

**Present:**

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

**Absent:**

Councillor Martin

**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. **7915-0142-00**  
**19429 - 54 Avenue**  
**Mike Reading, Phoenix Industrial Properties Ltd.**  
Development Variance Permit  
*to reduce the rear yard setback of an accessory structure in order to permit the retention of an existing detached vehicle wash 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 LeFranc

That Council approve Development Variance

Permit No. 7915-0142-00 (Appendix III), to reduce the minimum rear yard setback of the IH Zone from 7.5 metres (25 ft.) to 0.67 metre (2.2 ft.) for an accessory structure (vehicle wash station), to proceed to Public Notification.

RES.R16-374

Carried

2. 7915-0324-00  
5488 - 192 Street

**Gerry Blonski, Gerry Blonski Architect, o821369 Bc Ltd.**  
**Director Information: Garth A. Anderson, Bruce Buckborough**  
**Officer Information as of April 7, 2015: Garth A. Anderson (Secretary),**  
**Bruce Buckborough (President)**  
Development Permit  
*to permit the construction of a second industrial building on the subject 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 Steele  
That:

1. Council authorize staff to draft Development Permit No. 7915-0324-00 generally in accordance with the attached drawings (Appendix II).
2. 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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (c) submission of sufficient bonding to ensure that the existing unauthorized structure located at the south portion of the site is removed upon completion for the proposed building, to the satisfaction of the Planning and Development Department.

RES.R16-375

Carried

### **FLEETWOOD/GUILDFORD**

3. 7915-0250-00  
9014 -152 Street  
**Aaron Vornbrock, Urban Design Group Architects Ltd.,**  
**Fleetwood Center Investments Ltd.**  
Development Permit  
*to permit two building additions and exterior renovations to the Fleetwood Village Shopping Centre.*

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

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

1. Council approve the applicant's request to vary the Sign Bylaw as described in Appendix II.
2. Council authorize staff to draft Development Permit No. 7915-0250-00 including a comprehensive sign design package generally in accordance with the attached drawings (Appendix III).
3. Council instruct staff to resolve the following issues prior to approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a 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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

RES.R16-376

Carried

### SOUTH SURREY

4. **7915-0209-00**  
 2390 - 156 Street / 2392 - 156 Street  
 2368 - 156 Street / 2358 - 156 Street  
**Lance Barnett, Barnett Dembeck Architect Inc., 0927512 BC Ltd.**  
**Director Information: Gurpreet Grewal**  
**No Officer Information as at December 13, 2015**  
 1000195 BC Ltd.  
**Director Information: Amy Hong Vo**  
**No Officer Information as at April 22, 2015**  
**Dosanjh Ventures Ltd. / City of Surrey**  
 Rezoning from RM-D and RF to C-5 / Development Permit  
 Development Variance Permit  
*to permit the development of a one-storey, multi-tenant commercial building.*



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

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

1. a Bylaw be introduced to rezone the subject site from "Duplex Residential Zone (RM-D)" and "Single Family Residential (RF)" to "Neighbourhood Commercial Zone (C-5)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7915-0209-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7915-0209-00 (Appendix VI) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum north yard setback (24 Avenue) of the C-5 Zone from 7.5 metres (25 ft.) to 3.8 metres (12 ft.);
  - (b) to reduce the minimum west side yard setback (156 Street) of the C-5 Zone from 7.5 metres (25 ft.) to 3.8 metres (12 ft.);
  - (c) to reduce the minimum south yard setback (23A Avenue) of the C-5 Zone from 7.5 metres (25 ft.) to 3.8 metres (12 ft.); and
  - (d) to permit the garbage/recycling containers to be located within the east and south yard setbacks.
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 an acceptable tree survey and a statement regarding tree preservation;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) the applicant satisfies the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;



- (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R16-377 Carried

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2016, No. 18678" pass its first reading.

RES.R16-378 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, 2016, No. 18678" pass its second reading.

RES.R16-379 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, 2016, No. 18678" be held at the City  
 Hall on Monday, April 11, 2016, at 7:00 p.m.

