

Present:

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

Absent:

Councillor Steele

Staff Present:

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

A. ADOPTION OF MINUTES**B. LAND USE APPLICATIONS****COMMERCIAL/INDUSTRIAL/AGRICULTURAL****CLOVERDALE/CLAYTON**

1. **7915-0204-00**
18810 - 72 Avenue
Rebecca Hardin, Rising Tide Consultants Ltd. / Plaza 188 Holdings Ltd.
Amend CD By-law No. 17377, as amended by Bylaw No. 18399
to permit a licensee retail store (private liquor store) in a commercial building 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:

1. a By-law be introduced to amend Comprehensive Development By-law No. 17377, as amended by By-law No. 18399, and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issue prior to final adoption:
 - (a) the applicant enter into a "Good Neighbour Agreement" for the proposed Licensee Retail Store (private liquor store).

RES.R15-1484

Carried

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2011, No. 17377, Amendment Bylaw, 2015, No. 18514" pass its
 first reading.
 RES.R15-1485 Carried

The said Bylaw 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, 2011, No. 17377, Amendment Bylaw, 2015, No. 18514" pass its
 second reading.
 RES.R15-1486 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, 2011, No. 17377, Amendment Bylaw,
 2015, No. 18514" be held at the City Hall on September 28, 2015, at 7:00 p.m.
 RES.R15-1487 Carried

NEWTON

- 2. **7915-0266-00**
7093 - King George Boulevard
James Chen, Gateway Casinos & Entertainment Limited / Newton Square
Properties Limited
 Rezoning from CD to C-8
to remove the gaming facility use permitting slot machine gaming.

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 a Bylaw be introduced to rezone the
 subject site in Application No. 7915-0266-00 from "Comprehensive Development
 Zone (CD)" (By-law No. 17023) to "Community Commercial Zone (C-8)" and a date
 be set for Public Hearing.
 RES.R15-1488 Carried

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2015, No. 18515" pass its first reading.
 RES.R15-1489 Carried

SOUTH SURREY

- 4. **7915-0137-00**
3500 - Morgan Creek Way
Bert Hick, Rising Tide Consultants / Morgan Creek Holdings Inc.
 Liquor License Amendment
to allow patron participation entertainment (private functions) for an existing food primary licensed establishment.

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

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

- 1. Council approve the following proposed amendment to food primary liquor license to proceed to Public Notification:
 - (a) The addition of patron participation entertainment, restricted to private functions.
- 2. Council instruct staff to resolve the following issue prior to final approval:
 - (a) Execution of a Good Neighbour Agreement with the City.

RES.R15-1493

Carried

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

- 5. **7915-0215-00**
7278 - 184 Street
Emily Watson, The Board of Education of School District No. 36 (Surrey)
Board of Education of School District No. 36 (Surrey).
 Development Variance Permit
to vary the off-street parking requirement for a new public secondary school with theatre.

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

It was Moved by Councillor Martin
Seconded by Councillor Hayne
 That Council approve Development Variance
 Permit No. 7915-0215-00, varying the following, to proceed to Public Notification:

- (a) to reduce the total minimum number of required off-street parking spaces for a secondary school with theatre from 361 to 228 parking spaces by deleting the requirement to provide 11 parking spaces for every 100 square metres (1,075 sq.ft.) of gross floor area for associated assembly hall/gymnasium and to delete the requirement in the Zoning By-law to provide 1 parking space for every 5 seats for a theatre; and
- (b) to increase the required number of parking spaces for every classroom from 3.0 parking spaces to 3.8 parking spaces.

RES.R15-1494

Carried

6. **7914-0323-00**
7071 - 193 Street
Roger Jawanda, Citiwest Consulting Ltd. / Navjot Sikhram, Pavitter S. Sikhram
 NCP Amendment from Half-Acre Residential to Single Family Front Accessed 6-10 upa / Rezoning from RA to RF and RF-12
to allow subdivision into six (6) 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 Bylaw be introduced to rezone Block A shown on the Survey Plan from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)" and Block B on the Survey Plan 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; and

(e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

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

RES.R15-1495 Carried

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18516" pass its first reading.

RES.R15-1496 Carried

The said Bylaw 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. 18516" pass its second reading.

RES.R15-1497 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. 18516" be held at the City Hall
on September 28, 2015, at 7:00 p.m.

RES.R15-1498 Carried

FLEETWOOD/GUILDFORD

7. **7914-0243-00**
10843 - 157 Street
Maggie Koka, Aplin & Martin Consultants Ltd. / Billy G. Singh,
Robby R. Singh, Gurvinder K. Gill, Daljeet S. Gill, Haneet K. Gill,
Jasvir K. Singh
Rezoning from RA to RF / Development Variance Permit
to allow subdivision into six single family 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 Martin
That:

1. a Bylaw be introduced to rezone the subject site in Application No. 7914-0243-00 from "One Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7914-0243-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north side yard setback of the RF Zone for proposed Lot 4 from 1.8 metres (6 ft.) to 1.2 metres (4 ft.), for the purpose of tree retention.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) 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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (i) registration of a Section 219 Restrictive Covenant on proposed Lot 4 to increase the south side yard setback of proposed Lot 4 and for the purpose of tree preservation.

