

Present:

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

Absent:**Staff Present:**

City Clerk
City Manager
City Solicitor
General Manager, Engineering
General Manager, Finance & Technology
General Manager, Human Resources
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. **7915-0146-00**
5791 - 176 Street
Wilson Jung, Hanson Architect / Jky259 Enterprises Ltd.
Development Permit / Development Variance Permit
to permit the development of a single-storey multi-tenant commercial building.

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

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

1. Council authorize staff to draft Development Permit No. 7915-0146-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7915-0146-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side yard on flanking street (north) setback of the C-15 Zone from 2.0 metres (7 ft.) to 1.2 metres (4 ft.) to the principal building face and 0 metre (0 ft.) to the attached weather protection canopy;

- (b) to reduce the minimum front yard (east) setback of the C-15 Zone from 2.0 metres (7 ft.) to 0.8 metre (3 ft.) to the weather protection canopy only;
 - (c) to reduce the minimum rear yard (west) setback of the C-15 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the principal building face and 1.8 metres (6 ft.) to the attached weather protection canopy;
 - (d) to reduce the minimum landscaping strip of the C-15 Zone from 1.5 metres (5 ft.) to 0 metre along the north and east lot lines; and
 - (e) to relax Part 7 Special Building Setbacks of Surrey Zoning By-law, 1993, No. 12000 to reduce the sum of one-half of the ultimate highway allowance for 176 Street and the front yard setback from 14 metres (46 ft.) to 12 metres (39 ft.) to the principal building face and 10.8 metres (35 ft.) to the attached weather protection canopy.
3. Council instruct staff to resolve the following issues prior to approval:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) registration of a right-of-way for public rights-of-passage for the area between the building face and the street edges;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (g) the applicant adequately address the shortfall of three on-site parking spaces, in accordance with Sub-section A.2(b) of Part 5 of Surrey Zoning By-law No. 12000.

RES.R15-1759

Carried

2. **7915-0161-00**
7020 - 192 Street
19265 - 70 Avenue
Archstone Projects Ltd., Sukhjinder S. Johal, Rajwinder S. Johal, 1045125 B.C. Ltd.
Director Information: Parm Garcha
No Officer Information filed as of Oct 13, 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 49 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 Hayne
That:

1. a By-law be introduced to rezone the subject site in Application No. 7915-0161-00 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 reduce the amount of required indoor amenity space from 147 square metres (1,582 sq. ft.) to 145 square metres (1,558 sq. ft.).
3. Council authorize staff to draft Development Permit No. 7915-0161-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7915-0161-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum south (front), west and east setbacks 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; and
 - (b) to reduce the minimum north (side) yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the building face.
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 reduced 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.R15-1760

Carried

It was

Moved by Councillor Martin
 Seconded by Councillor Hayne
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2015, No. 18533" pass its first reading.

RES.R15-1761

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, 2015, No. 18533" pass its second reading.

RES.R15-1762

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, 2015, No. 18533" be held at the City Hall
 on Monday, November 2, 2015, at 7:00 p.m.
 RES.R15-1763 Carried

SOUTH SURREY

3. **7914-0373-00**
3399 - 189 Street
Oleg Verbenkov, Pacific Land Group / 0988150 B.C. Ltd.
Director Information: Todd Jacob
No Officer Information as at October 14, 2015
Rezoning from CD (Bylaw Nos. 17146 and 17934) to CD
Development Permit
to allow for a 4,447 m² (47,871 ft²) office/warehouse facility, outdoor storage of construction equipment, material and supplies and an ancillary fueling station.

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 By-law be introduced to rezone the subject site in Application No. 7914-0373-00 from "Comprehensive Development Zone (CD By-law No. 17146 as amended by By-law No. 17934)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7914-0373-00 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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;

- (d) demolition of existing temporary structures to the satisfaction of the Planning and Development Department;
- (e) 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;
- (f) registration of a Section 219 Restrictive Covenant to ensure that the proposed refueling facility only serves trucks and vehicles associated with the warehouse use and is not operated as stand-alone use; and
- (g) resolution of the Park interface issues, including fence treatment to be used along the rear of the property to the satisfaction of the Planning and Development Department.