RES.R16-380 Carried

5. **7915-0430-00**  
**18665 - 8 Avenue**  
**Harmeet Sidhu, Sukhjit K Sidhu, Karanvir S Sidhu, Kamaljit K Sidhu,**  
**Arvinderjit S Sidhu**  
 Development Variance Permit  
*to vary the maximum setback of a single family dwelling and the maximum depth of the farm residential footprint in the "General Agriculture (A-1) Zone".*

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

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That Council approve Development Variance  
 Permit No. 7915-0430-00 (Appendix IV) varying the following, to proceed to Public  
 Notification:

- (a) to increase the maximum setback of all portions of a single family dwelling from the side lot line on a flanking street in the A-1 Zone from 50 metres (164 ft.) to 93.3 metres (306 ft.); and

- (b) to increase the maximum depth of the farm residential footprint from the side lot line on a flanking street in the A-1 Zone from 60 metres (197 ft.) to 101.5 metres (333 ft.).

RES.R16-381

Carried

6. **7915-0384-00**  
**3488 - 190 Street**  
**Andy Igel (Aplin & Martin), IDR Construction - Development Inc.**  
 Development Permit  
*to permit the development of a 3,574.5 m<sup>2</sup> (38,462 sq. ft.) multi-tenant 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 Hayne  
 That:

1. Council authorize staff to draft Development Permit No. 7915-0384-00 including a comprehensive sign design package generally in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to final approval:
  - (a) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

RES.R16-382

CarriedRESIDENTIAL/INSTITUTIONALCLOVERDALE/CLAYTON

7. **7915-0268-00**  
**17505 - 64 Avenue**  
**17515 - 64 Avenue**  
**James Pernu, McElhanney Consulting Services Ltd.,**  
**Esther C Calusin, Rodante A Calusin**  
 OCP Text Amendment to allow a higher density in the Multiple Residential designation / OCP Amendment from Urban to Multiple Residential / Rezoning from RA to CD (based on RMS-2) / Development Permit  
*to permit the development of a 5-storey, seniors care facility.*

**Note:** This report is being forwarded to Council in advance of a full application review as the subject application involves a significant policy-related decision, and it was not considered practical to undertake all of the work

associated with refining and detailing the proposal until it is determined if Council is prepared to consider the required OCP Amendments that could be precedent-setting.

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

It was  
 Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That Council refer Application

No. 7915-0268-00 back to staff to continue to process the application at the density currently contemplated of 2.24 FAR.

RES.R16-383

Carried

### NEWTON

8. **7915-0342-00**  
**6041 - King George Boulevard**  
**Michael Helle, Coastland Engineering & Surveying Ltd., Jasbir K. Lail**  
 Rezoning from RF to RF-12  
*in order 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 Hayne  
 That:

1. a Bylaw be introduced to rezone the subject site 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;
  - (c) approval from the Ministry of Transportation & Infrastructure;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;



- (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (h) registration of a Section 219 Restrictive Covenant for installation of a 6 metre (20 ft.) wide landscape buffer on proposed Lot 5 along King George Boulevard, including installation of a fence along the western boundary of the covenant area.

RES.R16-384

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

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

Amendment Bylaw, 2016, No. 18679" pass its first reading.

RES.R16-385

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, 2016, No. 18679" pass its second reading.

RES.R16-386

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, 2016, No. 18679" be held at the City Hall on Monday, April 11, 2016, at 7:00 p.m.

RES.R16-387

Carried**SOUTH SURREY****9. 7915-0057-00****2747 - 140 Street****Rajeer Mangla, Mainland Eng., Baljeet K Chahal, Paramjit S Chahal**

Rezoning from RA to RH / Development Variance Permit

*in order to allow subdivision into 2 single family suburban lots.*

The General Manager, Planning &amp; 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 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. 7915-0057-00 (Appendix VII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear yard (west) setback of the RH Zone from 7.5 metres (25 ft.) to 5 metres (17 ft.) for proposed Lot 2.
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

RES.R16-388

Carried

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2016, No. 18680 pass its first reading.

RES.R16-389

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, 2016, No. 18680 pass its second reading.

RES.R16-390

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, 2016, No. 18680 be held at the City Hall  
 on Monday, April 11, 2016, at 7:00 p.m.

