

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
Acting 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. **7915-0192-00**
17848 - 65A Avenue
Peter Chu, Peter K. Chu Architecture Inc., Cloverdale Developments Ltd
Development Permit / Development Variance Permit
to permit exterior renovations to an existing industrial building and to reduce parking requirements.

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. Council authorize staff to draft Development Permit No. 7915-0192-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7915-0192-00 varying the following, to proceed to Public Notification:
 - (a) to vary the Zoning Bylaw, to reduce the minimum required number of on-site parking spaces for the mini storage portion of the development from 29 to 6; and

- (b) to vary the Zoning Bylaw to increase the minimum required number of on-site parking spaces for the mezzanine portion of the development's warehouse units from 4 to 11.
3. Council instruct staff to resolve the following issues prior to approval:
- (a) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (b) the applicant address the shortfall in replacement trees to the satisfaction of the Planning and Development Department; and
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

RES.R15-2261

CarriedNEWTON

2. **7915-0382-00**
8125 - 130 Street, Units 11-16
 Allan Power, MAC Concrete, Amelia Z. Properties Ltd.
 Development Variance Permit
to permit the installation of a liquid carbon dioxide tank at a food production facility.

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

It was

Moved by Councillor Woods

Seconded by Councillor Gill

That Development Variance Permit

No. 7915-0382-00,, to increase the maximum height of an accessory structure of the IL Zone from 6.0 metres (20 ft.) to 11.0 metres (36 ft.), proceed to Public Notification.

RES.R15-2262

CarriedSOUTH SURREY

3. **7915-0251-00**
18905 - 32 Avenue
 John Kristianson, CTA Design Group , 18905 32nd Avenue Holdings Ltd
 Development Permit
to permit the development of a multi-unit industrial building.

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

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7915-0251-00.
 RES.R15-2263 Carried

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

4. **7915-0170-00**
6183 - 170 Street
Dexter Hirabe, Hunter Laird Engineering Ltd.
376947 BC Ltd.
Director Information:
Parmjit Boparai (President)
Amarjit Boparai (Secretary)
No Officer Information
 Rezoning a portion from RF to RF-12
to allow subdivision into two single family lots.

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

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

1. a Bylaw be introduced to rezone Block A of the subject site in Application No. 7915-0170-00, from "Single Family Residential Zone (RF)" to "Single Family Residential (12) Zone (RF-12)" 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, subject to Development Application No. 7913-0284-00 to the south being approved (rezoning to RF-12 and RF currently at Third Reading);

- (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

RES.R15-2264

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

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

Amendment Bylaw, 2015, No. 18620" pass its first reading.

RES.R15-2265

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill

Seconded by Councillor Martin

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

Amendment Bylaw, 2015, No. 18620" pass its second reading.

RES.R15-2266

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Martin

That the Public Hearing on "Surrey Zoning

Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18620" be held at the City Hall on Monday, January 11, 2016, at 7:00 p.m.

RES.R15-2267

Carried**5. 7915-0111-00****18351 - 64 Avenue****Mike Helle, Coastland Engineering & Surveying Ltd., 0825311 BC Ltd****Director Information: Kamaljeet Kaur Gill, Pattar Khangura, Aman Samra****Sukhjeevun Singh Thabrakay****Officer Information as at May 16, 2013: Aman Samra (President),****Sukhjeevun Singh Thabrakay (Secretary)**

Partial LUC Discharge / Rezoning a portion from RF to RF-12 /

Development Variance Permit

to allow subdivision into five (5) single family lots.

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

It was

Moved by Councillor Gill
Seconded by Councillor Martin
That:

1. a Bylaw be introduced to partially discharge Land Use Contract No. 404 and a date be set for Public Hearing.
2. a Bylaw be introduced to rezone a portion of the subject site in Application No. 7915-0111-00 shown as Block B on the attached survey plan (Appendix II) from "Single Family Residential Zone (RF)" to "Single Family Residential (12) Zone (RF-12)" and a date be set for Public Hearing.
3. Council approve Development Variance Permit No. 7915-0111-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of a Type I interior lot in the RF-12 Zone from 12 metres (40 ft.) to 11 metres (36 ft.) for proposed Lots 2 and 3.
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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant for "no build" along the eastern portion of proposed Lot 4 for a 0.9-metre (3 ft.) wide landscape buffer, and to require that the east side yard setback be measured from the western boundary of the covenant area;
 - (h) registration of a Section 219 Restrictive Covenant on proposed Lots 1-4 to increase the minimum front yard setback to the front porch or veranda and to the principal building to 6.0 metres (20 ft.); and

- (i) registration of a Section 219 Restrictive Covenant for "no build" along the northeast portion of proposed Lot 5 until future consolidation with the adjacent property to the west located at 6451 - 184 Street.

RES.R15-2268

Carried

Staff clarified the partial discharge is due to the fact that there are two properties on the Land Use Contract. Application No. 7915-0111-00 is being discharged at this time at the request of the owner to enable rezoning; the other portion will be discharged as part of the City's ongoing initiative.

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That "Surrey Land Use Contract No. 404,

Authorization Bylaw, 1977, No. 5349, Partial Discharge Bylaw, 2015, No. 18621" pass its first reading.