RES.R15-1499

Carried

- RES.R15-1500 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18517" pass its first reading.
Carried
- The said Bylaw was then read for the second time.
- RES.R15-1501 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18517" pass its second reading.
Carried
- RES.R15-1502 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. 18517" be held at the City Hall
on September 28, 2015, at 7:00 p.m.
Carried

NEWTON

8. **7915-0257-00**
14288 - 61A Avenue
6150 - 143 Street
Charanpreet Toor, Surinderpal K. Hare
Development Variance Permit
to vary the rear yard setback for proposed houses on 2 RF-12 lots.

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

- RES.R15-1503 It was Moved by Councillor Gill
Seconded by Councillor Martin
That Council approve Development Variance
Permit No. 7915-0257-00, to reduce the minimum rear yard setback of the RF-12
Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for Lots 12 and 13, to proceed to
Public Notification.
Carried

9. **7915-0171-00**
6628 - 120 Street
6688 - 120 Street
Elizabeth Westerveld, Baywest Management Corporation
BCS3422 Salus Corporation
Development Variance Permit
to reduce the minimum on-site visitor parking requirement from 48 to 46 spaces.

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. 7915-0171-00, to reduce the minimum number of off-street visitor
 parking spaces from 48 to 46, to proceed to Public Notification.
 RES.R15-1504 Carried

SURREY CITY CENTRE/WHALLEY

10. **7915-0150-00**
13907 - Brentwood Crescent
Jaspal Grewal, Elegant House Venture Ltd. / Antonia Calandra-Checco,
Domenico Calandra-Checco
 Development Permit
to permit construction of a new duplex.

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7915-0150-00 .
 RES.R15-1505 Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

SOUTH SURREY

11. **7915-0164-00**
2332 - 160 Street
Celso Stifelmann, Musson Cattell Mackey Partnership Architects
CP REIT BC Properties Ltd.
 Amend CD By-law No. 15611 / Development Permit / Development Variance Permit
to permit the development of a commercial retail plaza.

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

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

1. a Bylaw be introduced to amend Comprehensive Development By-law
 No. 15611 and a date be set for Public Hearing.

2. Council approve the applicant's request to vary the Sign By-law as described in Appendix II to Planning Report 7915-0164-00.
3. Council authorize staff to draft Development Permit No. 7915-0164-00 including a comprehensive sign design package generally in accordance with the attached drawings (Appendix III).
4. Council approve Development Variance Permit No. 7915-0164-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum easterly side yard setback of CD By-law No. 15611, as amended, from 13.5 metres (45 feet) to 5.4 metres (18 feet) for Building 5 and to 11.2 metres (37 feet) for the southeast portion of Building 6.
5. Council instruct staff to resolve the following issue prior to final adoption:
 - (a) approval from BC Hydro;
 - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and 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.

RES.R15-1506

Carried

It was

Moved by Councillor Martin

Seconded by Councillor Hayne

That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2004, No. 15611, Amendment Bylaw, 2015, No. 18518" pass its first reading.

RES.R15-1507

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Martin

Seconded by Councillor Hayne

That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2004, No. 15611, Amendment Bylaw, 2015, No. 18518" pass its second reading.

RES.R15-1508

Carried

It was then
 Moved by Councillor Martin
 Seconded by Councillor Hayne
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2004, No. 15611, Amendment Bylaw,
 2015, No. 18518" be held at the City Hall on September 28, 2015, at 7:00 p.m.
 RES.R15-1509 Carried

SURREY CITY CENTRE/WHALLEY

12. **7915-0224-00**
10322 - 133 Street
Bob Dominick , WestStone Properties 104 Ltd.
WestStone Properties 104 Ltd.
 Development Permit / Development Variance Permit
to permit a comprehensive signage package and to reduce off-street parking requirements for an approved mixed-use high-rise development in the City Centre.

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

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

1. Council approve the applicant's request to vary the Sign By-law as described in Appendix II to Planning Report 7915-0224-00.
2. Council authorize staff to draft Development Permit No. 7915-0224-00 for a comprehensive sign design package, generally in accordance with the attached plans in Appendix III.
3. Council approve Development Variance Permit No. 7915-0224-00, varying the following, to proceed to Public Notification:
 - (a) to vary CD By-law No. 18228, to reduce the minimum number of off-street parking spaces from a total of 524 spaces to 485 parking spaces, with a minimum of 462 of 485 spaces allocated for 407 dwelling units.
4. Council instruct staff to resolve the following issue prior to final approval:
 - (a) the applicant to contribute \$200,000 to the City's Traffic Management Program to address the shortfall of 20 residential parking spaces.

RES.R15-1510 Carried

RESIDENTIAL/INSTITUTIONALCLOVERDALE/CLAYTON

13. **7915-0051-00**
19436 - 71 Avenue
7019 - 194A Street
Mike Kompter, Hub Engineering Inc. / Ravneet K. Chahal, Bikram S. Chahal
Warren J. McIntosh, Lillian McIntosh, Barbara L. McIntosh
NCP Amendment from Half-Acre Residential to 10 - 15 upa (Medium Density)
Rezoning from RA to RF-12 and RF-10 / Development Variance Permit
to permit the development of 21 single family lots.