RES.R15-1764

Carried

It was

Moved by Councillor Martin
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18534" pass its first reading.

RES.R15-1765

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, 2015, No. 18534" pass its second reading.

RES.R15-1766

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, 2015, No. 18534" be held at the City
Hall on Monday, November 2, 2015, at 7:00 p.m.

RES.R15-1767

Carried

- 4. **7913-0288-00**
19082 - 16 Avenue
Maggie Koka, Aplin & Martin Consultants Ltd. / Randall T. Buhr / Lesley M. Buhr
Rezoning from A-1 to PC
to permit the development of a cemetery.

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 By-law be introduced to rezone the subject site in Application No. 7913-0288-00 from "General Agriculture Zone (A-1)" to "Cemetery Zone (PC)" 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 road dedication plan to the satisfaction of the Approving Officer;
 - (c) confirmation from the British Columbia Ministry of Environment that the existing site contamination has been remediated;
 - (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; and
 - (f) completion of a P-15 agreement with the City to ensure completion and maintenance of riparian enhancement works on conveyed lands, to the satisfaction of the General Manager, Engineering and the General Manager, Parks, Recreation and Culture.

RES.R15-1768

Carried

Councillor Gill noted that the property has site contamination and asked for clarification as to whether Phase II has been conducted on the property. Staff in response noted that the property was a material fill site in the 1980's and as a result there were some contamination hot spots and the Applicant is required to receive a certificate of compliance prior to final adoption of the bylaw.

M. Koka, Aplin & Martin Consultants Ltd (Agent for the Applicant): The Agent noted when the site was evaluated for contamination, nine test pits were dug and one of them uncovered a "hot spot". The extent of contamination was deemed limited and it could be addressed through land remediation. The timing of Phase II could be made a condition of receiving third reading of the bylaw; however the Applicant understands it is a requirement of the detailed engineering design phase. Currently, the Applicant does not have a report outlining the extent of the remediation required; before undertaking such expenditure the Applicant is looking for assurance that the land use is approved and the project goes for Public Hearing before he moves forward.

RES.R15-1769

It was Moved by Councillor Gill
 Seconded by Councillor Villeneuve
 That the Applicant be required to conduct site remediation work and provide a Certificate of Remediation to staff before Application No. 7913-0288-00 receives third reading.

Defeated
 with Mayor Hepner, Councillors Woods, Hayne, Martin, Steele, LeFranc and Starchuk opposed

Clarification was requested with regard to why the requirements are requested prior to the project going to the Public Hearing process as the Applicant understands that the site must be fully remediated prior to final adoption of the bylaw.

The Mayor requested clarification from staff regarding the procedural conditions associated with Councillor Gill's request. Staff in response noted that a Certificate of Remediation would be issued by the Ministry of Environment only after the Applicant has successfully addressed any contamination hot spots found.

RES.R15-1770

It was Moved by Councillor Martin
 Seconded by Councillor Hayne
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18535" pass its first reading.

Carried
 with Councillors Gill and Villeneuve opposed

The said Bylaw was then read for the second time.

RES.R15-1771

It was Moved by Councillor Martin
 Seconded by Councillor Hayne
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18535" pass its second reading.

Carried
 with Councillors Gill and Villeneuve opposed

RES.R15-1772

It was then Moved by Councillor Martin
 Seconded by Councillor Hayne
 That the Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18535" be held at the City Hall on Monday, November 2, 2015, at 7:00 p.m.

Carried

RESIDENTIAL/INSTITUTIONAL

FLEETWOOD/GUILDFORD

- 5. **7915-0263-00**
14969 - 96 Avenue
Sonia Dhaliwal / Jaswinder K. Dhillon / Jaswant S. Dhillon
 Development Variance Permit
to reduce the west side yard setback for a proposed single family dwelling.