RES.R15-2269

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That "Surrey Land Use Contract No. 404,

Authorization Bylaw, 1977, No. 5349, Partial Discharge Bylaw, 2015, No. 18621" pass its second reading.

RES.R15-2270

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Steele

That the Public Hearing on "Surrey Land Use

Contract No. 404, Authorization Bylaw, 1977, No. 5349, Partial Discharge Bylaw, 2015, No. 18621" be held at the City Hall on Monday, January 11, 2016, at 7:00 p.m.

RES.R15-2271

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Steele

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

Amendment Bylaw, 2015, No. 18622" pass its first reading.

RES.R15-2272

Carried

The said Bylaw was then read for the second time.

RES.R15-2273 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18622" pass its second reading.
Carried

RES.R15-2274 It was then Moved by Councillor Gill
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18622" be held at the City
Hall on Monday, January 11, 2016, at 7:00 p.m.
Carried

FLEETWOOD/GUILDFORD

6. **7911-0097-00**
10555 - 160 Street
Lori Joyce, H.Y. Engineering Ltd., Manjeet Sahota, Dhama Sahota
Rezoning from RA to RF-12
*in order to allow subdivision with a portion of an adjoining RF-12 lot, into 6 small
single family lots and 1 lot for riparian protection purposes.*

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

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

1. a Bylaw be introduced to rezone the subject site in Application No. 7911-0097-00 from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12) and a date be set for Public Hearing.
2. Council 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 and Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

- (e) the applicant address the concern for the impact the development may have on the riparian area forest, to the satisfaction of the General Manager, Parks, Recreation and Culture; and
- (f) registration of a "no-build" Restrictive Covenant over proposed Lot 6 for future consolidation with the lot to the north (10579 - 159B Street).

RES.R15-2275 Carried

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2015, No. 18623" pass its first reading.

RES.R15-2276 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2015, No. 18623" pass its second reading.

RES.R15-2277 Carried

It was then Moved by Councillor Gill
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18623" be held at the City
 Hall on Monday, January 11, 2016, at 7:00 p.m.

RES.R15-2278 Carried

7. **7915-0125-00**
15747 - 84 Avenue
15791 - 84 Avenue
Colin Hogan, Focus Architecture Inc. , Penmat Mana JV Ltd.
 Rezoning from RF to RM-15/ Development Permit / Development Variance Permit
to permit the development of approximately 30 townhouse units.

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

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

- 1. Bylaw be introduced to rezone the subject site in Application No. 7915-0125-00 from "Single Family Residential Zone (RF)" to "Multiple Residential 15 Zone (RM-15)", 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 90 square metres (970 square feet) to 45 square metres (480 square feet).
3. Council authorize staff to draft Development Permit No. 7915-0125-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7915-0125-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum west side yard setback of the RM-15 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face and to 3.7 metres (12 ft.) to building columns and roof overhangs;
 - (b) to reduce the minimum front yard (south) setback of the RM-15 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face and to 3.8 metres (12.5 ft.) to building columns and roof overhangs;
 - (c) to reduce the minimum east side yard setback of the RM-15 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face and to 4.3 metres (14 ft.) to building columns and roof overhangs; and
 - (d) to reduce the minimum rear yard (north) setback of the RM-15 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to the building face and to 5.3 metres (17 ft.) to building columns and roof overhangs.
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;

- (e) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture; and
- (f) the applicant adequately address the impact of reduced indoor amenity space.

RES.R15-2279 Carried

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18624" pass its first reading.

RES.R15-2280 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18624" pass its second reading.

RES.R15-2281 Carried

It was then Moved by Councillor Gill
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18624" be held at the City
Hall on Monday, January 11, 2016, at 7:00 p.m.

RES.R15-2282 Carried

8. 7915-0223-00
14970 - 101A Avenue
14975 - 101A Avenue
10160 - 149 Street
Stephanie Bird, Mosaic Guildford North Holdings Ltd.
Rezoning from CD (Bylaw No. 11805) to CD (based on RM-70 and RM-30)
Development Permit
to permit the development of 203 apartment units (in two, 4-storey apartment buildings) and 24 townhouse units.

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

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

1. Council file Rezoning Bylaw No. 16557 and close Land Development Application No. 7907-0173-00 and all applications associated with this project.
2. a Bylaw be introduced to rezone the subject site from "Comprehensive Development Zone (CD)" (Bylaw No. 11805) to "Comprehensive Development Zone (CD)" (Bylaw No. 12000) 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 681 square metres (7,330 sq. ft.) to 149 square metres (1,600 sq. ft.).
4. Council authorize staff to draft Development Permit No. 7915-0223-00 generally in accordance with the attached drawings (Appendix VII).
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) 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) 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) the applicant adequately address the impact of reduced indoor amenity space;
- (i) registration of a statutory right-of-way for right of pedestrian passage on the proposed 4.5-metre (15 ft.) wide east-west walkway;
- (j) registration of an access easement on proposed Lots 1 and 2 for the shared maintenance and use of the indoor and outdoor amenity spaces;
- (k) discharge of Restrictive Covenant BG327892, which regulates the design of a 20-storey high-rise apartment tower with a maximum of 115 dwelling units on Lot 3 (14970 - 101A Avenue);
- (l) discharge of Restrictive Covenant BG327894, which regulates the design of a 22-storey high-rise apartment tower, with a maximum 127 units on Lot 4 (14975 - 101A Avenue); and
- (m) discharge of Restrictive Covenant BG327896, which regulates the design of one 18-storey high-rise apartment building, with a maximum of 103 dwelling units on Lot 5 (10160 - 149 Street).

