

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, 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****SURREY CITY CENTRE/WHALLEY**

1. **7915-0023-00**
10734 - Timberland Road, 10768 - Timberland Road
10752 - Timberland Road, 11807 - Tannery Road, 11825 - Tannery Road
Oleg Verbenkov, Pacific Land Resource Group Inc., City of Surrey
R D M Enterprises Ltd
Rezoning from IL and IL-1 to CD (based on IL) / Development Permit
to permit the development of a permanent truck refueling (card-lock) facility and truck repair business.

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

It was

Moved by Councillor Villeneuve
Seconded by Councillor Martin
That:

1. a Bylaw be introduced to rezone the subject site in Application No. 7915-0023-00 from "Light Impact Industrial 1 Zone" (IL-1) and "Light Impact Industrial Zone" (IL) 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) 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; and
- (e) finalization of the acquisition of City land at 10734 Timberland Road.

RES.R15-1961

Carried

It was

Moved by Councillor Martin
Seconded by Councillor Villeneuve
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18554" pass its first reading.

RES.R15-1962

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Martin
Seconded by Councillor Villeneuve
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18554" pass its second reading.

RES.R15-1963

Carried

It was then

Moved by Councillor Martin
Seconded by Councillor Villeneuve
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18554" be held at the City
Hall on Monday, November 30, 2015, at 7:00 p.m.

RES.R15-1964

Carried

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

2. **7915-0165-00**
18320 - 68 Avenue
Clarence Arychuk, WSP Canada Inc., Charmaine R. Klassen
NCP Amendment from "Single Family Residential" and "Townhouse (15 upa)" to "Small Lots" / Rezoning from RA to RF-12 / Development Variance Permit
to allow subdivision into seven single family small lots and a remainder lot.

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 the subject site in Application No. 7915-0165-00 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. 7915-0165-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width requirement for a double wide garage (two vehicles parked side by side) from 13.4 metres (44 ft.) to 12 metres (39 ft.) for proposed Lot 3.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (f) registration of a Section 219 Restrictive Covenant for "no build" on proposed Lot 8 until future consolidation with the adjacent property to the west at 18294 - 68 Avenue; and
- (g) the applicant address the shortfall in NCP amenity contributions to the satisfaction of the General Manager, Parks, Recreation and Culture.

- 4. Council pass a resolution to amend the North Cloverdale West Neighbourhood Concept Plan to redesignate the subject site from "Single Family Residential" and "Townhouse (15 upa)" to "Small Lots" when the project is considered for final adoption.

RES.R15-1965 Carried

It was Moved by Councillor Martin
 Seconded by Councillor Hayne
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2015, No. 18555" pass its first reading.

RES.R15-1966 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. 18555" pass its second reading.

RES.R15-1967 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. 18555" be held at the City Hall
 on Monday, November 30, 2015, at 7:00 p.m.

RES.R15-1968 Carried

FLEETWOOD/GUILDFORD

- 3. **7915-0159-00**
Portion of 16240 - 110 Avenue
Michael Helle, Coastland Engineering & Surveying Ltd., Irene Schimkat
Rezoning from RA to RF
to allow subdivision into 6 single family lots, parkland and one remainder lot.

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 the portion of the subject lot in Planning Application No. 7915-0159-00, shown as Block A on the Survey Plan attached in Appendix I, 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 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
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

RES.R15-1969 Carried

It was Moved by Councillor Martin
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18556" pass its first reading.

RES.R15-1970 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. 18556" pass its second reading.

RES.R15-1971 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. 18556" be held at the City
 Hall on Monday, November 30, 2015, at 7:00 p.m.
 RES.R15-1972 Carried

NEWTON

4. **7914-0376-00**
7459 - Wiltshire Drive
Rajwinder S. Johal, Sarabjit K. Johal, Rajwinder S. Johal
 Development Variance Permit
to reduce the minimum front yard and south side yard setbacks of a proposed single family dwelling for tree retention purposes.