RES.R16-391 Carried

10. **7916-0043-00**  
**1096 - 165 Street**  
**1095 - King George Boulevard**  
**Minh Trat, Genex Development Corp., 0766642 Bc Ltd**  
**Director Information: Stephen Barker**  
**Officer Information as at August 21, 2015: Stephen Barker (President)**  
 Development Variance Permit  
*to permit the construction of a basement access well between the principal building  
 and the front lot line, for two proposed single family dwellings.*

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

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That Council approve Development Variance  
 Permit No. 7916-0043-00 (Appendix III), to vary Subsection J.2. Special Regulations  
 of the Single Family Residential Zone (RF) to allow the basement access and  
 basement well to be located in the front yard of the subject lots, to proceed to  
 Public Notification.

RES.R16-392 Carried

11. **7915-0225-00**  
**1115 - King George Boulevard**  
**Dexter Hirabe, WSP Group Canada/Hunter Laird, Heather J. Fink**  
 Development Variance Permit  
*to permit the construction of a basement access well between the principal building  
 and the front lot line, for a proposed single family dwelling.*

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



It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That Council approve Development Variance Permit No. 7915-0225-00 (Appendix III), to vary Subsection J.2. Special Regulations of the Single Family Residential Zone (RF) to allow the basement access and basement well to be located in the front yard of the subject lot, to proceed to Public Notification.

RES.R16-393

Carried

12. **7915-0005-00**  
**16676 - 32 Avenue**  
**Alison Davies, Infinity Properties Ltd., April Creek Developments Ltd**  
 Development Variance Permit  
*to reduce setbacks for the purpose of tree retention and to create a more uniform streetscape.*

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

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That Council approve Development Variance Permit No. 7915-0005-00 (Appendix III) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum front yard setback of the Comprehensive Development Zone (CD) (Bylaw No. 17940) from 7.5 metres (25 ft.) to 6 metres (20 ft.) for proposed Lots 1, 2, 3, 12, 26, and 29;
- (b) to reduce one minimum side yard setback of the Comprehensive Development Zone (CD) (Bylaw No. 17940) from 3 metres (10 ft.) to 2 metres (7 ft.) for proposed Lots 1, 11, 12, 14, 17, 18, 21, 22, 23, and 24; and
- (c) to reduce one minimum side yard on a flanking street setback of the Comprehensive Development Zone (CD) (Bylaw No. 17940) from 7.5 metres (25 feet) to 4 metres (13 feet) for proposed Lots 1, 11, and 12.

RES.R16-394

Carried

13. **7915-0420-00**  
**12318 - Seacrest Drive**  
**Gord Klassen, Site Lines Arch. Inc., Febe M Galvez, Rodney B Voth**  
 Development Variance Permit  
*to reduce the minimum side yard setback.*

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

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

1. The Planning & Development Department recommends that Council approve Development Variance Permit No. 7915-0420-00 (Appendix V) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum side yard (south) setback of the RH Zone from 4.5 metres (15 ft.) to 2.4 metres (8 ft.); and
  - (b) to reduce the minimum front yard (east) setback of the RH Zone for an accessory building from 18.0 metres (60 ft.) to 9.8 metres (32 ft.).
2. Council instruct staff to resolve the following issues prior to final execution:
  - (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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the City Landscape Architect;
  - (d) registration of a Restrictive Covenant to ensure the proposed dwelling complies with the approved house design plans;
  - (e) approval and issuance of a Development Permit for Hazard Lands;
  - (f) registration of a Section 219 Restrictive Covenant to ensure tree protection.

RES.R16-395

Carried

#### SURREY CITY CENTRE/WHALLEY

14. **7916-0004-00**  
**12729 - 114 Avenue**  
**Ken Woodward / City Of Surrey**  
Development Variance Permit  
*to reduce the east side yard setback on a flanking street to permit the construction of a sanitary pump 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 Council approve Development Variance  
 Permit No. 7916-0004-00 (Appendix III), to reduce the minimum east side yard  
 setback on a flanking street of the RF Zone from 3.6 metres (12 ft.) to 1.8 metres  
 (6 ft.) for the principal building, to proceed to Public Notification.

