RF-12 and two (2) RF-9 lots.

Approved by Council: September 9, 2013

Note: The legal description for Bylaw 18055 is pending; City Clerk will insert the legal description once the title is issued.

RES.R15-473

It was Moved by Councillor Gill
 Seconded by Councillor Villeneuve
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18055" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Carried

Planning and Development advise (see memorandum dated March 18, 2015 in back-up) that it is in order for Council to pass a resolution amending the South Newton Neighbourhood Concept Plan (NCP) to redesignate the site from unopened road allowance to single Family Small Lots.

RES.R15-474

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That Council amend the South Newton Neighbourhood Concept Plan (NCP) to redesignate the site from unopened road allowance to single Family Small Lots.
Carried

3. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2014, No. 18376" 7914-0225-00 – 1006162 B.C. Ltd. c/o Hunter Laird Engineering Ltd. (Clarence Arychuk) 16442 – 28 Avenue - To authorize the redesignation of the property from Suburban-Urban Reserve (SUR) to Urban (URB).

Approved by Council: December 15, 2014

RES.R15-478

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18379" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Carried

Planning and Development advise (see memorandum dated March 18, 2015 in back-up) that it is in order for Council to pass a resolution amending the Grandview Heights General Land Use Plan to redesignate the site from "Suburban 1-2 upa" to "Transitional Density (2-4 upa)" and Urban Residential (4-5 upa)".

RES.R15-479

It was Moved by Councillor Gill
Seconded by Councillor Steele
That Council amend the Grandview Heights General Land Use Plan to redesignate the site from "Suburban 1-2 upa" to "Transitional Density (2-4 upa)" and Urban Residential (4-5 upa)".
Carried

4. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2014, No. 18272"
7910-0061-00 – The Semiahmoo Foundation
c/o Marcon Developments Ltd. (Ben Cooper)
To redesignate 2350 and 2360 – 153 Street, 2353 and 2359 – 153A Street from Urban (URB) to Multiple Residential (RM).

Approved by Council: July 7, 2014

Note: Staff will bring forward the Development Permit 7910-0061-00 and Development Variance Permit 7910-0061-00 for approval and issuance at the April 13, 2015 meeting of Council.

RES.R15-480

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2014, No. 18272" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18273"
7910-0061-00 - RF to CD – 2350 and 2360 – 153 Street, 2353 and 2359 – 153A Street to develop a 4-storey apartment building.

Approved by Council: July 7, 2014

RES.R15-481

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18273" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Carried

"The Semiahmoo Foundation Housing Agreement Authorization Bylaw, 2015, No. 18403"
 7910-0061-00 – Housing Agreement to regulate the use and parking of the Semiahmoo House Society's rental apartment building.

Approved by Council: January 12, 2015

RES.R15-482

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "The Semiahmoo Foundation Housing Agreement Authorization Bylaw, 2015, No. 18403" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Carried

Planning and Development advise (see memorandum dated March 18, 2015 in back-up) that further to concerns raised during the Public Hearing, staff have reviewed the proposed site parking arrangements and do not have any concerns about additional street or overflow parking. Given the site's proximity to existing Frequent Transit Network routes, future rapid transit, commercial shopping and services, and in consideration that below market rental projects typically have reduced parking demand, staff consider the proposed variance to be appropriate.

As part of the development, the applicant will be required to widen the pavement fronting the development along 153 Street and 153A Street, which will provide more defined on-street parking in the area.

While the applicant will not be required to complete sections of 153A Street north to 24 Avenue (outside of the development's frontage works), there is the potential that these areas will be developed in the future and improved to the local road standard with sidewalks, additional pavement width and curb and gutter .

Staff have reviewed the idea of moving the vehicle access ramp to the underground parkade to 153 Street. However, given the existing grades of the site (the grades are lower along the 153A Street) and planned relationship between the programmed indoor and outdoor amenity space and the Semiahmoo House facility on 24 Avenue, this option was not considered.

In addition, Planning and Development advise 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 Townhouse (15 upa) to Apartment.

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That Council amend the King George
 Highway Corridor Local Area Plan to redesignate the site from Townhouse (15 upa)
 to Apartment.

RES.R15-483 Carried

BYLAWS WITH PERMITS

5. "Surrey Official Community Plan Bylaw, 2013, No. 18020 Amendment Bylaw, 2013, No. 18152"
 7913-0191-00 – Sirtaj Homes & Development Ltd.
 c/o WG Architecture Inc. (Wojciech Grzybowicz)
 To authorize the redesignation of 15895 – 16 Avenue from Urban (URB) to Multiple Residential (RM)

Approved by Council: December 16, 2013

Note: Change in owner since third reading

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Official Community Plan Bylaw,
 2013, No. 18020 Amendment Bylaw, 2013, No. 18152" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R15-484 Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18153"
 7913-0191-00 - RF to RM-30 - 15895 – 16 Avenue - to permit an 11 unit townhouse
 development.