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. 7915-0263-00, to reduce the minimum westerly side yard setback of the principal building in the RF Zone from 1.8 metres (6 ft.) to 1.2 metres (3.9 ft.), to proceed to Public Notification.

RES.R15-1773

Carried

NEWTON

- 6. **7915-0038-00**
12885 No. 10 (58 Avenue) Highway
12871 No. 10 (58 Avenue) Highway
12872 - 59 Avenue
Douglas Johnson, Douglas Johnson Architect Ltd. /
Panorama Mews Developments Ltd.
NCP Amendment to allow for changes to the road network layout and to
introduce a new land use designation of Townhouses (25 upa)
Rezoning from RA to RM-30
 Development Permit / Development Variance Permit
to permit the development of 80 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 Hayne
 That:

- 1. a By-law be introduced to rezone the subject site in Application No. 7915-0038-00 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 240 square metres (2,583 square feet) to 147 square metres (1,580 square feet)
3. Council authorize staff to draft Development Permit No. 7915-0038-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7915-0038-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side yard setback (west) of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.);
 - (b) to reduce the minimum front yard setback (north) of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.);
 - (c) to reduce the minimum side yard setback (east) of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.); and
 - (d) to reduce the minimum rear yard setback (south) of the RM-30 Zone from 7.5 metres (25 ft.) to 5.0 metres (16 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) 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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) completion by the Realty Division of the acquisition of an approximately 15.0 metres (49 ft.) portion along the south property line for parkland and greenway expansion;

- (i) submission of an acoustical report for the units adjacent to Highway No. 10 to the satisfaction of the Planning and Development Department and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (j) 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;
- (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; and
- (m) the applicant adequately address the impact of reduced indoor amenity space.

6. Council pass a resolution to amend West Newton/Highway 10 NCP to redesignate the land from "Attached Housing (20 upa)" to "Townhouses (25 upa)" and to allow for a change in the road network when the project is considered for final adoption.

RES.R15-1774 Carried

It was Moved by Councillor Martin
 Seconded by Councillor Hayne
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2015, No. 18536" pass its first reading.

RES.R15-1775 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, 2015, No. 18536" pass its second reading.

RES.R15-1776 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, 2015, No. 18536" be held at the City
 Hall on November 2, 2015, at 7:00 p.m.

RES.R15-1777 Carried

7. **7915-0221-00**
14057 - 60A Avenue
14058 - 61 Avenue
Colin Hogan, Focus Architecture Inc. /
Hayer Builders Group (Summit Townhomes) Ltd
Development Permit
to permit an 89 unit townhouse development.

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: That:

1. Council authorize staff to draft Development Permit No. 7915-0221-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 267 square metres (2,873 square feet) to 81 square metres (872 square feet).
3. Council instruct staff to resolve the following issue prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a landscaping plan and landscaping cost estimate to the satisfaction of the Planning and Development Department;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) the applicant adequately address the impact of reduced indoor amenity space;
 - (e) discharge of the registered covenants requiring development in the lands to meet the BUILT GREEN® Gold standard and to install a comprehensive storm water management system on-site; and
 - (f) registration of a revised Section 219 Restrictive Covenant/SROW over the on-site riparian area incorporating a rain garden feature.

RES.R15-1778

Carried

8. **7914-0263-00**
14088 - 58A Avenue
Mike Kompter, Hub Engineering Inc. / Harvinder S. Gill / Surjit S. Gosal
Partial NCP Amendment from Single Family Residential to Single Family Small Lots, and modification of the NCP road pattern.
Rezoning from RA to RF and RF-12
to allow subdivision into 7 single family building 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 By-law be introduced to rezone Block A of the subject site in Application No. 7914-0263-00 on the attached Survey Plan from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)" and Block B of the subject site 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) 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) registration of a Section 219 Restrictive Covenant for tree preservation;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) the applicant satisfy the deficiency in tree replacement on the site to the satisfaction of the Planning and Development Department; and
 - (h) in addition to payment of the 5% cash-in-lieu parkland contribution as required by the *Local Government Act*, payment of an additional 1% cash-in-lieu of park contribution as volunteered to by the applicant.