RES.R16-396 Carried

## COMMERCIAL/INDUSTRIAL/AGRICULTURAL

### NEWTON

15. **7916-0065-00**  
**6651 - 148 Street**  
**Craig Taylor, Taylor Kurtz Architecture & Design Inc., City of Surrey**  
 Development Variance Permit  
*to reduce the minimum side yard setbacks of a storage structure.*

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

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That Council approve Development Variance  
 Permit No. 7916-0065-00 (Appendix III) varying the following, to proceed to Public  
 Notification:

- (a) In Section A.1 (a) iv of Part 4 General Provisions of Zoning By-law, 1993,  
 No. 12000, as amended, to reduce the minimum setbacks from 22.2 metres  
 (73 feet) to:
- 6.9 metres (23 ft.) for the rear yard (west) setback; and
  - 2.9 metres (10 ft.) for the side yard (north) setback.

RES.R16-397 Carried

## SURREY CITY CENTRE/WHALLEY

16. **7916-0015-00**  
**13669 - 104 Avenue**  
**Lovepreet Kaur Grewal, Plaza City Centre Ltd.**  
 Temporary Use Permit  
*to allow a used car dealership in City Centre for a period of three (3) years.*

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



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

L. Grewal (Applicant): The Applicant noted that he applied for the TUP as part of a land assembly plan; he has a 5-year lease on the properties located to the west side and the east of the site.

The Applicant noted that he has conducted remediation on the proposed site and removed the contaminants associated with the previous use (a gas station) and is prepared to follow the existing signage bylaws.

Council requested clarification regarding the future plans of the car dealership, if the TUP was approved. The Applicant clarified after the TUP expired, if it was not renewed or if rezoning was not approved they would consider relocating to another site.

Council requested clarification regarding the leasehold improvements noted in the staff report and whether the necessary permits were obtained. In response the delegation clarified he did not seek necessary permits to conduct site improvements made at the location.

Council clarified that the requested TUP does not support the vision for the Surrey City Centre and for that reason it would not be supported.

It was

Moved by Councillor Hayne  
Seconded by Councillor Villeneuve  
That Application 7916-0015-00 be denied.  
Carried  
with Councillor Gill opposed

RES.R16-398

## RESIDENTIAL/INSTITUTIONAL

### SOUTH SURREY

17. **7915-0447-00**  
**2818 - O'Hara Lane**  
**Byron Tokarchuk, Lamoureux Architect Incorporated, Cynthia Landolt**  
Development Variance Permit  
*to vary the floodplain elevation for a proposed single family dwelling and reduce the minimum rear yard and north side yard setbacks for tree retention 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 Council approve Development Variance  
 Permit No. 7915-0447-00 (Appendix V) varying the following, to proceed to Public  
 Notification:

- (a) to reduce the minimum rear yard (east) setback of the RF Zone from 7.5 metres (25 ft.) to 0.5 metres (1.5 ft.);
- (b) to reduce the minimum side yard (north) setback of the RF Zone from 1.8 metres (6 ft.) to 1.3 metres (4 ft.); and
- (c) to vary the minimum required building elevation of 3.5 m (11.5 ft) (Geodetic Survey of Canada (G.S.C.) Datum) to not less than 3.17 metres (10 ft), or 0.6 metres (2 ft.) above the centreline of the road at the midpoint fronting the land.

RES.R16-399

Carried

**18. 7914-0279-00  
 2527 – 156 Street**

**Parm Garcha, Archstone Projects. Ltd., Pure Land Investment Inc.**  
 Rezoning from RF to CD (Based upon RM-30) / Development Permit  
*to permit the development of six ground-oriented 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. a By-law be introduced to rezone the subject site from "Single Family Residential Zone" (RF) to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
- 2. Council approve the applicant's request to eliminate the required indoor amenity space.
- 3. Council authorize staff to draft Development Permit No. 7914-0279-00 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 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) discharge the existing reciprocal access easement with 2531 - 156 Street and enter into a new agreement to facilitate access to the adjacent property;
- (h) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
- (i) the applicant discharge the following legal documents from title: BG446080 and BG446081 (both for a Building Scheme), BG446084 (for tree preservation) and BG446085 (for a servicing agreement);
- (j) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
- (k) the applicant adequately address the impact of no indoor amenity space.

5. Council pass a resolution to amend the King George Highway Corridor Local Area Plan to redesignate the land from "Townhouse (15 upa max.)" to "Townhouse (25 upa max.)" when the project is considered for final adoption.