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. 7914-0376-00, varying the following, to proceed to Public Notification:

(a) to reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 4.3 metres (14 ft.) for proposed Lot 4; and

(b) to reduce the minimum side yard (south) setback of the RF Zone from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for proposed Lot 4.

RES.R15-1973 Carried

5. **7915-0335-00**
14778 - 76 Avenue, 14786 - 76 Avenue, 14798 - 76 Avenue
Jaspreet Dayal, Knightridge Development Ltd., Dream Castle Homes Ltd.
 Development Variance Permit
to relax the special building setback requirement for three existing single family lots located along collector roads (76 Avenue and 148 Street).

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. 7915-0335-00, varying the following, to proceed to Public Notification:

- (a) to relax Part 7 Special Building Setbacks of Surrey Zoning By-law, No. 12000, by reducing the minimum required front yard setback from the centerline of the ultimate highway allowance for 76 Avenue from 18.0 metres (59 ft.) to 17.0 metres (56 ft.) for the principal building on Lots 1-3; and
- (b) to relax Part 7 Special Building Setbacks of Surrey Zoning By-law, No. 12000, by reducing the minimum required side yard setback on a flanking street from the centerline of the ultimate highway allowance for 148 Street from 14.4 metres (47 ft.) to 13.4 metres (44 ft.) for the principal building on Lot 3.

RES.R15-1974

Carried**FLEETWOOD/GUILDFORD**

6. **7914-0322-00**
16624 - 104 Avenue, 16646 - 104 Avenue 16647 Parkview Place,
16615 Parkview Place, 16587 Parkview Place, 16676 - 104 Avenue
16665 Parkview Place, 16668 Parkview Place, 16660 - 104 Avenue
16678 Parkview Place, Portion of Parkview Place
Roger Jawanda, Citiwest Consulting Ltd.
Qualico Developments (Vancouver) Inc., Kulwant K. Boura
Gurdev S. Boura, Rajwinder K. Virk, Gianjit S. Virk, City of Surrey
Ilse A. Van Brakel, Hendrikus B. Van Brakel, Judy D. Douglas
David M. Douglas, Beverly H. Oliviero, Serafino A. Oliviero
I-Hsin Wei, I-Sheng Wei, I-Chien Wei, Linda B. Mclean
Robert D. Mclean, Bindu M. Rattan, Arvind K. Rattan
 Rezoning from RA to CD (based on RF), RF and RF-12 /
 Development Variance Permit
to allow subdivision into 53 single family lots and a park lot and to retain two existing houses.

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 Block A of the subject site in Application No. 7914-0322-00 as shown on the attached Survey Plan (Appendix II) from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.

2. a Bylaw be introduced to rezone Blocks B and D of the subject site in Application No. 7914-0322-00 as shown on the attached Survey Plan (Appendix II) from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and Block C of the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)" and a date be set for Public Hearing.
3. Council approve Development Variance Permit No. 7914-0322-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the principal building in the RF Zone as follows:
 - i. from 7.5 metres (25 ft.) to 4.0 metres (13 ft.) for the garage provided that the main access doors face the north side yard for proposed Lot 29;
 - ii. from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) excluding the garage on proposed Lot 29; and
 - iii. from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) for the garage on proposed Lot 30;
 - (b) to reduce the minimum rear yard setback of the RF Zone as follows:
 - i. from 7.5 metres (25 ft.) to 2.6 metres (8.5 ft.) for proposed Lot 2;
 - ii. from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for proposed Lot 27; and
 - iii. from 7.5 metres (25 ft.) to 1.8m (6 ft.) for the west rear lot line for proposed Lot 29;
 - (c) to reduce the minimum front yard setback of the principal building in the RF-12 Zone as follows:
 - i. from 4.0 metres (13 ft.) to 3.0 metres (9 ft.) to the principal building face and from 2.0 metres (6 ft.) to 1.5 metres (5 ft.) for the veranda for proposed Lot 40; and
 - ii. from 4.0 metres (13 ft.) to 3.5 metres (11 ft.) for the principal building face for proposed Lot 42;