RES.R15-2283

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "Surrey Zoning By-law, 1993, No. 12000,

Amendment By-law, 2008, No. 16557" be filed.

RES.R15-2284

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

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

Amendment Bylaw, 2015, No. 18631" pass its first reading.

RES.R15-2285

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill

Seconded by Councillor Martin

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

Amendment Bylaw, 2015, No. 18631" pass its second reading.

RES.R15-2286

Carried

It was then Moved by Councillor Gill
 Seconded by Councillor Martin
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18631" be held at the City Hall
 on Monday, January 11, 2016, at 7:00 p.m.

RES.R15-2287

Carried

9. **7915-0300-00**
14975 - 101A Avenue
Stephanie Bird, Mosaic Avenue Developments Ltd.
Mosaic Guildford Holdings Ltd
 Temporary Use Permit
*to permit the development of a temporary real estate sales centre for a
 proposed apartment and townhouse development in Guildford.*

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

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

1. Council approve Temporary Use Permit No. 7915-0300-00 to proceed to Public Notification.
2. 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) the rezoning Bylaw for Application No. 7915-0223-00 (scheduled to be considered for First and Second Readings on December 14, 2015) which is to permit the residential project that will be marketed within the temporary sales centre proposed under TUP No. 7915-0300-00, receive Third Reading by Council; and
 - (c) submission of security to ensure that the site is restored following termination of the Temporary Use Permit.

RES.R15-2288

Carried

10. **7913-0041-00**
16664 - 84 Avenue
Clarence Arychuk, WSP Group, Dream Castle Homes Ltd.
TCP Amendment of portions from Parks & Linear Corridors to Single Family Urban / Rezoning from RA to RF-G and RF / Development Variance Permit
in order to allow subdivision into six (6) small single family lots and open space.

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

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

1. a Bylaw be introduced to rezone portions of the property shown as Block A on the Survey Plan (Appendix II) from "One-Acre Residential Zone (RA)" to "Single Family Residential Gross Density Zone (RF-G)" and Block B on the Survey Plan from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7913-0041-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot area requirement for subdivision in the RF-G Zone from 1 hectare (2.5 ac.) to 0.6 hectare (1.5 ac.);and
 - (b) to reduce the minimum lot depth of the RF-G Zone from 28 metres (90 ft.) to 24 metres (79 ft.) for proposed Lots 3 and 4.
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) submission of a P-15 agreement for the monitoring and maintenance of the replantings in the riparian area;

- (f) registration of a Section 219 restrictive covenant for the purpose of tree retention on proposed Lot 6;
- (g) registration of a Section 219 Restrictive Covenant for "no-build" on the north/south panhandle of proposed Lot 6 until:
 - i. future consolidation with the adjacent property to the south and west located at 8363 – 166A Street. Lot 6; and
 - ii. Water Act approval for the watercourse crossing is obtained from the applicable Provincial Ministry;
- (h) obtain approval from the applicable Provincial Ministry for the Riparian Area Regulations (RAR) report; and
- (i) indication of Council support of Development Variance Permit No. 7913-0041-00.

4. Council pass a resolution to amend the Fleetwood Town Centre Plan to redesignate portions of the site from "Parks & Linear Corridors" to "Single Family Urban", and from "Single Family Urban" to "Parks & Linear Corridors" when the project is considered for final adoption (Appendix VIII).

RES.R15-2289

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

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

Amendment Bylaw, 2015, No. 18625" pass its first reading.

RES.R15-2290

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill

Seconded by Councillor Martin

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

Amendment Bylaw, 2015, No. 18625" pass its second reading.

RES.R15-2291

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Martin

That the Public Hearing on "Surrey Zoning

Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18625" be held at the City

Hall on Monday, January 11, 2016, at 7:00 p.m.

RES.R15-2292

Carried

NEWTON

11. **7915-0221-00**
14057 - 60A Avenue
14058 - 61 Avenue
Colin Hogan, Focus Architecture Inc. /
Hayer Builders Group (Summit Townhomes) Ltd
 Development Variance Permit
to permit architectural projections on 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 Gill
Seconded by Councillor Steele
 That:

1. Council approve Development Variance Permit No. 7915-0221-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side yard on flanking street (north) setback of the CD Zone (Bylaw No. 17870) from 4.0 metres (13 ft.) to 3.3 metres (11 ft.) for projecting elements on the second and third floors.
 - (b) to reduce the minimum side yard on flanking street (south) setback of the CD Zone (Bylaw No. 17870) from 4.0 metres (13 ft.) to 3.3 metres (11 ft.) for projecting elements on the second and third floors.

RES.R15-2293

CarriedSOUTH SURREY

12. **7915-0102-00**
2840 - 144 Street
2810 - 144 Street
Mike Kompter, Hub Engineering Inc., Tara Development Ltd.
 Rezoning from RA to RH / Development Variance Permit
to allow subdivision into four (4) single family lots.