Approved by Council: December 16, 2013

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2013, No. 18153" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.

RES.R15-485 Carried

Planning and Development advise (see memorandum dated March 12, 2015 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 Low Density Multiple Residential (10 u.p.a) to Townhouse (23.5 u.p.a.).

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That Council amend the King George Highway Corridor Local Area Plan to redesignate the site from Low Density Multiple Residential (10 u.p.a) to Townhouse (23.5 u.p.a.).

RES.R15-486

Carried

Development Variance Permit No. 7913-0191-00
 15895 – 16 Avenue

Supported by Council: January 13, 2014

Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) The minimum front yard setback of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 4.5 metres (14.8 ft.);
- (b) The minimum west side yard setback of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to:
 - 1.4 metres (4.6 ft.) to the electrical closet of Building 3;
 - 3.0 metres (9.8 ft.) to the main building face of Building 3; and
 - 5.0 metres (16.4 ft.) to the building envelope of Building 1;
- (c) The minimum east side yard setback of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 5.0 metres (16.4 ft.); and
- (d) The minimum rear yard setback of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 2.0 metres (6.6 ft.).

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That Development Variance Permit No. 7913-0191-00 be approved; that the Mayor and Clerk be authorized to sign the Development Variance 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.R15-487

Carried

Development Variance Permit No. 7913-0191-01
15895 - 16 Avenue

Supported by Council: May 26, 2014

Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) In Section J of Part 22 of Surrey Zoning By-law, 1993, No. 12000, as amended, 27 sq. m. (70 %) of the required outdoor amenity space is permitted to encroach into the east side yard setback.

It was Moved by Councillor Gill
Seconded by Councillor Martin
That Development Variance Permit
No. 7913-0191-01 be approved; that the Mayor and Clerk be authorized to sign the
Development Variance 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.R15-488

Carried

Development Permit No. 7913-0191-00
15895 - 16 Avenue

Approval to Draft: December 16, 2013

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

It was Moved by Councillor Gill
Seconded by Councillor Martin
That the Mayor and Clerk be authorized to
execute Development Permit No. 7913-0191-00.

RES.R15-489

Carried

6. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2014,
No. 18333"
7914-0119-00 - Sirtaj Homes & Development Ltd.
c/o Mortise Construction Ltd. (Baljit Johal)
To redesignate 15877 - 16 Avenue from Urban (URB) to Multiple Residential (RM).

Approved by Council: November 3, 2014

- iii. from 7.5 metres (25 ft.) to 2.0 metres (6.6 ft.) for the north property line.

It was Moved by Councillor Gill
 Seconded by Councillor Villeneuve
 That Development Variance Permit
 No. 7914-0119-00 be approved; that the Mayor and Clerk be authorized to sign the
 Development Variance 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.R15-493

Carried

Development Permit No. 7914-0119-00
 15877 - 16 Avenue

Approval to Draft: November 3, 2014

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

It was Moved by Councillor Gill
 Seconded by Councillor Villeneuve
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7914-0119-00.

RES.R15-494

Carried

7. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18237"
 7913-0168-00 – Grandview Construction Ltd.
 c/o WG Architecture Inc. (Wojciech Grzybowicz)
 RA to CD – 7231, 7243, 7249 and 7257 – 140 Street to develop 39 stacked
 townhouses with underground parking

Approved by Council: June 9, 2014

It was Moved by Councillor Gill
 Seconded by Councillor Villeneuve
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2014, No. 18237" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.

RES.R15-495

Carried

Development Permit No. 7913-0168-00
 7231, 7243, 7249, 7257 – 140 Street

Approval to Draft: June 9, 2014

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

<p>RES.R15-496</p>	<p>It was</p> <p>execute Development Permit No. 7913-0168-00.</p>	<p>Moved by Councillor Gill Seconded by Councillor Villeneuve That the Mayor and Clerk be authorized to</p> <p><u>Carried</u></p>
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I. CLERKS REPORT

J. OTHER BUSINESS

K. ADJOURNMENT

<p>RES.R15-497</p>	<p>It was</p> <p>Land Use meeting be adjourned.</p>	<p>Moved by Councillor Martin Seconded by Councillor Gill That the March 23, 2015 Regular Council –</p> <p><u>Carried</u></p>
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The Regular Council - Land Use meeting adjourned at 6:05 p.m.

Certified correct:

 Jane Sullivan, City Clerk

 Mayor Linda Hepner