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

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

1. a Bylaw be introduced to rezone Blocks A and C of the subject from "One-Acre Residential Zone (RA)" to "Single Family Residential 10 Zone (RF-10)" and Block B of the subject 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. 7915-0051-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RF-12 Zone from 12 metres (39 ft.) to 11.8 metres (38.5 ft.) for proposed Lots 17 through 20.
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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (e) registration of a Section 219 Restrictive Covenant to increase the front yard setback for proposed Lots 8 through 15; and
- (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

4. Council pass a resolution to amend the East Clayton Neighbourhood Concept Plan (NCP) to redesignate the lands from Half-Acre Residential to 10 - 15 upa (Medium Density), when the application is considered for final adoption.

RES.R15-1511

Carried

It was

Moved by Councillor Martin
 Seconded by Councillor Starchuk
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2015, No. 18519" pass its first reading.

RES.R15-1512

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Martin
 Seconded by Councillor Starchuk
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2015, No. 18519" pass its second reading.

RES.R15-1513

Carried

It was then

Moved by Councillor Martin
 Seconded by Councillor Starchuk
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18519" be held at the City Hall
 on September 28, 2015, at 7:00 p.m.

RES.R15-1514

Carried

14. **7914-0278-00**
7050 - 192 Street
Lance Barnett, Barnett Dembek Architects Inc. / 1003849 BC Ltd.
Director Information: Sarbjit Khattria,
No Officer Information Filed as at September 1, 2015
 NCP Amendment from Half-Acre Residential to 15-25 upa (Medium-High Density)
 Rezoning from RA to RM-30 / Development Permit
 Development Variance Permit
to permit the development of approximately 23 townhouse units

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

It was

Moved by Councillor Martin
Seconded by Councillor Starchuk
That:

1. a Bylaw be introduced to rezone the subject in Application No. 7914-0278-00 from "One-Acre Residential Zone (RA)" 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. 7914-0278-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7914-0278-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum west (front) yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (14.5 ft.) to the building face and 3.0 metres (10 ft.) to the porch columns;
 - (b) to reduce the minimum south (side) yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.); and
 - (c) to reduce the minimum east (rear) yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.8 metres (15.5 ft.).
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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (g) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
- (h) 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; and
- (i) the applicant adequately address the impact of no indoor amenity space.

6. Council pass a resolution to amend the East Clayton Neighbourhood Concept Plan (NCP) to redesignate the lands from Half-Acre Residential to 15-25 upa (Medium-High Density), when the application is considered for final adoption.

RES.R15-1515 Carried

It was Moved by Councillor Martin
 Seconded by Councillor Starchuk
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2015, No. 18520" pass its first reading.

RES.R15-1516 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Martin
 Seconded by Councillor Starchuk
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2015, No. 18520" pass its second reading.

RES.R15-1517 Carried

It was then Moved by Councillor Martin
 Seconded by Councillor Starchuk
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18520" be held at the City
 Hall on September 28, 2015, at 7:00 p.m.

RES.R15-1518 Carried

FLEETWOOD/GUILDFORD

15. **7915-0052-00**
16434 - Fraser Highway
Brent Carlson, Anthem 16434 Fraser Developments Ltd. Inc. NO. BC1006244
 Rezoning from RA to RM-30 / Development Permit
 Development Variance Permit
to permit the development of approximately 73 townhouse units in Fleetwood.

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

Before the motion was put, Councillor Gill requested clarification regarding the future road alignment. Staff, in response noted they are working with the Applicant to secure widening the road and clarified that they are looking to improving the situation by speaking with the owner versus making it a half-road. There is a requirement for cost sharing if the property must be acquired to make the access feasible; the other option would be to facilitate the road network to the east.

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

1. a Bylaw be introduced to rezone the subject site in Application No. 7915-0052-00 from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 219 square metres (2,336 square feet) to 64 square metres (693 square feet).
3. Council authorize staff to draft Development Permit No. 7915-0052-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7915-0052-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum south rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.0 metres (13 ft.) to the building face and 3.4 metres (11 ft.) to the roof overhangs;
 - (b) to reduce the minimum west side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.4 metres (11 ft.) to the building face and 2.8 metres (9.0 ft.) to the roof overhangs of the townhouse buildings and 3.0 metres (10 ft.) to the building face and 2.5 metres (8.0 ft.) to the roof overhangs of the indoor amenity building; and

- (c) to reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.2 metres (17.0 ft.) to the building face and 4.5 metres (15 ft.) to the roof overhangs.

5. Council instruct staff to resolve the following issues prior to final adoption:

- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
- (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (e) submission of an acoustical report for the units adjacent to Fraser Highway and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (f) 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
- (g) the applicant adequately address the impact of reduced indoor amenity space.

RES.R15-1519

Carried

It was

Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18521" pass its first reading.

RES.R15-1520

Carried

The said Bylaw 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. 18521" pass its second reading.