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

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

1. a Bylaw be introduced to rezone the subject site in Application No. 7915-0102-00 from "One Acre Residential Zone (RA)" to "Half Acre Residential Zone (RH)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7915-0102-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RH Zone from 30 metres (100 ft.) to 24 metres (79 ft.) on proposed Lot 4; and
 - (b) to reduce the minimum side yard setback (west) for the principal building of the RH Zone from 4.5 metres (15 ft.) to 2.75 metres (9 ft.) on proposed Lot 4.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture; and
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.
4. Council pass a resolution to amend the Central Semiahmoo Peninsula Local Area Plan to redesignate the land from One Acre to Half Acre Gross Density when the project is considered for final adoption.

RES.R15-2294

Carried

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18626" pass its first reading.

RES.R15-2295

Carried

The said Bylaw was then read for the second time.

RES.R15-2296 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18626" pass its second reading.
Carried

RES.R15-2297 It was then Moved by Councillor Gill
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18626" be held at the City
Hall on Monday, January 11, 2016, at 7:00 p.m.
Carried

13. **7915-0143-00**
2075 - 168 Street
Clarence Arychuk, Hunter Laird Engineering Ltd., Yueh-Hua C Ko
Rezoning from RA to RF-12 / Minor NCP amendment to accommodate a modified
road pattern and relocation of a drainage swale.
to allow subdivision into 14 single family lots.

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

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

1. a Bylaw be introduced to rezone the subject site in Application
No. 7915-0143-00 from "One Acre Residential Zone" (RA) to "Single Family
Residential 12 Zone (RF-12)" and a date be set for Public Hearing.
2. Council 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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
- (g) registration of a Section 219 restrictive covenant to ensure tree protection.

3. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan to modify the road pattern in accordance with the proposed subdivision layout when the project is considered for final adoption.

RES.R15-2298 Carried

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18627" pass its first reading.

RES.R15-2299 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18627" pass its second reading.

RES.R15-2300 Carried

It was then Moved by Councillor Gill
 Seconded by Councillor Hayne
 That the Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18627" be held at the City Hall on Monday, January 11, 2016, at 7:00 p.m.

RES.R15-2301 Carried

14. **7915-0328-00**
151 - 175A Street
Chad Marlatt. Urban Eight Land Development Inc. /
White Rock Tudor Inn Ltd
 OCP Amendment from "Mixed Employment" and "Commercial" to "Urban" /
 Rezoning from RA to RM-15
to permit the development of a townhouse complex.

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

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Application No. 7915-0328-00 be referred back to staff to work with the applicant to develop a proposal that complies with the Official Community Plan (OCP) and the Metro Vancouver Regional Growth Strategy (RGS).

RES.R15-2302 Carried

Mayor Hepner requested that staff include Application No. 7915-0328-00 as part of the review that will be conducted in support of the Employment Land Strategy.

15. **7914-0253-00**
15687 - Mountain View Drive
15715 - Mountain View Drive
15737 - Mountain View Drive
Munny Berar, Woodbridge Properties Ltd. /
Woodbridge Developments (Mountain View) Ltd.
 NCP Amendment from "Cluster Housing (6-8 upa)" to "Multiple Residential (15-25 upa)" and "Single Family Small Lots" / Rezoning from RA to RF-12 and CD (based on RM-15) / Development Permit
to permit the development of approximately 37 townhouse units and 9 single family small lots.

Note: Council granted third reading to Bylaw No. 18444 on May 11, 2015.

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

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

1. Council rescind third reading of Bylaw No. 18444.
2. Council amend Bylaw No. 18444 set a date for Public Hearing.
3. Council pass a resolution to amend North Grandview Heights Neighbourhood Concept Plan (NCP) to redesignate the proposed townhouse portion of the site from "Cluster Housing (6-8 upa)" to "Multiple Residential (15-25 upa)" and the proposed single family portion of the site to "Single Family Small Lots" when the project is considered for final adoption.

RES.R15-2303 Carried

2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a Bylaw be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
4. Council approve the applicant's request to eliminate the required indoor amenity space.
5. Council authorize staff to draft Development Permit No. 7915-0264-00 generally in accordance with the attached drawings (Appendix II).
6. Council approve Development Variance Permit No. 7915-0264-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front (north) yard setback in the RM-30 Zone for the principal building from 7.5 metres (25 ft.) 4.0 metres;
 - (b) to reduce the minimum east side yard setback in the RM-30 Zone for the principal building from 7.5 metres (25 ft.) to 2.3 metres (7.5 ft.);
 - (c) to reduce the minimum west side yard setback in the RM-30 Zone for the principal building from 7.5 metres (25 ft.) 3.2 metres (10 ft.); and
 - (d) to reduce the minimum rear (south) yard setback in the RM-30 Zone for the principal building from 7.5 metres (25 ft.) 6.0 metres (20 ft.).
7. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;

- (e) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
- (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (g) provision of a community benefit to satisfy the OCP Amendment policy for OCP Amendment applications;
- (h) 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;
- (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 no indoor amenity space.

RES.R15-2307

Carried

It was

Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2015, No. 18628" pass its first reading.

RES.R15-2308

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2015, No. 18628" pass its second reading.

RES.R15-2309

Carried

It was then

Moved by Councillor Gill
Seconded by Councillor Hayne
That the Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2015, No. 18628" be held at the City Hall on Monday, January 11, 2016, at 7:00 p.m.