3. Council pass a resolution to amend the South Newton Neighbourhood Concept Plan to re-designate the land (Block B) from "Single Family Residential" to "Single Family Small Lots" and modify the proposed road pattern in accordance with the proposed subdivision layout when the project is considered for final adoption.

RES.R15-1779

Carried

It was

Moved by Councillor Martin

Seconded by Councillor Hayne

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

Amendment Bylaw, 2015, No. 18537" pass its first reading.

RES.R15-1780

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, 2015, No. 18537" pass its second reading.

RES.R15-1781

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, 2015, No. 18537" be held at the City Hall on November 2, 2015, at 7:00 p.m.

RES.R15-1782

CarriedSOUTH SURREY

9. **7914-0258-00**
15651 Mountain View Drive
15625 Mountain View Drive
2960 - 156 St
2982 - 156 St
Maciej Dembek, Barnett Dembek Architects Inc. / T M Crest Homes (2007)
Ltd.
NCP amendment from "Cluster Housing (6-8 upa)" to "Townhouses 15 upa max"
Rezoning from RA to CD (based on RM-15)
Development Permit
to permit the development of a 66-unit townhouse project.

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 file By-law No. 16662 and close Land Development Project No. 7907-0363-00 and all applications associated with this project.
2. a By-law be introduced to rezone the subject site in Application No. 7914-0258-00 from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
3. Council approve the applicant's request to reduce the amount of required indoor amenity space from 198 square metres (2,130 sq. ft.) to 184 square metres (1,980 sq. ft.).
4. Council authorize staff to draft Development Permit No. 7914-0258-00 generally in accordance with the attached drawings (Appendix II).
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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (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;
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (h) the applicant adequately address the impact of reduced indoor amenity space; and

(i) the property at 15651 Mountain View Drive be remediated to the satisfaction of the Ministry of Environment.

6. Council pass a resolution to amend North Grandview Heights NCP to redesignate the land from "Cluster Housing (6-8 upa)" to "Townhouses 15 upa max" when the project is considered for final adoption.

RES.R15-1783 Carried

It was Moved by Councillor Martin
 Seconded by Councillor Hayne
 That Council close Application No. 7907-0363-00 and file "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16662".

RES.R15-1784 Carried

It was Moved by Councillor Martin
 Seconded by Councillor Hayne
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18538" pass its first reading.

RES.R15-1785 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, 2015, No. 18538" pass its second reading.

RES.R15-1786 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, 2015, No. 18538" be held at the City Hall on November 2, 2015, at 7:00 p.m.

RES.R15-1787 Carried

SURREY CITY CENTRE/WHALLEY

10. **7915-0231-00**
12658 – 100 Avenue
Haroon Raza, Islamic Association Of Western Canada
 Temporary Use Permit
to permit a place of worship within the existing house for a period of 3 years.

Before the start of Regular Council - Land Use meeting, correspondence was received from the Agent requesting Application No. 7915-0231-0 be deferred to a later date.

COMMERCIAL/INDUSTRIAL/AGRICULTURALSOUTH SURREY

11. **7914-0372-00**
3425 - 189 Street
Oleg Verbenkov, Pacific Land Group / 0988148 B.C. Ltd.
Director Information: Todd Jacob
No Officer Information as at October 14, 2015
Development Permit / Development Variance Permit
to permit the development of 3,879 m² (41,748 ft²) multi-tenant warehouse facility.