RES.R15-1521

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. 18521" be held at the City Hall
 on September 28, 2015, at 7:00 p.m.
 RES.R15-1522 Carried

NEWTON

16. **7913-0164-00**
14021 - 60 Avenue
14047 - 60 Avenue
Mike Kompter, Hub Engineering Inc. / Jagdish K. Duhra, Mandeep S. Duhra,
Heather J. Michaloski, Bradley D. Michaloski, Jasdeep Sandhu,
Amandeep Sandhu
 Partial NCP Amendment from Single Family Small Lots (8-10 upa) and Single
 Family Residential Flex (6-14.5 upa) to Row Housing
 Rezoning from RA to RF-SD and RM-23 / Development Permit
to allow the development of 10 duplexes and 6 rowhouses, for a total of 26 units.

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 Bylaw be introduced to rezone the subject site in Application
 No. 7913-0164-00 as shown on the Rezoning Block Plan (Appendix II) as
 follows:
 - (a) Block A from "One-Acre Residential Zone (RA)" to "Multiple
 Residential 23 Zone (RM-23)"; and
 - (b) Block B from "One-Acre Residential Zone (RA)" to "Semi-Detached
 Residential Zone (RF-SD)"; and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7913-0164-00
 generally in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including
 restrictive covenants, dedications, and rights-of-way where
 necessary, are addressed to the satisfaction of the General Manager,
 Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the
 Approving Officer;

- (c) approval from the Ministry of Transportation & Infrastructure;
- (d) approval from Senior Government Environmental Agencies regarding the relocation of a Class B watercourse;
- (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;
- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (h) registration of access easements and Section 219 Restrictive Covenants to secure building maintenance and party wall agreements; and
- (i) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

4. Council pass a resolution to amend the South Newton NCP to redesignate the western portion of the land from Single Family Small Lots (8-10 upa) and Single Family Residential Flex (6-14.5 upa) to Row Housing when the project is considered for final adoption.

RES.R15-1523

Carried

It was

Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2015, No. 18522" pass its first reading.

RES.R15-1524

Carried

The said Bylaw 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. 18522" pass its second reading.

RES.R15-1525

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. 18522" be held at the City
 Hall on September 28, 2015, at 7:00 p.m.

RES.R15-1526

Carried

Council requested a detailed rendering of the duplexes be provided prior to the Public Hearing; in addition, staff requested to provide clarification as to whether secondary suites would be permitted or not.

17. **7915-0184-00**
14873 - 62A Avenue
Ahmad S. Nasserjah / Frozan Nasserjah, Ahmad S. Nasserjah
 Development Variance Permit
to reduce the minimum rear yard setback of the RF-12 zone to permit the retention of an existing deck.

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. 7915-0184-00, to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 3.8 metres (12 ft.), to proceed to Public Notification.

RES.R15-1527

Carried

18. **7912-0138-00**
13924 - 56 Avenue
Maggie Koka, Aplin & Martin Consultants Ltd. / Hua Deng
 Development Variance Permit
to permit setback variances on a proposed subdivision into six (6) 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 Council approve Development Variance Permit No. 7912-0138-00, varying the following, to proceed to Public Notification:

- (a) to increase the minimum front yard setback of the RH Zone from 7.5 metres (25 ft.) to 15 metres (50 ft.) on proposed Lots 1 and 2;
- (b) to reduce the minimum front yard setback of the RH Zone from 7.5 metres (25 ft.) to 5.0 metres (16 ft.) on proposed Lots 4 and 5; and
- (c) to increase the minimum west side yard setback of the RH Zone from 4.5 metres (15 ft.) to 7.0 metres (23 ft.) on proposed Lot 5.

RES.R15-1528

Defeated
 With Mayor Hepner, Councillors Hayne, LeFranc, Martin, Starchuk, Villeneuve and Woods opposed.

Councillor Starchuk noted there were concerns expressed by the West Panorama Ridge Ratepayers Association regarding the following: 1) proposed tree retention plan, 2) right-of-way and 3) potential for increased crime due to the dead-end road next to the public path way.

Councillor Gill noted that he received correspondence expressing concern that some of the neighbours were not consulted in the public consultation process surrounding the proposal. They were unsure of who the West Panorama Ridge Ratepayers were that has been consulted and spoken on their behalf.

It was Moved by Councillor Starchuk
Seconded by Councillor Villeneuve
That Application No. 7912-0138-00 be referred back to staff for clarification to address the following concerns: 1) tree retention plan, 2) proposed right-of-way, 3) potential for increased crime due to the dead-end road next to the public path way; and 4) to work with the Applicant to conduct additional public consultation with members of the community.

RES.R15-1529

Carried
with Councillor Gill opposed

SOUTH SURREY

- 19. **7915-0291-00**
2668 - Bayview Street
Brad Martin, Treeline Const. Ltd. / Sean M Miller

Development Variance Permit
to permit a portion of a proposed single family dwelling to be located in the RH Zoned portion of a split-zoned property.

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. 7915-0291-00, to vary the requirement under Zoning Bylaw No. 12000, General Provisions (Part 4, Section E 13 (b)), by allowing a proposed single family dwelling to be sited across the zoning boundary of an existing split-zoned lot, to proceed to Public Notification.