RES.R15-2310

Carried

3. Council instruct staff to resolve the following issues prior to Development Permit 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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
 - (e) resolution of parking deficiency (12 stalls) to the satisfaction of the Planning and Development Department.

RES.R15-2314

Carried**SURREY CITY CENTRE/WHALLEY**

- 18. 7915-0361-00**
Portion of 10275 City Parkway
Nick Foster, Office of McFarlane Biggar Architects and Designers Inc ,
City of Surrey
 Development Permit / Development Variance Permit
to permit the expansion (north end) of the Surrey Central SkyTrain Station.

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

It was

Moved by Councillor Gill
 Seconded by Councillor Hayne

That:

1. Council authorize staff to draft Development Permit No. 7915-0361-00, generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7915-0361-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north (103 Avenue) yard setback and east (City Parkway) yard setback of Comprehensive Development Zone Bylaw No. 13882 as amended by Bylaw No. 15125, from 2.0 metres (7 ft.) to 0 metre (0 ft.); and

- (b) to reduce the parking requirement of Comprehensive Development Zone Bylaw No. 13882 as amended by Bylaw No. 15125, for a commercial retail unit, from three (3) parking spaces to zero (0) parking space.
3. Council instruct staff to resolve the following issues prior to final approval:
- (a) submission of a revised landscaping plan, including the confirmed locations of free-standing signs, and landscaping cost estimate, to the specifications and satisfaction of the Planning and Development Department; and
 - (b) amendment of the existing statutory right-of-way agreement between the City and TransLink.

RES.R15-2315

CarriedRESIDENTIAL/INSTITUTIONALCLOVERDALE/CLAYTON

19. **7915-0306-00**
6479 - 192 Street
Colin Hogan, Focus Architecture Inc. , Brookside Walk Holdings Ltd.
 NCP Amendment from Specialty Community- Oriented Commercial to 22 - 45 upa (High Density), Rezoning from RF to RM-30 and RA, Development Permit, Development Variance Permit
to permit the development of approximately 5 townhouse units and an open space 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. a Bylaw be introduced to rezone Block A of the subject site as shown on the attached Survey Plan as Appendix I, from "Single Family Residential Zone (RF)" to "Multiple Residential 30 Zone (RM-30)" and Block B on the Survey Plan from "Single Family Residential Zone (RF)" to "One-Acre Residential Zone (RA)" and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7915-0306-00 generally in accordance with the attached drawings (Appendix II).

4. Council approve Development Variance Permit No. 7915-0306-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.) to the principal building face and 2.7 metres (8.5 ft.) to the porch canopy;
 - (b) to reduce the minimum north side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.0 metres (6.5 ft.);
 - (c) to reduce the minimum south side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.); and
 - (d) to reduce the minimum rear yard setback of the RM-30 Zone to the required outdoor amenity space from 7.5 metres (25 ft.) to 4.5 metres (14.5 ft.).

5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) the applicant adequately address the impact of no indoor amenity space;
 - (h) discharge of the registered Section 219 No-Build Restrictive Covenant CA3553701; and
 - (i) final approval from Metro Vancouver.

6. Council pass a resolution to amend the East Clayton NCP to redesignate the land from "Specialty Community-Oriented Commercial" to "22 - 45 upa (High Density)" and "Riparian Protection Area" when the project is considered for final adoption.

RES.R15-2316

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

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

Amendment Bylaw, 2015, No. 18630" pass its first reading.

RES.R15-2317

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

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

Amendment Bylaw, 2015, No. 18630" pass its second reading.

RES.R15-2318

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Hayne

That the Public Hearing on "Surrey Zoning

Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18630" be held at the City

Hall on Monday, January 11, 2016, at 7:00 p.m.

RES.R15-2319

Carried**SOUTH SURREY**

20. **7915-0242-00**
16435 - 24 Avenue
16467 - 24 Avenue
Marc MacCaull, Streetside Developments (BC) Ltd. , Qualico Developments (Vancouver) Inc.
 Rezoning from RA to CD and RM-23 / Development Permit
To permit the development of 30 row houses

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

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

1. a Bylaw be introduced to rezone the portions of the subject site shown as Block A on the attached Survey Plan (Appendix II) from "One-Acre Residential Zone (RA)" to "Multiple Residential 23 Zone (RM-23)" and a date be set for Public Hearing.
2. a Bylaw be introduced to rezone portions of the subject site shown as Block B 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.
3. Council authorize staff to draft Development Permit No. 7915-0242-00 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 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) submission of an acoustical report for the units adjacent to 24 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and
 - (h) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art to the satisfaction of the General Manager, Parks, Recreation and Culture.

RES.R15-2320

Carried

RES.R15-2321 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18632" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R15-2322 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18632" pass its second reading.
Carried

RES.R15-2323 It was then Moved by Councillor Gill
Seconded by Councillor Hayne
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18632" be held at the City
Hall on Monday, January 11, 2016, at 7:00 p.m.
Carried

RES.R15-2324 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18633" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R15-2325 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18633" pass its second reading.
Carried

RES.R15-2326 It was then Moved by Councillor Gill
Seconded by Councillor Hayne
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18633" be held at the City
Hall on Monday, January 11, 2016, at 7:00 p.m.
Carried

21. 7915-0381-00
2575 - 168 Street
2501 - 168 Street
2535 - 168 Street
2555 - 168 Street
Mike Kompter, Hub Engineering Inc., Shigui Deng, Zhi B Liu, Yin F Wen,
Tingsu Liu
Rezoning from RA to RF, RF-10 and RH / Development Variance Permit
to allow subdivision into 19 single family lots.