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

It was
Moved by Councillor Villeneuve
Seconded by Councillor LeFranc
That:

1. Council authorize staff to draft Development Permit No. 7914-0372-00 generally in accordance with the attached drawings (Appendix II).
2. Council deny Development Variance Permit No. 7914-0372-00, varying the front yard setback of the Comprehensive Development (CD) Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.);
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 a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
 - (d) resolution of the Park interface issues, including fence/guard rail treatment to the satisfaction of the Planning and Development Department.

RES.R15-1788

Carried
with Councillors Woods, Martin and Hayne
opposed.

Council requested a better understanding in rationalizing some of the issues associated with the Applicant's proposal before Council. Staff, in response clarified that the request is to reduce the setback from 7.5 to 6 metres. Staff had discussions with the Applicant; there have been no variances approved to-date in Campbell Heights North. The rationale behind the Applicant's variance request is unclear, additionally; staff has concerns with the proposal in terms of fairness and that it might be precedent setting.

Staff, in response to a question from Council further clarified that there are occasions where parking is provided in the front, in that case the setback would normally be 16 metres. However, in conditions where there is no parking in front, as with the current application, the 7.5 metre is the City of Surrey standard.

Staff further clarified that the rationale supplied by the Applicant for requesting the variance did not justify supporting the request.

SURREY CITY CENTRE/WHALLEY

12. **7915-0162-00**
10198 - Grace Road
Harmesh Bassi, 1030931 B.C. Ltd.
Director Information: Harmesh Bassi / Amarjit Mander / Gagandeep Nahal
No Officer Information Filed
Temporary Use Permit
to permit a temporary truck parking facility for an additional 3 years from the date of expiry of the previous TUP on the site.

The General Manager, Planning & Development was recommending that the application be denied.

Before the motion was put, Mayor Hepner called for the Applicant to speak to the denial.

G. Nahal, Applicant: The Applicant noted that the reason for the denial is due to complaints received from the neighbours; unfortunately, half of the complaints received are not directly related to the application before Council. The Applicant clarified that he, and his partners, have only recently purchased the site and they are attempting to continue with the existing TUP and are only asking for another 11 months.

Mayor Hepner clarified that the subject TUP has been in place for 5 years and a maximum for a TUP is 6 years. In the meantime, Council has received several complaints regarding removal of landscaping and noise. Mayor Hepner asked for clarification from the Applicant as to why the TUP should be extended for 1 year.

The Applicant clarified that due to the summer watering restrictions and the time of year, staff granted them an extension until springtime in order to replant the brush that was removed.

With respect to noise complaints received they are largely related to other neighbouring business parks, one of which is a forklift repair facility.

The Applicant noted that his site has "reefer units" which are refrigerated shipping containers which are used for transporting perishables. Reefer units have their own stand-alone (self-powered) cooling systems; in order to mitigate noise they have been relocated to the front of the building. The Applicant clarified that currently there are 10 reefer units located at the front of the building. The tenant with refrigeration units will be removed by the end of November.

In response to a question from Council, the Applicant noted that they have not added any new fill to the site but added gravel to mitigate dust. The Applicant noted that their company is a flatbed container operation and they let in a tenant with a refrigeration unit which runs all night. They were not aware that this was not allowed.

Council noted that a petition was received with 41 names and asked for clarification regarding the number of times the bylaw department visited the site due to noise infractions.

In response the Applicant noted that they have ceased conducting repairs on site due to complaints received. The berm or the buffer will be replanted in the spring. Lighting poles have not been installed on the site; the existing poles were installed behind the fence as they are trying to obtain the Partners in Protection (PIP) certification which is a cooperative program between private industry and the Canadian Board Services Agency (CBSA). To gain the PIP designation, the CBSA assesses a company's physical, infrastructural, and procedural security, and recommends necessary improvements.

Council asked for clarification concerning the length of time the lot has been used for truck parking. In response, staff noted that it has been many years; the Applicant stated it has been 10 years.

The Applicant noted that the complaints received from neighbours were related to other operations located near the subject site. The operations of the business are Monday through Friday during the day (8 am - 5 pm). Flatbed is Monday - Friday. The fleet consists of 40 trucks and a tenant with 10 "reefer" trucks.