- (d) to reduce the minimum rear yard setback of the principal building in the RF-12 Zone as follows:
 - i. from 7.5 metres (25 ft.) and 6.5 metres (21 ft.) to 7.5 metres (25 ft.) and 5.3 metres (17 ft.) for proposed Lot 42; and
 - ii. from 7.5 metres (25 ft.) to 7.3 metres (24 ft.) for proposed Lot 40;
 - (e) to vary the off-street parking requirements of the RF-12 Zone as follows:
 - i. to permit front access driveways on lots with a lane for proposed Lots 9-18; and
 - ii. to permit a front access double garage for lots less than 13.4 metres (44 ft.) wide for proposed Lots 33, 34, 35, 51 and 52;
 - (f) to reduce the minimum lot width of the RF-12 Zone Type I lots as follows:
 - i. from 12 metres (40 ft.) to 10 metres (33 ft.) for proposed Lot 34; and
 - ii. from 12 metres (40 ft.) to 11 metres (36 ft.) for proposed Lot 35.
4. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) 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) removal of existing buildings and structures (except the existing houses at 16660 and 16676 – 104 Avenue) to the satisfaction of the Planning and Development Department;
- (h) completion of the road closure and acquisition of a portion of Parkview Place;
- (i) completion of the purchase of a portion of City land located at 16678 Parkview Place;
- (j) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 9 until future consolidation with the adjacent property to the west at 16580 – 104 Avenue;
- (k) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
- (l) registration of a Section 219 Restrictive Covenant to protect for rear yard areas as follows:
 - i. to increase the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) and 6.0 metres (20 ft.) to 7.5 metres (25 ft.) for 100% of the rear building face of proposed Lots 20-26;
 - ii. to increase the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) and 6.0 metres (20 ft.) to 11 metres (36 ft.) for proposed Lot 29;
 - iii. to increase the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) and 6.0 metres (20 ft.) to 25 metres (82 ft.) for proposed Lot 9 (triangular portion as shown on Appendix IX); and
 - iv. to increase the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) and 6.0 metres (20 ft.) to 29 metres (95 ft.) for proposed Lot 50 (see Appendix IX).

RES.R15-1975

Carried

Council noted that there has been a number of emails received from members of the public regarding Application No. 7914-0322-00 and suggested the Applicant consider conducting extensive community consultation prior to the November 30, 2015 Regular Council Public Hearing Date to address resident concerns.

RES.R15-1976 It was Moved by Councillor Martin
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18557" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R15-1977 It was Moved by Councillor Martin
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18557" pass its second reading.
Carried

RES.R15-1978 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. 18557" be held at the City Hall
on Monday, November 30, 2015, at 7:00 p.m.
Carried

RES.R15-1979 It was Moved by Councillor Martin
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18558" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R15-1980 It was Moved by Councillor Martin
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18558" pass its second reading.
Carried

RES.R15-1981 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. 18558" be held at the City
Hall on Monday, November 30, 2015, at 7:00 p.m.
Carried

7. **7915-0379-00**
7768 - 155 Street
7748 - 155 Street
Mike Kompter, Hub Engineering Inc. /
Marquee S. Construction and Developments Ltd.
NCP Amendment from 1/4 Acre Gross Density (4 upa) to Low-Medium Density Cluster (5 upa) / Rezoning from RA to RF
to allow subdivision into 8 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 the subject site in Application No. 7915-0379-00 from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (e) registration of a Section 219 Restrictive Covenant for "no build" on a portion of 7768 - 155 Street (proposed Lot 1) until future consolidation with the adjacent property to the north (7784 - 155 Street);
 - (f) registration of a Section 219 Restrictive Covenant for "no build" on a portion of 7748 - 155 Street (proposed Lot 4) until future consolidation with the adjacent property to the south (7728 - 155 Street);
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (h) the applicant address open space requirements of the Fleetwood Enclave Infill Area Concept Plan, to the satisfaction of the General Manager, Planning and Development; and

- (i) the applicant provide an additional community benefit to address the additional pressure that an amendment to the "Low-Medium Density Cluster (5 upa)" designation will have on the larger community, to the satisfaction of the General Manager, Parks, Recreation and Culture.