RES.R15-1530

Carried

20. **7912-0290-00**
16543 - 20 Avenue
Clarence Arychuk, WSP Canada Inc. / Double Dot Investment Group Ltd.
Rezoning from RA to RF-12 / Development Variance Permit
Minor NCP amendment to change the location of roads and drainage corridors on the subject site and to show proposed multi-use pathways on the NCP Land Use Concept map
to allow subdivision into 62 single family small 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 Bylaw be introduced to the subject site in Application No. 7912-0290-00 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. 7912-0290-00, varying the following, to proceed to Public Notification:
 - (a) to vary the RF-12 Zone to permit a front access double garage on proposed Lots 1, 56 and 59;
 - (b) to vary the RF-12 Zone to permit a reduction in lot width from 14.0 metres (46 feet) to 13.4 metres (44 feet) on proposed Lots 8 and 21;
 - (c) to vary the RF-12 Zone to permit an increase in the front yard setback from 6.0 metres (20 feet) to 6.5 metres (21 feet) for proposed Lots 50-55 and 60-62;
 - (d) to vary the RF-12 Zone to permit an increase in the southerly side yard setback from 1.2 metres (4 feet) to 4.2 metres (14 feet) for proposed Lots 57 and 58; and
 - (e) to vary the RF-12 Zone to reduce the front yard setback for the principal building from 4.0 metres (13 feet) to 3.0 metres (10 feet), to reduce the front yard setback for the veranda from 2.0 metres (7 feet) to 1.5 metres (5 feet), and to increase the permitted size of the second storey from 80% of the size of the first storey to 90% of the size of the first storey, for proposed Lot 36.

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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (e) registration of a Section 219 Restrictive Covenant for the purposes of tree retention; and
 - (f) the applicant satisfies the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

4. Council pass a resolution to amend the Sunnyside Heights NCP to to change the location of roads and drainage corridors on the subject site and to show all proposed multi-use pathways, currently shown in the Surrey Greenways Plan (2012), on the NCP Land Use Concept map when the project is considered for final adoption.

RES.R15-1531

Carried

It was

Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2015, No. 18523" pass its first reading.

RES.R15-1532

Carried

The said Bylaw 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. 18523" pass its second reading.

RES.R15-1533

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. 18523" be held at the City Hall
on September 28, 2015, at 7:00 p.m.	
RES.R15-1534	<u>Carried</u>

SURREY CITY CENTRE/WHALLEY

- 21. 7915-0237-00**
13852-101 Avenue
Brian Shigetomi, Atelier Pacific Architecture Inc. / Odyssey Tower
Properties Ltd.
 Development Permit / Development Variance Permit
to allow for the development of a 23-storey, apartment building with a 2-storey
townhouse/amenity building and a reduction in parking spaces.

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. 7915-0237-00, generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7915-0237-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum number of on-site parking spaces from 208 spaces to 178 spaces for 167 dwelling units.
3. 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 an acceptable tree survey and a statement regarding tree preservation;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;

- (e) applicant to amend legal agreements on the subject site which may be affected by the new building construction; and
- (f) applicant to finalize a co-op car agreement to address the shortfall in parking and to secure a statutory right-of-way to allow the public to enter onto private property to access these cars.

RES.R15-1535

Carried

NEWTON

- 22. **7915-0140-00**
6046 - 138A Street
Gurpreet S. Toor / Gurpreet S. Toor
 Development Variance Permit
to reduce the minimum rear yard setback.

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 Council approve Development Variance

Permit No. 7915-0140-00, to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 5.5 metres (18ft.), to proceed to Public Notification.

RES.R15-1536

Carried

C. ITEMS REFERRED BACK

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

FLEETWOOD/GUILDFORD

- 1. **7914-0303-00**
18940 - 94 Avenue
Cheryl Bilyk , Standard Land Company Inc. / Performance Mall Properties Ltd
 Development Variance Permit
to increase the maximum height of a free-standing telecommunications tower from 12 metres (40 ft.) to 41 metres (135 ft.).

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

It was Moved by Councillor Villeneuve
 Seconded by Councillor Woods
 That Council approve Development Variance
 Permit No. 7912-0321-00, to vary Part 4 General Provisions of the Zoning By-law, to
 increase the maximum height of a free-standing telecommunications tower from
 12 metres (39 ft.) to 41 metres (135 ft.), to proceed to Public Notification.
 RES.R15-1537 Carried

SURREY CITY CENTRE/WHALLEY

2. **7914-0153-00**
13629 - 108 Avenue
James Madhaven, Fiji Canada Association / Fiji Canada Association
 Liquor Primary License / Development Variance Permit
*to allow liquor service at the Fiji Canada Association clubhouse and to vary the
 parking requirements.*

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 pass the following resolution with respect to the proposed Liquor
 Primary Application:

"After taking into account the following criteria outlined in the attached
 Planning Report dated September 8, 2014:

- (a) the location of the establishment;
- (b) the proximity of the establishment to other social or recreational
 facilities and public buildings;
- (c) the person capacity 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;
- (f) the impact on the community if the application is approved; and

after holding a Public Hearing on September 29, 2014, 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 license subject to the following conditions:

- (a) Hours of operation to be as follows:
 - 6:00 pm to 12:00 am Monday to Friday;
 - 12:00 pm to 12:00 am Saturday through Sunday; and
 - (b) A maximum capacity of 190 persons."
2. Council approve and issue Development Variance Permit No. 7914-0153-00 (Appendix C) varying the following:
 - (a) to reduce the minimum parking requirements for a neighbourhood pub in the Zoning By-law, from 52 parking spaces to 7 parking spaces, for the existing 746 square metre (8,030 sq. ft.) building.
 3. Council direct staff to finalize a Good Neighbour Agreement for execution by the City and the applicant.