Council noted that the business case for putting up a high fence with barbed wire and applying to CBSA for a compliance certificate seem like a lot of additional work (and expense) given that there is only a maximum 1 year on the TUP and asked for clarification regarding the future plans for the site.

In response the Applicant noted that the next phase of the long-term business plan for the site would be to work toward obtaining a Customs Bonded Warehouse on the Facility. The Applicant further noted that the bank will fund the facility if a

TUP could be granted. The intent is to apply for a permanent use for a customs bonded warehouse on the site and continued truck parking.

Councillor Woods noted that the "reefer" units need to be removed from the site before the TUP could be considered and requested that the TUP be referred until the end of December to allow the Applicant time to remove the units from the site and work with staff to address the concerns raised by the residents and by Council during the Regular Council - Land Use meeting.

Staff clarified that the Application could be referred back to staff to bring it back for consideration in December with a supplemental report as to what has happened on site.

Mayor Hepner clarified for the benefit of the Applicant that additional rezoning will be required if they want to change the land use to support their long-term business plan.

It was Moved by Councillor Woods
Seconded by Councillor Martin
That Application No. 7915-0162-00 be
referred back to staff to:

1. Address the concerns raised during the Regular Council Land Use Meeting, including a transition plan;
2. Bring the TUP request back for Council consideration in December with recommendations; and
3. Work with the Applicant to prepare a Good Neighbour Agreement which includes an agreement that there will be no "reefer" units stored on site.

RES.R15-1789

Carried

13. **7914-0046-00**
10128 - Grace Road
Paul Naral, 0814048 B.C. Ltd.
Director Information: Bhupinder Nahal
Officer Information as at January 17, 2015: Bhupinder Nahal (President)
Temporary Use Permit
to permit a temporary truck parking facility for an additional 3 years from the date of expiry of the previous TUP on the site.

The General Manager, Planning & Development was recommending that the application be denied.

Before the motion was put, Mayor Hepner requested the Applicant to speak to the denial.

P. Naral, Owner: The Applicant noted that they have met the City requirements in upgrades and have spent \$200,000 to upgrade the site. There is no available

property zoned for that use. Decibel tests have been conducted in the yard and noise level is within approved guidelines; the yards opens at 6 am and closes at 5 pm. The area is zoned for light-industrial and if the neighbours have an issue. The noise is coming from the adjacent properties. The Applicant is looking to move or build a distribution unit on the same property.

The Applicant noted that there are occasions when refrigeration units are running however they are parked at the front of the building.

Mayor Hepner clarified that with a TUP it is incumbent on the Applicant to understand the costs associated with using an area for a non-permitted use.

Council requested clarification on the rear buffer. The Applicant noted that the trees have been replaced three times; the current replanting seems to have taken hold. The normal buffer is 7.5 metres and they give double the amount of space; all parking is conducted on the front of the property. Trucks come back once per week to switch out.

Staff clarified that outdoor storage is permitted but not on a side-yard or flanking street and the storage needs to be screened by a 2.5 metre tall solid screen.

Council noted that a Good Neighbor Agreement was signed in good faith but the Applicant has acted in contravention a number of times. In response, the Applicant noted that the repairs conducted on site are tire repairs and they need to be conducted by law before the trucks leave the yard and that any major repairs are conducted off-site.

Mayor Hepner requested clarification regarding the buffering. Staff noted that there is a landscape buffer at the rear of the property that is 15 metres in width.

It was Moved by Councillor Gill
Seconded by Councillor Villeneuve
That Application No. 7914-0046-00 be

referred back to staff to:

1. Address the concerns raised during the Regular Council Land Use Meeting; and
2. Work with the Applicant to Good Neighbour Agreement to address hours of operation and noise abatement.

RES.R15-1790

Carried

Mayor Hepner noted that there is a strong obligation on behalf of the Applicant to adhere to the terms of the Good Neighbour Agreement.