- 3. Council pass a resolution to amend the Fleetwood Enclave Infill Area Concept Plan to redesignate the land from "1/4 Acre Gross Density 4 (upa)" to "Low-Medium Density Cluster (5 upa)" when the project is considered for final adoption.

RES.R15-1982 Carried

It was Moved by Councillor Martin
 Seconded by Councillor Hayne
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2015, No. 18559" pass its first reading.

RES.R15-1983 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. 18559" pass its second reading.

RES.R15-1984 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. 18559" be held at the City
 Hall on Monday, November 30, 2015, at 7:00 p.m.

RES.R15-1985 Carried

NEWTON

- 8. **7915-0138-00**
14933 - 76 Avenue
Michael Helle, Coastland Engineering & Surveying Ltd., Tarlochan S. Aujla,
Mandeep S. Aujla
 NCP Amendment from Transitional Suburban to Urban Residential /
 Rezoning from RH to RF
to allow subdivision into two (2) single family lots.

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

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

1. a Bylaw be introduced to rezone the subject site in Application No. 7915-0138-00 from "Half-Acre Residential Zone (RH)" 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; and
 - (d) demolition of existing accessory structures in the rear yard of proposed Lot 2 to the satisfaction of the Planning and Development Department.
3. Council pass a resolution to amend the East Newton North NCP to redesignate the land from "Transitional Suburban" to "Urban Residential" when the project is considered for final adoption.

RES.R15-1986 Carried

It was Moved by Councillor Martin
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18560" pass its first reading.

RES.R15-1987 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. 18560" pass its second reading.

RES.R15-1988 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. 18560" be held at the City
 Hall on Monday, November 30, 2015, at 7:00 p.m.
 RES.R15-1989 Carried

9. **7915-0130-00**
2685 - 160 Street, 15912 - 27 Avenue, 15888 - 27 Avenue
15866 - 27 Avenue, 15840 - 27 Avenue, 15818 - 27 Avenue
 Perfect Chance Investments Ltd., 434818 B.C. Ltd.
Director Information: Li-Li Chiang
Officer Information as at October 28, 2014: Li-Li Chiang (President),
 Joseph Chiang (Secretary), 0801870 B.C. Ltd.
Director Information: Ting Chiu Chu, Mew Ling Chu
Officer Information as at September 6, 2015: Mew Ling Chu (Secretary)
 Ting Chiu Chu (President)
 Rezoning from RA to RM-30 / Development Permit /
 Development Variance Permit
to permit the development of 185 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 Bylaw be introduced to rezone the subject site in Application No. 7915-0130-00 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 for Lot 1 from 303 square metres (3,262 square feet) to 111 square metres (1,195 square feet).
3. Council approve the applicant's request to eliminate the required indoor amenity space for Lot 2.
4. Council authorize staff to draft Development Permit No. 7915-0130-00 generally in accordance with the attached drawings (Appendix II).
5. Council approve Development Variance Permit No. 7915-0130-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north setback for Lots 1 and 2 of the RM-30 Zone from 7.5 metres (25 ft.) to 4.3 metres (14 ft.);