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

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

1. a Bylaw be introduced to rezone a portion of the subject site from "One-Acre Residential Zone" (RA) to "Single Family Residential Zone" (RF) shown as Block B on the attached survey plan (Appendix II); a portion of the subject site to "Single Family Residential (10) Zone" (RF-10) shown as Block C on the survey plan attached; and a portion of the subject site to "Half Acre Residential Zone" (RH) shown as Block A on the attached survey plan; and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7915-0381-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum south side yard setback of the RF Zone from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for proposed Lot 1.
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; and

- (f) submission of a Section 219 "no build" covenant on proposed Lot 19 until the lands to the west develop.

RES.R15-2327 Carried

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18634" pass its first reading.

RES.R15-2328 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18634" pass its second reading.

RES.R15-2329 Carried

It was then Moved by Councillor Gill
Seconded by Councillor Hayne
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18634" be held at the City
Hall on Monday, January 11, 2016, at 7:00 p.m.

RES.R15-2330 Carried

C. ITEMS REFERRED BACK

COMMERCIAL

SURREY CITY CENTRE/WHALLEY

1. **7914-0046-00**
10128 - Grace Road
Paul Naral, o814048 BC 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 approval of the recommendations outlined in his report.

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

1. Council approve Temporary Use Permit No. 7914-0046-00 (Appendix B) to proceed to Public Notification.
2. Council instruct staff to resolve the following issues prior to approval:
 - (a) restoration of the landscape buffer at the rear of the lot and cedar hedging along Grace Road, to the satisfaction of the Planning and Development Department;
 - (b) completion of a Good Neighbour Agreement, which will include restrictions on hours of operation, prohibit truck repair and maintenance, and the running of refrigerated container units, and specify general site upkeep and maintenance requirements including landscaping (Appendix C); and
 - (c) approval from Metro Vancouver.

RES.R15-2331

Carried

2. **7915-0162-00**
10198 - Grace Road
Harmesh Bassi, 1030931 B.C. Ltd
Director Information:
Harmesh Bassi, Amarjit Mander, Gagandeep Nahal

No Officer Information

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.

It was Moved by Councillor Woods
Seconded by Councillor Villeneuve
That Application 7915-0162-00 be denied.

RES.R15-2332

Carried

With Councillors Gill and Starchuk opposed

The Applicant was in attendance to speak to the denial and made the following comments:

- The majority of the concerns raised by members of the public are regarding the noise levels from the refrigeration units known as "Reefer Units" and they have their own stand-alone (self-powered) cooling systems.

- The refrigeration trucks were on site only for purposes of a "noise level" demonstration for staff and have not been running since that time. The Applicant noted that the adjacent business is a lumber mill and the majority of noise in the area is actually generated by the lumber mill; complaints received are primarily from one individual residing in the townhouse complex which is located directly behind his business.
- Council requested clarification on comments in the staff report regarding the Metro Vancouver sewer right-of-way; noting that the Applicant was asked to remove some equipment and to place a fence on the site; however, the Applicant has to-date been noncompliant. In response, the Applicant explained they have approached both the City of Surrey and Metro Vancouver to better understand the issues raised and the associated requirements.
- Council requested clarification regarding the landscaping buffer, the Applicant noted that at the October 20, 2015 Regular Council Land Use meeting they had requested an extension until the spring. With respect to truck access, the site has been spot checked to make sure no trucks are backing in from the street. Any work done in terms of tire repair or use of pneumatic tools has been conducted on adjacent sites; there is a forklift training and repair facility located near their facility.
- Council requested the rationale for the lighting poles that have been installed on the site. The Applicant clarified that they are in the process to make the site CBSA approved as part of 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. The light poles are supposed to contain barbed wire order to restrict access and better secure the site.
- Council requested the Applicant to provide assurances as to what they will do to be in compliance with the terms outlined in the Temporary Use Permit (TUP); in response the Applicant clarified that they are working with staff to address the issues raised and that the TUP requested is only for 9 months. 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.
- Staff clarified that that the TUP could be set for a shorter time period than what is requested by the Applicant. As it stands, the current TUP, if approved, would expire on September 2016; however it could be shortened.

SOUTH SURREY

- 3. **7913-0288-00**
19082 - 16 Avenue
Maggie Koka, Aplin & Martin Consultants Ltd., 682466 BC Ltd
Director Information: John F Senior
Officer Information as at December 1, 2013
John F (Jack) Senior (President, Secretary)
 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 Gill
Seconded by Councillor Martin
That:

- 1. Council consider Third Reading for Bylaw No. 18535 to rezone the site from "General Agriculture Zone (A-1)" to "Cemetery Zone (PC)".
- 2. In addition to the requirements outlined in resolution RES. R15-1768 from the Regular Council – Land Use meeting of October 20, 2015, Council instruct staff to resolve the following issue prior to Final Adoption:
 - (a) registration of a Restrictive Covenant requiring 50 parking stalls be provided on-site as overflow parking, in excess of the minimum number of parking stalls required in the Zoning Bylaw.