RES.R16-400

Carried

It was

Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2016, No. 18681" pass its first reading.

RES.R16-401

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, 2016, No. 18681" pass its second reading.  
 RES.R16-402 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, 2016, No. 18681" be held at the City  
 Hall on Monday, April 11, 2016, at 7:00 p.m.  
 RES.R16-403 Carried

### SURREY CITY CENTRE/WHALLEY

19. **7916-0028-00**  
**13877 Hansen Road**  
**Harwinder S Gill**  
 Development Variance Permit  
*to relax the flanking side yard setback requirement for a proposed single family dwelling on a lot located along an arterial road (Hansen Road).*

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

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That Council approve Development Variance  
 Permit No. 7916-0028-00 (Appendix II) to reduce the minimum side yard on a  
 flanking street setback of the RF Zone from 3.6 metres (12 ft.) to 2.1 metres (7 ft.)  
 for the principal building, to proceed to Public Notification.  
 RES.R16-404 Carried

20. **7915-0235-00**  
**12955 - 108 Avenue**  
**12967/69 - 108 Avenue**  
**Clarence Arychuk, WSP Canada Inc., Nachatar S Kaila, N K Projects Ltd**  
 Rezoning portions from RF and RM-D to RF and RF-10  
*to allow subdivision into 2 single family lots and 5 single family small lots.*

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

It was

Moved by Councillor Gill  
Seconded by Councillor Steele  
That:

1. a By-law be introduced to rezone a portion of the subject site shown as Block A on the Survey Plan attached as Appendix I, from "Single Family Residential Zone (RF)" to "Single Family Residential (10) Zone (RF-10)", the portion of the subject site shown as Block B on the Survey Plan from "Duplex Residential Zone (RM-D)" to "Single Family Residential (10) Zone (RF-10)" and the portion of the subject site shown as Block C on the Survey Plan from "Duplex Residential Zone (RM-D)" 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 shortfall in tree replacement;
  - (e) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (g) registration of a Section 219 Restrictive Covenant on proposed Lots 3 to 7, to identify the specific location where garages can be constructed and to specifically prohibit encroachment or construction, including fences or any other structures, between the proposed garages; and
  - (h) registration of easements for reciprocal access for maintenance and access on proposed Lots 3 to 7.

RES.R16-405

Carried

RES.R16-406 It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2016, No. 18682" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R16-407 It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2016, No. 18682" pass its second reading.  
Carried

RES.R16-408 It was then Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That the Public Hearing on "Surrey Zoning  
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18682" be held at the City  
 Hall on Monday, April 11, 2016, at 7:00 p.m.  
Carried

**RESIDENTIAL/INSTITUTIONAL**

**FLEETWOOD/GUILDFORD**

21. **7916-0024-00/01**  
**8820 - 168 Street**  
**Mr. Oleg Verbenkov, Pacific Land Group**  
**Gobind Marg Charitable Trust Society**  
 Non-farm use under Section 20(3) of the ALC Act / Development Variance Permit  
*to allow two (2) portable buildings, a flagpole and a fascia sign for a private school  
 located within the ALR.*

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

Before the motion was put, Council requested that Application  
 No. 7916 0024-00/01 be amended to remove the wording in Development Variance  
 Permit listed under Appendix "V" relative to the size, height and placement of the  
 flagpole.

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

1. Council refer the non-farm use application, for the private school  
 expansion, to the Agricultural Land Commission (ALC).



2. Council approve Development Variance Permit No. 7916-0024-00 (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum west side yard setback on a flanking street of CD By-law No. 17185, from 7.5 metres (25 ft.) to 3.2 metres (10.5 ft.) for Portable #1 and to 4.4 metres (14.5 ft.) for Portable #2;
  - (b) to reduce the minimum rear yard (north) setback of CD By-law No. 17185 from 7.5 metres (25 ft.) to 6.7 metres (22 ft.) for Portable 1; and
  - (c) to increase the maximum permitted lot coverage of CD By-law No. 17185 from 20% to 22%.
3. Council approve Development Variance Permit No. 7916-0024-01 (Appendix V) varying the following, to proceed to Public Notification:
  - (a) to vary the Sign By-law to increase the maximum allowable sign area of a fascia sign in an institutional zone, from 3.0 square metres (32 sq.ft.) to 19.5 square metres (210 sq.ft.).
4. Council instruct staff to resolve the following issues prior to final approval for Development Variance Permit No. 7916-0024-00:
  - (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; and
  - (d) approval from the Agricultural Land Commission (ALC) of the proposed expansion of the non-farm (private school) use.