- (b) to reduce the minimum south setback for Lots 1 and 2 of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.), and to 3.9 metres (13 ft.) for Buildings 4 and 5 on Lot 1;
 - (c) to reduce the minimum east setback for Lot 1 of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for Buildings 1 and 4, and to 3.0 metres (10 ft.) for Buildings 7 and 9;
 - (d) to reduce the minimum east setback for Lot 2 of the RM-30 Zone from 7.5 metres (25 ft.) to 2.5 metres (8 ft.);
 - (e) to reduce the minimum west setback for Lot 1 of the RM-30 Zone from 7.5 metres (25 ft.) to 2.5 metres (8 ft.);
 - (f) to reduce the minimum west setback for Lot 2 of the RM-30 Zone from 7.5 metres (25 ft.) to 3.9 metres (13 ft.);
 - (g) to allow 4 visitor parking spaces required for Lot 2 to be provided on Lot 1; and
 - (h) to increase the maximum allowable number of small parking spaces for visitor parking from 25% to 34% for Lot 2.
6. 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) 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;
 - (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 reciprocal and shared access agreement for use and maintenance of indoor and outdoor amenity spaces, pathways, internal driveways and visitor parking;
- (i) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
- (j) the applicant adequately address the impact of reduced indoor amenity space.

RES.R15-1990

Carried
with Mayor Hepner opposed

It was

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

Amendment Bylaw, 2015, No. 18561" pass its first reading.

RES.R15-1991

Carried
with Mayor Hepner opposed

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. 18561" pass its second reading.

RES.R15-1992

Carried
with Mayor Hepner opposed

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. 18561" be held at the City Hall on Monday, November 30, 2015, at 7:00 p.m.

RES.R15-1993

Carried

C. ITEMS REFERRED BACK

RESIDENTIAL/INSTITUTIONALSOUTH SURREY

1. **7914-0118-00**
16706 - 26 Avenue
2584 - 166 Street
Mike Kompter, Hub Engineering Inc., 0935702 B.C. Ltd.
Director Information: Ranjit Singh Rai, Harpal Singh Takhar
Jasbir Singh Takhar
Officer Information as at March 19, 2015: Ranjit Singh Rai (Secretary)
Jasbit Singh Takhar (President)
 Partial NCP Amendment from "Small Lot Single Family w/wo Coach House (10-15 upa)" to "Large Lot Duplex or Large Lot Single Family (2-10 upa)", to amend the Large Lot Duplex and Large Lot Single Family lot dimensions, and to amend the transition landscape buffer requirement from the westernmost portion of the site Rezoning from RH to CD (based on RF-SD) and RF / Development Permit to allow subdivision into 14 semi-detached duplex lots and 1 single family lot.

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

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

1. Council grant Third Reading to Bylaw No. 18489 to rezone the land at 16706 – 26 Avenue and the portion of land shown as Block A on Appendix II from "Half-Acre Residential Zone (RH)" to "Comprehensive Development Zone (CD)";
2. Council grant Third Reading to Bylaw No. 18490 to rezone the portion of land as Block B on Appendix II from "Half-Acre Residential Zone (RH)" to "Single Family Residential Zone (RF)";
3. authorize staff to draft Development Permit No. 7914-0118-00 generally in accordance with the attached drawings (Appendix II).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;

- (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (d) submission of a landscaping plan and landscaping cost estimate for the landscape buffer along 26 Avenue to the specifications and satisfaction of the Planning and Development Department;
- (e) submission of a landscaping plan and landscaping cost estimate for the habitat corridor on 166 Street to the satisfaction of the Planning and Development Department;
- (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (h) the applicant satisfies 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 for design control and to restrict driveway location to the rear lane on proposed Lot 17.

5. Council pass a resolution to amend Orchard Grove Neighbourhood Concept Plan:

- (a) redesignate a portion of the subject site from "Small Lot Single Family w/wo Coach House (10-15 upa)" to "Large Lot Duplex or Large Lot Single Family (2-10 upa)";
- (b) to amend the "Transition Landscape Buffer" east of 166 Street; and
- (c) to amend the Large Lot Single Family lot dimensions for proposed Lot 15;

as illustrated on Appendix VI.

RES.R15-1994

Carried
with Councillor Villeneuve opposed

It was

Moved by Councillor Martin
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18489" pass its third reading.