RES.R15-2333 Carried

Council requested clarification from staff regarding how the City would work with the Applicant to accommodate the parking requirements for larger funeral services when required. Staff noted that they would have to investigate a strategy and would bring forward a proposed plan for consideration before final adoption.

RES.R15-2334 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2015, No. 18535" pass its third reading.
Carried

D. CORPORATE REPORTS

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BYLAWS AND PERMITS

BYLAW READINGS

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17185"
7905-0184-00 - Gobind Marg Charitable Trust Society
c/o Pacific Land Group Inc. (Oleg Verbenkov)
A-1 to CD - 8820 - 168 Street - to permit a private school to operate in the existing
buildings on the subject property, including the historic former Tynehead
Elementary School building.

Note: Change of Agent

Approved by Council: June 7, 2010

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2010, No. 17185" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R15-2335

Carried

"City of Surrey Heritage Revitalization Agreement By-law, 2010 No. 17186"
A by-law to enter into a heritage revitalization agreement "West Wing" of the
former Tynehead Elementary School building located at 8820 - 168 Street.

Approved by Council: June 7, 2010

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "City of Surrey Heritage Revitalization
Agreement By-law, 2010 No. 17186" pass its third reading.

RES.R15-2336

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "City of Surrey Heritage Revitalization
Agreement By-law, 2010 No. 17186" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R15-2337

Carried

BYLAW WITH PERMITS

- 2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18248" 7914-0024-00 – Streetside (South Point Walk) Ltd. c/o Streetside Developments (BC) Ltd. (Marc MacCaul) RF and RM-D to CD – 2936, 2944, 2946, 2953, 2964 and 2971 – 151 Street - to permit the development of 30 townhouse units and 76 apartment units in a four-storey building with underground parking.

Note: Change of ownership

Approved by Council: June 23, 2014

- * Planning and Development advise (see memorandum dated December 8, 2015 in back-up) that it is in order for Council to pass a resolution amending the King George Highway Corridor Local Area Plan to redesignate the site from "Garden Apartments (30 upa)" to "Apartments (55 upa)".

It was
 Moved by Councillor Gill
 Seconded by Councillor Martin
 That Council amend the King George Highway Corridor Local Area Plan to redesignate the site from "Garden Apartments (30 upa)" to "Apartments (55 upa)".

RES.R15-2338

Carried

- * Planning and Development advise that two of the properties being rezoned under Bylaw No. 18248 have consolidated and the Bylaw requires amending to remove one property and update the legal description of the consolidated parcel.

It was
 Moved by Councillor Gill
 Seconded by Councillor Martin
 That Council is requested to rescind Resolution R14-1284 of the July 7, 2014 Regular Council – Public Hearing meeting granting Third Reading to "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18248".

RES.R15-2339

Carried

It was
 Moved by Councillor Gill
 Seconded by Councillor Martin
 That Council amend "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18248" by deleting Section 1.(a) in its entirety and by updating the legal description for the property at 2944 - 151 Street.

RES.R15-2340

Carried

RES.R15-2341 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18248" pass its third reading as amended.
Carried

RES.R15-2342 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18248" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

Development Permit No. 7914-0024-00

2936, 2944, 2946, 2953, 2964 and 2971 – 151 Street

To permit the development of 30 townhouse units and 76 apartment units in a four-storey building with underground parking.

Authorized to draft: June 23, 2014

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

RES.R15-2343 It was Moved by Councillor Gill
Seconded by Councillor Martin
That the Mayor and Clerk be authorized to
execute Development Permit No. 7914-0024-00 .
Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17465"
7910-0270-00 - Makhan S. and Darshan K. Samra
c/o McElhanney Consulting Services Ltd. (Dwight Heintz)
RA to RF-12 - 6185 - 138 Street - to permit subdivision into six (6) small lots.

Note: Change of Agent

Approved by Council: July 25, 2011

- * Planning and Development advise (see memorandum dated December 7, 2015 in back-up) that it is in order for Council to pass a resolution amending the South Newton Neighbourhood Concept Plan to redesignate the site from "Detention Pond/Townhouse 15 upa max" to "Single Family Small Lots/Creeks and Riparian Set Backs".

- It was Moved by Councillor Gill
Seconded by Councillor Martin
That Council amend the South Newton
Neighbourhood Concept Plan to redesignate the site from "Detention
Pond/Townhouse 15 upa max" to "Single Family Small Lots/Creeks and Riparian
Set Backs".
- RES.R15-2344 Carried
- It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17465" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
- RES.R15-2345 Carried

Development Variance Permit No. 7910-0270-00
6185 - 138 Street

Supported by Council: September 12, 2011

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

- (a) Section H.6 of Part 17A, Single Family Residential (12) Zone (RF-12), the requirement for a minimum lot width of 13.4 M (44 ft.) wide on an interior RF-12 lot without vehicle access to a rear or side street or rear garage to allow for a double garage or carport is varied to a minimum lot width of 12.2 M (40 ft).