RES.R16-409

Carried

Staff clarified that the land use and the flagpole location can be determined as separate issues, the application could be moved forward for Public Hearing and the flagpole placement, height, and size can be reviewed separately.

NEWTON

22. **7914-0286-00**  
**5750 Panorama Drive**  
**Jess Dhillon, Redekop (Panorama) Homes Ltd.**  
 Partial OCP Amendment from "Commercial" to "Multiple Residential"  
 NCP Amendment from "Institutional" to "Commercial", "Townhouses 25 upa max",  
 "Apartment 65 upa max", and "Park" / Rezoning from CD (By-law No. 12282) to RA,  
 C-8, RM-30 and RM-70 / Development Permit / Development Variance Permit  
*to permit the development of 198 townhouse units, 106 apartment units and a  
 commercial plaza.*

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. 7914-0286-00 be  
 referred back to staff to work with the Applicant to address concerns regarding the proposed density, public consultation and the potential negative impact on local schools.

RES.R16-410

Carried

Council noted that there was a potential negative impact on local schools and a lack of indoor amenity space and requested the application be referred back to staff to address the concerns raised during the Regular Council Land Use meeting with thought of phasing in densification.

SOUTH SURREY

23. **7915-0183-00**  
**2866 - 164 Street / 2902 - 164 Street / 2859 - 165 Street**  
**WSP Group, Morgan View Estates Ltd, Durda Pajic, Branko Pajic**  
**Morgan View Estates Ltd**  
 NCP Amendment of a portion of the site from Proposed One-Acre to Larger  
 Transition Lots (2-3 upa) / Rezoning from RA to CD (based on RH-G)  
*to allow subdivision into 36 suburban single family lots.*

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

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

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" 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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) the applicant address the tree replacement deficit 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) submission of a finalized lot grading plan to the satisfaction of the Planning & Development Department;
  - (g) the applicant enter into a P-15 agreement for monitoring and maintenance of replanting in the dedicated riparian areas; and
  - (h) registration of a Restrictive Covenant for tree preservation on lots containing tree preservation areas in accordance with the finalized tree preservation plan.

3. Council pass a resolution to amend North Grandview Heights NCP to redesignate a portion of the land from "Proposed One-Acre" to "Larger Transition Lots (2-3 upa)" when the project is considered for final adoption.

RES.R16-411

Carried

It was

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

Amendment Bylaw, 2016, No. 18685" pass its first reading.

RES.R16-412

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, 2016, No. 18685" pass its second reading.

RES.R16-413

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, 2016, No. 18685" be held at the City  
 Hall on Monday, April 11, 2016, at 7:00 p.m.  
 RES.R16-414 Carried

**C. ITEMS REFERRED BACK**

Mayor Hepner clarified, for members of the Public, that the Land Use Contract Termination process has been mandated by the Provincial Government; the purpose is to change the instrument used to regulate the underlying zones and ensure they are in keeping with modern day standards.

**D. LAND USE CONTRACT TERMINATIONS**

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

SOUTH SURREY

1. **7915-0338-00**  
**196 Street at 45 Avenue**  
 Terminate Land Use Contract No. 466  
*to permit the existing underlying A-1 Zone and RF Zone to come into effect.*

It was  
 Moved by Councillor Villeneuve  
 Seconded by Councillor Gill  
 That "Surrey Land Use Contract No. 466,  
 Termination Bylaw, 2016, No. 18532" pass its first reading.  
 RES.R16-415 Carried

The said Bylaw was then read for the second time.