RESIDENTIAL/INSTITUTIONAL

FLEETWOOD/GUILDFORD

- 14. **7914-0202-00**
15463 - 91 Avenue
Rajeev Mangla, Mainland Engineering Consultants Corporation
Mohinder S. Johal / Kulwinder K. Johal
 Rezone a portion from RF to CD (based on RF)
to allow subdivision into 2 single family lots and retain an existing house.

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

It was

Moved by Councillor Martin
 Seconded by Councillor Steele
 That:

- 1. a By-law be introduced to rezone a portion of the subject site in Application No. 7914-0202-00, shown as Block A on the Survey Plan, from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" 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) 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; and
 - (d) demolition of the existing accessory building that was constructed without permits.

RES.R15-1791 Carried

It was

Moved by Councillor Martin
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2015, No. 18539" pass its first reading.

RES.R15-1792 Carried

The said Bylaw was then read for the second time.

- 2. Council approve Development Variance Permit No. 7915-0046-00, varying the following, to proceed to Public Notification:
 - (a) to vary the RF-12 Zone to permit a reduction in lot width from 15.4 metres (51 ft.) to 14.4 metres (47.2 ft.) on proposed Lots 1 and 25.

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

- 3.
 - (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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (d) 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 Sunnyside Heights Neighbourhood Concept Plan (NCP) to redesignate the site from "Low Density Residential 6-10 upa" to "Medium Density Residential 10-15 upa" when the project is considered for final adoption.

RES.R15-1795 Carried

It was Moved by Councillor Martin
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18540" pass its first reading.

RES.R15-1796 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Martin
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18540" pass its second reading.

RES.R15-1797 Carried

It was then Moved by Councillor Martin
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18540" be held at the City
Hall on Monday, November 2, 2015, at 7:00 p.m.

RES.R15-1798 Carried

C. ITEMS REFERRED BACK

RESIDENTIAL/INSTITUTIONALSOUTH SURREY

1. 7906-0213-00
 15005 - 36 Avenue
 Randy Dick, Portrait Homes / 1012467 B.C. 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 Planning & Development Department were recommending that Council consider Bylaw Nos. 18496 and 18497 for third reading.

- | | | |
|--------------|---|--|
| RES.R15-1799 | <p>It was</p> <p>2013, No. 18020, Amendment By law,</p> | <p>Moved by Councillor Gill Seconded by Councillor Woods That "Surrey Official Community Plan Bylaw, 2015, No. 18496" pass its third reading. <u>Carried</u> with Councillors Villeneuve and LeFranc opposed</p> |
| RES.R15-1800 | <p>It was</p> <p>Amendment Bylaw, 2015, No. 18497"</p> | <p>Moved by Councillor Gill Seconded by Councillor Woods That "Surrey Zoning Bylaw, 1993, No. 12000, pass its third reading. <u>Carried</u> with Councillors Villeneuve and LeFranc opposed</p> |

H. BYLAWS AND PERMITS

BYLAW READINGS

- 1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18515"
7915-0266-00 - Newton Square Properties Ltd.
c/o Gateway Casinos & Entertainment Limited (James Chen)
CD to C-8 – 7093 King George Boulevard - to remove the gaming facility use which permits slot machine gaming.

Approved by Council: September 14, 2015

Planning and Development advise (see memorandum dated October 14, 2015 in Bylaw back-up) that in response to Council's request to improve the appearance of the subject site, the owner has painted in white the plywood boards that are currently installed on the east façade of the existing building fronting King George Boulevard. The owner also intends to approach the Newton BIA to hold a mural contest to paint the boards until a new developer can redevelop the site.

It was
 Moved by Councillor Martin
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2015, No. 18515" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R15-1807

Carried

BYLAWS WITH PERMITS

- 2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18182"
7912-0147-00 – 0909597 B.C. Ltd. c/o Gradual Architecture Inc. (Ian Guan)
RA and RF to CD - 3061 King George Boulevard - to allow the development of 4 commercial buildings.