RES.R15-1995

Carried
with Councillor Villeneuve opposed

BYLAWS WITH PERMITS

- 2. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2014, No. 18373"
7913-0295-00 – Lakewood Sunnyside Development Ltd.
c/o Lakewood Sunnyside Development Ltd. (Ted Dawson)
15250 – 28 Avenue - to authorize the redesignation of the property from Urban (URB) to Multiple Residential (RM).

Approved by Council: December 15, 2014

- * Planning and Development advise (see memorandum dated November 10, 2015 in back-up) that it is in order for Council to pass a resolution amending the King George Highway Corridor Local Area Plan to redesignate a portion of the site from "School" to "Townhouses (25 u.p.a.)".

It was
 Moved by Councillor Martin
 Seconded by Councillor Gill
 That Council amend the King George
 Highway Corridor Local Area Plan to redesignate a portion of the site from
 "School" to "Townhouses (25 u.p.a.)".

RES.R15-1998

Carried

It was
 Moved by Councillor Martin
 Seconded by Councillor Gill
 That "Surrey Official Community Plan Bylaw,
 2013, No. 18020, Amendment Bylaw, 2014, No. 18373" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R15-1999

Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18374"
 RF to RM-30 - 15250 – 28 Avenue - to permit the development of a 123 ground-
 oriented townhouse complex.

Approved by Council: December 15, 2014

It was
 Moved by Councillor Martin
 Seconded by Councillor Gill
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2014, No. 18374" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.

RES.R15-2000

Carried

Development Variance Permit No. 7913-0295-00

15250 – 28 Avenue

Supported by Council: January 12, 2015

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

- (a) In Section F of Part 22, Multiple Residential 30 Zone (RM-30), the minimum front yard (north) setback requirement is reduced from 7.5 metres (25 ft.) to 4.5 metres (14.8 ft.) for Building 1, 2, 3 and 10.
- (b) In Section F of Part 22, Multiple Residential 30 Zone (RM-30), the minimum side yard flanking (east) setback requirement is reduced from 7.5 metres (25 ft.) to 4 metres (13.1 ft.) for Building 11 and 14.
- (c) The minimum rear yard (south) setback requirement is reduced from 7.5 metres (25 ft.) to 4.5 metres (14.8 ft.) for Building 8 and 14 as well as reduced from 7.5 metres (25 ft.) to 6.47 metres (21.2 ft.) for Building 9.
- (d) In Section F of Part 22, Multiple Residential Zone (RM-30), the minimum side yard flanking (west) setback requirement is reduced from 7.5 metres (25 ft.) to 4.5 metres (14.8 ft.) for Building 3 and 4 as well as reduced from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for Building 12, 13, 15 and 16.
- (e) In Section F of Part 22, Multiple Residential Zone (RM-30), the minimum side yard flanking (west) setback requirement is reduced from 7.5 metres (25 ft.) to 6.35 metres (20.8 ft.) for the deck posts for Unit #50 in Building 8.
- (f) In Section H5.(b) of Part 22, Multiple Residential Zone (RM-30), the requirement for tandem parking spaces to be enclosed and attached to each ground-oriented unit is hereby waived in order to permit several unenclosed tandem parking spaces located within Building 4, 5, 10, 11, 13 and 14.

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. 7913-0295-00 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.R15-2001

Carried

Development Permit No. 7913-0295-00

15250 – 28 Avenue

To permit the development of a 123 ground-oriented townhouse complex.

Authorized to draft: December 15, 2014

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. 7913-0295-00 .

RES.R15-2002

Carried

- 3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17648"
7909-0132-00 – Sunmark Developments Ltd.
c/o Matthew Cheng Architect Inc. (Matthew Cheng)
RA to RF and RH - 6181 - 142 Street - to permit the development of 62 townhouse
units (Block B), a park greenway lot (Block A), and a remainder lot (Block C).