RES.R15-1538

Carried

3. **7915-0179-00**
13618 - 100 Avenue
Graham Hicks, Varcon Inc. / Strata Owners of Plan BCS52785
 Development Variance Permit
to permit a 12-metre (39 ft.) high radio communication tower on top of an existing residential high-rise building (Infinity Tower) 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 Hayne

That Council approve Development Variance

Permit No. 7915-0179-00, to vary Part 4 General Provisions of the Zoning By-law, to increase the maximum height of a radio communication tower erected upon a building from 3 metres (10 ft.) to 12 metres (39 ft.) above the roof of the building upon which it is located, to proceed to Public Notification.

RES.R15-1539

Carried

Councillor Gill thanked staff for their work concerning Application No. 7915-0179-00 and successfully reducing the height of the antennas and addressing the concerns of the community.

FLEETWOOD/GUILDFORD

4. **7914-0168-00**
9061 - 164 Street
Mike Helle, Coastland Engineering and Surveying Ltd. / Surinder S. Binng,
Mandeep S. Binng
Rezoning from RA to RH / Development Permit / Development Variance Permit
to permit subdivision into 2 half-acre residential lots across from the ALR boundary.

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 set a date for a new Public Hearing for Rezoning By-law No. 18398 on the basis of the revised subdivision proposal.
2. Council authorize staff to draft Development Permit No. 7914-0168-00 generally in accordance with the attached drawings (Appendix G).
3. Council approve Development Variance Permit No. 7914-0168-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RH Zone from 30 metres (98 ft.) to 24 metres (79 ft.);
 - (b) to reduce the minimum south side yard setback of the RH Zone for proposed Lot 1 from 4.5 metres (15 ft.) to 3.0 metres (10 ft.); and
 - (c) to reduce the minimum north side yard setback of the RH Zone for proposed Lot 2 from 4.5 metres (15 ft.) to 3.0 metres (10 ft.).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) all of the issues listed in the Initial Planning Report dated January 12, 2015 (Appendix J);
 - (b) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (c) registration of a Section 219 Restrictive Covenant for "no build" on the east portion of proposed Lots 1 (as previously proposed) and 2, for a minimum 37.5-metre (123-ft.) building setback from the ALR boundary;

- (d) registration of a Section 219 Restrictive Covenant for "no-build" and for the installation and maintenance of a 12-metre (39 ft.) (previously 10-metre/33 ft.) wide landscape buffer along 164 Street, parallel the ALR boundary; and
- (e) registration of a Section 219 Restrictive Covenant for "no build" on the west portion of proposed Lots 1 and 2 to increase the rear yard setback from 7.5 metres (25 ft.) to 25 metres (82 ft.) for the principal building and 15 metres (49 ft.) for any accessory buildings and structures.

RES.R15-1540

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That the Public Hearing on "Surrey Zoning

Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18398" be held at the City Hall on September 28, 2015, at 7:00 p.m.

RES.R15-1541

Carried

Councillor Gill noted that Application No. 7914-0168-00 had difficulties with the Community when it first came before Council, was referred back to staff, and he is now pleased with the final product planning staff has put forward to be considered on September 28, 2015.

RESIDENTIAL/INSTITUTIONALSOUTH SURREY

5. **7906-0213-00**
15005 - 36 Avenue
Randy Dick, Portrait Homes / 1012467 BC Ltd.
Director Information: Harry Grimm, Robert Grimm
No Officer Information Filed
 OCP amendment on a portion of the property from Urban to Conservation and Recreation
 NCP amendment adjusting the boundaries between the Preservation area/open space and Cluster housing designations
 Rezoning a portion of the site from A-1 to CD (based on RM-15)
 Development Permit
to permit the development of 57 townhouse units

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 receive Additional Planning Comments concerning development application 7906-0213-00 as information prior to Public Hearing.
2. Council instruct staff to resolve the following additional issues prior to final adoption:
 - (a) Completion of the hydrology report for the site to the satisfaction of the City;
 - (b) Completion of wildlife corridor study for the site to the satisfaction of the City; and
 - (c) Resolution of issues arising from the Provincial audit of the RAR Assessment report establishing the proposed riparian environmental setback for this project.

RES.R15-1542

Carried

Staff clarified that this is additional information to the planning report and was included to provide Council with an update to some of the outstanding issues.

Councillor Villeneuve noted that Application No. 7906-0213-00 needs a lot of information and there are a lot of questions that cannot be answered. Staff noted that the report notes additional requirements that will be needed should the project receive three readings at the Public Hearing. In the report staff has reinforced some of the components that must be addressed should the project receive third reading.

Mayor Hepner clarified that this information will be advancing any of the work that need to be fulfilled before the project goes for final approval at a later date.