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

- It was Moved by Councillor Gill
Seconded by Councillor Martin
That Development Variance Permit
No. 7910-0270-00 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.R15-2346 Carried

4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18534"
7914-0373-00 - 0988150 B.C. Ltd.
c/o Pacific Land Group (Oleg Verbenkov)
CD (Bylaw Nos. 17146 & 17934) to CD - 3399 - 189 Street - to allow for an
office/warehouse facility with outdoor storage of construction equipment, material
and supplies and an ancillary truck refueling station.

Approved by Council: October 20, 2015

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2015, No. 18534" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.

RES.R15-2347 Carried

Development Permit No. 7914-0373-00

3399 – 189 Street

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.

Authorized to draft: October 20, 2015

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

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7914-0373-00 .

RES.R15-2348 Carried

5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18269"
 7914-0001-00 – Earth King Forest Plaza Ltd.
 c/o McElhanney Consulting Services Ltd. (James Pernu)
 C-8 to CD – 8318 – 120 Street - to develop a 4-storey multi-tenant
 commercial/office building.

Approved by Council: July 7, 2014

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2014, No. 18269" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.

RES.R15-2349 Carried

Development Permit No. 7914-0001-00

8318 – 120 Street

To permit the development of a four-storey multi-tenant commercial/office building.

Authorized to draft: July 7, 2014

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

It was Moved by Councillor Gill
Seconded by Councillor Martin
That the Mayor and Clerk be authorized to
execute Development Permit No. 7914-0001-00 .

RES.R15-2350

Carried

PERMIT APPROVALS

6. **Development Permit No. 7914-0372-00**
0988148 B.C. Ltd.
c/o Pacific Land Group (Oleg Verbenkov)
3425 - 189 Street

To permit the development of 3,879 m² (41,748 ft²) multi-tenant warehouse facility.

Authorized to draft: October 20, 2015

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

It was Moved by Councillor Gill
Seconded by Councillor Martin
That the Mayor and Clerk be authorized to
execute Development Permit No. 7914-0372-00 .

RES.R15-2351

Carried

MISCELLANEOUS

7. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2014, No. 18335"
7913-0290-00 - Elgin Park Developments Ltd.
c/o Aplin & Martin Consultants Ltd. (Maggie Koka)
To modify "Figure 6, Suburban Subdivision Exception Area" of the Land Uses and Densities section by removing 14128 and 14191 - 34 Avenue from the Semiahmoo "Suburban Exemption Areas" Map.

Note: Change of Owner

Approved by Council: November 3, 2014

* Planning and Development advise (see memorandum dated December 9, 2015 in back-up) that subsequent to above-noted OCP amendment bylaw being granted Third Reading by Council, Figure 6 "Suburban Subdivision Exception Areas Map" of the OCP was repealed. Accordingly, Council is advised that Bylaw No. 18335 is no longer required. Council is requested to file Bylaw No. 18335.

RES.R15-2352 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2014, No. 18335" be filed.
Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18336" RA to RH-G - 14129 and 14191 - 34 Avenue - to subdivide into 5 single family residential lots and 2.4 hectares of parkland dedication containing the site of the former Elgin landfill.

Approved by Council: November 3, 2014

* Planning and Development advise (see memorandum dated December 9, 2015 in back-up) that it is in order for Council to pass a resolution amending the Central Semiahmoo Local Area Plan to redesignate the site from "One Acre" to "Half Acre Gross Density".

RES.R15-2353 It was Moved by Councillor Gill
Seconded by Councillor Martin
That Council amend the Central Semiahmoo Local Area Plan to redesignate the site from "One Acre" to "Half Acre Gross Density".
Carried

RES.R15-2354 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18336" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Carried

Development Variance Permit No. 7913-0290-00
14129 and 14191 - 34 Avenue

Supported by Council: December 1, 2014

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

- (a) In Part 15, (Half-Acre Gross Density Zone), Section K.3 the minimum Lot Width for a regular stand lot is reduced from 30 metres (100 ft.) to 22 metres (73 ft.) on Lot 3 only.

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

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That Development Variance Permit
 No. 7913-0290-00 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.R15-2355

Carried

8. **Development Application No. 7913-0175-00**
 0949866 B.C. Ltd.
 c/o Hub Engineering Inc. (Mike Kompter)
 RA to RF and RF-12 - 14034 and 14056 - 58A Avenue - to subdivide into 16 lots.

Approved by Council: June 23, 2014

- * Council adopted the associated rezoning Bylaw No. 18247 at the April 27, 2015 Regular Council - Land Use meeting. Planning and Development advise (see memorandum dated December 9, 2015 in back-up) that it is in order for Council to pass a resolution amending the South Newton Neighbourhood Concept Plan to redesignate the portion of the site labelled Block "A" on the attached plan from "Single Family Residential" to "Single Family Small Lots".

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That Council amend the South Newton
 Neighbourhood Concept Plan to redesignate the portion of the site labelled Block "A" on the attached survey plan to Bylaw No. 18247 from "Single Family Residential" to "Single Family Small Lots".

RES.R15-2356

Carried

I. CLERKS REPORT

J. OTHER BUSINESS

K. ADJOURNMENT

It was

Moved by Councillor Gill
Seconded by Councillor Martin
That the Monday, December 14, 2015 Regular


Council - Land Use meeting be adjourned.

RES.R15-2357

Carried

The Regular Council - Land Use meeting adjourned at 5:54 p.m.

Certified correct:



Jane Sullivan, City Clerk

Mayor Linda Hepner