Approved by Council: March 10, 2014

It was
 Moved by Councillor Martin
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2014, No. 18182" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R15-1808

Carried

Development Permit No. 7912-0147-00
3061 King George Boulevard

To permit the development of 4 commercial buildings.

Authorized to draft: March 10, 2014

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

It was
Moved by Councillor Martin
Seconded by Councillor Steele
That Development Variance Permit
No. 7912-0147-00 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.R15-1809

Carried

PERMIT APPROVALS

3. **Development Variance Permit No. 7915-0216-00**
City of Surrey
c/o SHAPE Architecture Inc. (Nick Sully)
13730 - 72 Avenue

Supported by Council: September 28, 2015

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

- (a) In Table C.5 Parking Requirements for *Recreational Facilities*, Part 5 Off-Street Parking, the number of required parking spaces is reduced to 242 for the Newton Recreation Centre and Newton Arena and Community Hall, and the parking will be shared on the following lots: 13674-72 Avenue, 13690 - 72 Avenue, 7120 - 136B Street.

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

It was
Moved by Councillor Martin
Seconded by Councillor Steele
That Development Variance Permit
No. 7915-0216-00 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.R15-1810

Carried

Development Permit No. 7915-0216-00
13730 - 72 Avenue

To permit a renovation and extension to the Newton Recreation Centre.

Authorized to draft: September 14, 2015

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

It was Moved by Councillor Martin
Seconded by Councillor Gill
That the Mayor and Clerk be authorized to
execute Development Permit No. 7915-0216-00.

RES.R15-1811

Carried

APPLICATIONS/BY-LAWS/PERMITS TO BE CLOSED

- 4. **Development Application No. 7914-0050-00**
7914-0050-00 - Hui-Ling Hsu
c/o Gerry Blonski
RA to CCR - 13047 - 24 Avenue - to permit a child care centre for a maximum of 25 children

Approved by Council: November 3, 2014

Planning and Development advise (see memorandum dated October 13, 2015 in back-up) that the applicant has requested that the application be closed.

It was Moved by Councillor Gill
Seconded by Councillor Steele
That Council close Application No. 7914-0050-00 and file "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18327".

RES.R15-1812

Carried

MISCELLANEOUS

- 5. **Development Application No. 7912-0229-00**
Kirpaul S. Grewal
c/o Sanderson Planning Ltd. (Michael Sanderson)
2932 - 160 Street - to allow subdivision into 4 single family lots (3 RF-9 on Block B and 1 RF on Block A).

Approved by Council: April 22, 2013

Council adopted the associated rezoning Bylaw No. 17926 at the September 28, 2015 Regular Council – Land Use meeting. Planning and Development advise (see memorandum dated September 21, 2015 in back-up) that it is in order for Council to pass a resolution amending the North Grandview Heights Neighbourhood Concept Plan to redesignate the site from "Larger Transition Lots (2-3 upa)" to "Single Detached (4-6 upa)" and from "Single Detached (4-6 upa)" to "Single Family Small Lots".

It was Moved by Councillor Gill
Seconded by Councillor Steele
That Council is requested to amend the North Grandview Heights Neighbourhood Concept Plan to redesignate the site from "Larger Transition Lots (2-3 upa)" to "Single Detached (4-6 upa)" and from "Single Detached (4-6 upa)" to "Single Family Small Lots".

RES.R15-1813

Carried

I. CLERKS REPORT

J. OTHER BUSINESS

K. ADJOURNMENT


It was Moved by Councillor Gill
Seconded by Councillor Steele
That the October 20, 2015 Regular Council – Land Use meeting be adjourned.

RES.R15-1814

Carried

The Regular Council - Land Use meeting adjourned at 6:47 p.m.

Certified correct:



Jane Sullivan, City Clerk



Mayor Linda Hepner