D. LAND USE CONTRACT TERMINATION

Before the bylaw readings, Mayor Hepner requested the City Clerk to ensure the Public is aware of the fact that the next Public Hearing will be on Tuesday, October 20, 2015 due to the Federal Election.

COMMERCIAL/INDUSTRIAL/AGRICULTURAL**NEWTON**

1. **7915-0265-00**
8585 - 123 Street
0971600 BC Ltd.
Director Information: Charanjit Singh Dhadwal, Jasveer Singh
No Officer Information Filed as at June 3, 2015
 Terminate Land Use Contract No. 57
to permit the existing underlying IL Zone to come into effect.

RES.R15-1543 It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Land Use Contract No. 57,
 Termination Bylaw, 2015, No. 18506" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R15-1544 It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Land Use Contract No. 57,
 Termination Bylaw, 2015, No. 18506" pass its second reading.
Carried

RES.R15-1545 It was then Moved by Councillor Gill
 Seconded by Councillor Hayne
 That the Public Hearing on "Surrey Land Use
 Contract No. 57, Termination Bylaw, 2015, No. 18506" be held at the City Hall on
 Tuesday, October 20, 2015, at 7:00 p.m.
Carried

2. **7915-0271-00**
12251 - 88 Avenue
12261 - 88 Avenue
BC Hydro & Power Authority
 Terminate Land Use Contract No. 60
to permit the existing underlying IL Zone to come into effect.

- RES.R15-1546 It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Land Use Contract No. 60,
 Termination Bylaw, 2015, No. 18507" pass its first reading.
Carried
- The said Bylaw was then read for the second time.
- RES.R15-1547 It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Land Use Contract No. 60,
 Termination Bylaw, 2015, No. 18507" pass its second reading.
Carried
- RES.R15-1548 It was then Moved by Councillor Gill
 Seconded by Councillor Hayne
 That the Public Hearing on "Surrey Land Use
 Contract No. 60, Termination Bylaw, 2015, No. 18507" be held at the City Hall on
 Tuesday, October 20, 2015, at 7:00 p.m.
Carried

3. **7915-0273-00**
12178 - 86 Avenue, 12188 - 86 Avenue, 12190 - 86 Avenue, 12192 - 86 Avenue
12198 - 86 Avenue, 12204 - 86 Avenue, 12206 - 86 Avenue, 12208 - 86 Avenue
12194 - 86 Avenue, 12210 - 86 Avenue, 12212 - 86 Avenue, 12214 - 86 Avenue
12216 - 86 Avenue
Malvern Investments Ltd.
Director Information: Dennis Facer, Gregory Kenneth Facer,
Graham Wayne Facer
Officer Information as at June 20, 2015: Gregory Kenneth Facer (Secretary)
Graham Wayne Facer (President)
 Terminate Land Use Contract No. 309
to permit the existing underlying IL Zone to come into effect.

- RES.R15-1549 It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Land Use Contract No. 309,
 Termination Bylaw, 2015, No. 18509" pass its first reading.
Carried

The said Bylaw was then read for the second time.

- RES.R15-1550 It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Land Use Contract No. 309,
 Termination Bylaw, 2015, No. 18509" pass its second reading.
Carried

- (a) To reduce the minimum front yard setback from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.) for Block A;
- (b) To reduce the minimum west side yard setback from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.) for Block A;
- (c) To reduce the minimum east side yard setback of the Zone from 7.5 metres (25 ft.) to 6.0 metres (19.5 ft.) for Block A;
- (d) To reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 3.0 metres (9.8 ft.) for Block A;
- (e) To reduce the minimum lot depth of from 30 metres (100 ft.) to 15 metres (49 ft.) for Block A;
- (f) To reduce the minimum lot size created through subdivision from 2,000 square metres (0.5 acre) to 1,600 square metres (0.39 acre) for Block A;
- (g) To vary the enclosed tandem parking space requirements to permit one outside tandem parking space for 6 of the 18 resident parking spaces for Block A;
- (h) To reduce the minimum lot depth from 26 metres (85 ft.) to 25 metres (82 ft.) for Block B;
- (i) To reduce the minimum lot width for Type I Corner Lot from 14 metres (46 ft.) to 13 metres (42.5 ft.) for Block B; and
- (j) To reduce the minimum lot width for (Type I Corner Lot) from 10.5 metres (35 ft.) to 9.0 metres (30 ft.) Block C.

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

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That Development Variance Permit
 No. 7912-0098-00 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.R15-1562

Carried

Development Variance Permit No. 7912-0098-01
7292 – 195A Street and 7311 – 196 Street

Supported by Council: June 29, 2015

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

- (a) to vary the maximum percentage of resident tandem parking spaces allowed in the RM-30 Zone from 50% to 89%.

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

It was Moved by Councillor Martin
Seconded by Councillor Hayne
That Development Variance Permit
No. 7912-0098-01 be approved; that the Mayor and Clerk be authorized to sign the Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R15-1563

Carried

Development Permit No. 7912-0098-00

7292 – 195A Street and 7311 – 196 Street

To permit the development of approximately nine townhouse units, two RF-12 lots and one RF-9C lot with a portion from the adjacent property at 7292 - 195A Street.