Note: Change of ownership

Approved by Council: April 23, 2012

Planning and Development advise (see memorandum dated November 9, 2015 in back-up) that it is in order for Council to pass a resolution amending the South Newton NCP to introduce a new road on the western portion of the site, and to redesignate a portion of the site (Lot 2) from "Single Family Residential Flex 6 to 14.5" and "Single Family Small Lots" to "Townhouses 25 upa max."

It was Moved by Councillor Gill
Seconded by Councillor Woods
That Council amend the South Newton NCP
to introduce a new road on the western portion of the site, and to redesignate a
portion of the site (Lot 2) from "Single Family Residential Flex 6 to 14.5" and
"Single Family Small Lots" to "Townhouses 25 upa max."

RES.R15-2003

Carried

Note: Change of ownership

Approved by Council: March 23, 2015

It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2015, No. 18431" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R15-2007

Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18432" RA to CD - 8158 King George Boulevard - to permit the development of a 77 unit apartment building and 164 townhouse units with reduced on-site parking.

Approved by Council: March 23, 2015

It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18432" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R15-2008

Carried

Development Variance Permit No. 7914-0256-00
8158 King George Boulevard

Supported by Council: April 13, 2015

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

- (a) In Table 6, Section 5, the Off-Street Parking and Loading/Unloading, the required number of on-site parking stalls may be varied as follows:

On proposed Lot 1 - from 125 to 110 parking stalls for a total variance of 15 parking stalls (8 residential and 7 visitor parking stalls)

On proposed Lot 2 - from 70 to 66 parking stalls for a total variance of 4 visitor parking stalls.

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

It was Moved by Councillor Gill
 Seconded by Councillor Woods
 That Development Variance Permit
 No. 7914-0256-00 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.R15-2009 Carried

Development Permit No. 7914-0256-00
 8158 King George Boulevard

To permit the development of a 77 unit apartment building and 164 townhouse
 units with reduced on-site parking.

Authorized to draft: March 23, 2015

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

It was Moved by Councillor Gill
 Seconded by Councillor Woods
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7914-0256-00.

RES.R15-2010 Carried

PERMIT APPROVALS

- 5. **Development Variance Permit No. 7911-0231-00**
 Takhar Enterprises Ltd.
 c/o Gerry Blonski Architect (Gerry Blonski)
 5645 - 177B Street (5641 - 177B Street)

Supported by Council: June 11, 2012

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

- (a) to vary the definition of "setback" in Part 1 Definitions, to allow eaves, a
 canopy and bay or boxed windows to encroach into the required setbacks,
 to a maximum of 2.0 metres (6.5 ft.), including bay or boxed windows that
 exceed a total of 2.4 metres (8 ft.) in horizontal length along any exterior
 wall; and

- (b) to reduce the minimum front yard setback and side yard setback on a flanking street of the C-15 Zone from 2.0 metres (7 ft.) to 1.6 metres (5.2 ft.) to the northeast corner of the building for the second and third floors.

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

It was Moved by Councillor Villeneuve
 Seconded by Councillor Gill
 That Development Variance Permit
 No. 7911-0231-00 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.R15-2011 Carried

Development Permit No. 7911-0231-00
 5645 - 177B Street (5641 - 177B Street)

To permit the development of a 3-storey mixed-use building.

Authorized to draft: May 28, 2012

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

It was Moved by Councillor Villeneuve
 Seconded by Councillor Woods
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7911-0231-00.

RES.R15-2012 Carried

I. CLERKS REPORT


J. OTHER BUSINESS


K. ADJOURNMENT

It was Moved by Councillor Hayne
Seconded by Councillor Villeneuve
That the Monday, November 16, 2015 Regular
Council – Land Use meeting be adjourned.
RES.R15-2013 Carried

The Regular Council - Land Use meeting adjourned at 5:58 p.m.

Certified correct:


Jane Sullivan, City Clerk


Mayor Linda Hepner