Authorized to draft: April 8, 2013

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

It was Moved by Councillor Martin
Seconded by Councillor Hayne
That the Mayor and Clerk be authorized to
execute Development Permit No. 7912-0098-00.

RES.R15-1564

Carried

PERMIT APPROVALS

- 3. **Development Variance Permit No. 7914-0360-00**
0964377 BC Ltd.
c/o CTA Design Group (John Kristianson)
2579 – 188 Street

Supported by Council: July 13, 2015

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

- (a) In Part 5 Parking and Loading/Unloading Section D Sub-section 3(b), the minimum width for a maneuvering aisle is varied from 7.5 metres [25 ft.] to 5.6 metres [18.4 ft.] for the drive-aisle on the north side of the proposed building.

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

It was Moved by Councillor Martin
 Seconded by Councillor Hayne
 That Development Variance Permit
 No. 7914-0360-00 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.R15-1565

Carried

Development Permit No. 7914-0360-00
 2579 – 188 Street

To permit the development of a 8,082 m² (86,997 ft²) manufacturing facility.

Authorized to draft: June 29, 2015

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

It was Moved by Councillor Martin
 Seconded by Councillor Hayne
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7914-0360-00.

RES.R15-1566

Carried

APPLICATIONS/BY-LAWS/PERMITS TO BE CLOSED

4. **Development Application No. 7910-0280-00**
 7910-0280-00 - Ziv Properties Ltd.
 c/o David J. Ho Architect Inc. (David Ho)
 RF to C-8 and RM-15 - 6706 King George Boulevard - to permit subdivision into two lots Block A and Block B and the development of ten townhouse units.

Approved by Council: April 23, 2012

- * Planning and Development advise (see memorandum dated September 2, 2015 in back-up) that the applicant has requested that the application be closed.

It was
 Moved by Councillor Martin
 Seconded by Councillor Hayne
 That Council close Application

No. 7910-0280-00, and that "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17646" be filed.

RES.R15-1567

Carried

5. **Development Application No. 7912-0110-00**

7912-0110-00 – Various Owners
 c/o HY Engineering Ltd. (Lori Joyce)
 RA to RF- 9642, 9654, 9666 and 9678 – 162A Street - to subdivide into 54 single family lots and two future townhouse projects in combination with project 7912-0107-00, 7912-0108-00 and 7912-0109-00.

Approved by Council: February 24, 2014

- * Planning and Development advise (see memorandum dated September 1, 2015 in back-up) that three of the four subject lots have been withdrawn from the application. The owners of two of the properties have submitted a new development Application No. 7915-0228-00. Council is requested to close Application No. 7912-0110-00 and file Bylaw No. 17975.

It was
 Moved by Councillor Martin
 Seconded by Councillor Hayne
 That Council close Application

No. 7912-0110-00 and that "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2014, No. 17975" be filed.

RES.R15-1568

Carried

6. **Development Application No. 7911-0171-00**

7911-0171-00 - 0806904 B.C. Ltd, Sidh Development Limited and 0811372 B.C. Ltd.
 c/o Matthew Cheng Architect Inc. (Matthew Cheng)
 RF to CD - 10918, 10932, 10944 and 10956 - 132 Street - to permit the development of 93 dwelling units in a 5-storey apartment building with townhouses on the ground floor.

Approved by Council: September 10, 2012

- * Planning and Development advise (see memorandum dated September 1, 2015 in back-up) that the subject site has been sold and a new development Application No. 7915-0261-00 has been submitted by the current owners. Council is requested to close Application No. 7911-0171-00 and file Bylaw No. 17760.

It was
 Moved by Councillor Martin
 Seconded by Councillor Hayne
 That Council close Application
 No. 7911-0171-00 and that "Surrey Zoning By-law, 1993, No. 12000, Amendment
 By-law, 2012, No. 17760" be filed.

RES.R15-1569

Carried

- 7. **Development Application No. 7907-0316-00**
 7907-0316-00 - Alpenglow Development Ltd. and Alan Davis
 c/o PJ Lovick Architect
 RF to CHI - 11138 - 128 Street and 12835 - 111 Avenue - to allow the construction of
 two commercial buildings.

Approved by Council: May 26, 2008

- * Planning and Development advise (see memorandum dated September 2, 2015 in back-up) that the project has been inactive for six years and a registered letter was sent to the applicant on July 8, 2015 advising that unless outstanding requirements were addressed within 30 days, the file would be closed. The applicant has not responded to the registered letter. Council is requested to close Application No. 7907-0316-00 and file Bylaw No. 16671.

It was
 Moved by Councillor Martin
 Seconded by Councillor Hayne
 That Council close Application
 No. 7907-0316-00 and that "Surrey Zoning By-law, 1993, No. 12000, Amendment
 By-law, 2008, No. 16671" be filed.

RES.R15-1570

Carried

I. CLERKS REPORT

J. OTHER BUSINESS

K. ADJOURNMENT

It was

Moved by Councillor Gill
Seconded by Councillor Villeneuve
That the September 14, 2015 Regular Council


- Land Use meeting be adjourned.

RES.R15-1571

Carried

The Regular Council - Land Use meeting adjourned at 5:57 p.m.

Certified correct:



Jane Sullivan, City Clerk



Mayor Linda Hepner