It was  
 Moved by Councillor Villeneuve  
 Seconded by Councillor Gill  
 That "Surrey Land Use Contract No. 466,  
 Termination Bylaw, 2016, No. 18532" pass its second reading.  
 RES.R16-416 Carried

It was then  
 Moved by Councillor Villeneuve  
 Seconded by Councillor Gill  
 That the Public Hearing on "Surrey Land Use  
 Contract No. 466, Termination Bylaw, 2016, No. 18532" be held at the City Hall on  
 Monday, April 11, 2016, at 7:00 p.m.  
 RES.R16-417 Carried



RES.R16-422 It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Land Use Contract No. 163,  
Termination Bylaw, 2016, No. 18671" pass its second reading.  
Carried

RES.R16-423 It was then Moved by Councillor Gill  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Land Use  
Contract No. 163, Termination Bylaw, 2016, No. 18671" be held at the City Hall on  
Monday, April 11, 2016, at 7:00 p.m.  
Carried

4. **7915-0408-00**  
**8220 - King George Boulevard**  
**8225 - 140 Street**  
Terminate Land Use Contract No. 145  
*to permit the existing underlying RA Zone and RM-M Zone to come into effect.*

RES.R16-424 It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Land Use Contract No. 145,  
Termination Bylaw, 2016, No. 18672" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R16-425 It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Land Use Contract No. 145,  
Termination Bylaw, 2016, No. 18672" pass its second reading.  
Carried

RES.R16-426 It was then Moved by Councillor Gill  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Land Use  
Contract No. 145, Termination Bylaw, 2016, No. 18672" be held at the City Hall on  
Monday, April 11, 2016, at 7:00 p.m.  
Carried



SOUTH SURREY

5. **7915-0403-00**  
**15875-20 Avenue**  
 Terminate Land Use Contract No. 283  
*to permit the existing underlying RM-M Zone to come into effect.*

RES.R16-427 It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Land Use Contract No. 283,  
 Termination Bylaw, 2016, No. 18673" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R16-428 It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Land Use Contract No. 283,  
 Termination Bylaw, 2016, No. 18673" pass its second reading.  
Carried

RES.R16-429 It was then Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That the Public Hearing on "Surrey Land Use  
 Contract No. 283, Termination Bylaw, 2016, No. 18673" be held at the City Hall on  
 Monday, April 11, 2016, at 7:00 p.m.  
Carried

6. **7915-0417-00**  
**Portion of 1840 - 160 Street**  
 Terminate Land Use Contract No. 518  
*to permit the existing underlying RM-M Zone to come into effect.*

RES.R16-430 It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Land Use Contract No. 518,  
 Termination Bylaw, 2016, No. 18674" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R16-431 It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Land Use Contract No. 518,  
 Termination Bylaw, 2016, No. 18674" pass its second reading.  
Carried



8. **7915-0413-00**  
**9400 - 128 Street**  
 Terminate Land Use Contract No. 153  
*to permit the existing underlying RM-30 Zone to come into effect.*

RES.R16-436 It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Land Use Contract No. 153,  
 Termination Bylaw, 2016, No. 18676" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R16-437 It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Land Use Contract No. 153,  
 Termination Bylaw, 2016, No. 18676" pass its second reading.  
Carried

RES.R16-438 It was then Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That the Public Hearing on "Surrey Land Use  
 Contract No. 153, Termination Bylaw, 2016, No. 18676" be held at the City Hall on  
 Monday, April 11, 2016, at 7:00 p.m.  
Carried

9. **7915-0386-00**  
**9060 to 9077 - 135A Street**  
 Terminate Land Use Contract No. 141  
*to permit the existing underlying RM-D Zone to come into effect.*

RES.R16-439 It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Land Use Contract No. 141,  
 Termination Bylaw, 2016, No. 18677" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R16-440 It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Land Use Contract No. 141,  
 Termination Bylaw, 2016, No. 18677" pass its second reading.  
Carried



It was then

Moved by Councillor Gill

Seconded by Councillor Steele

That the Public Hearing on "Surrey Land Use Contract No. 141, Termination Bylaw, 2016, No. 18677" be held at the City Hall on Monday, April 11, 2016, at 7:00 p.m.

RES.R16-441

Carried

**E. CORPORATE REPORTS**

**F. CORRESPONDENCE**

**G. NOTICE OF MOTION**

**H. BYLAWS AND PERMITS**

**BYLAW READINGS**

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17972"  
7912-0257-00 – Sarbjit K. and Ravinder S. Bhathal, Randhir S. and Gurpreet S. Grewal  
c/o H.Y. Engineering Ltd. (Theresa Rawle)  
RM-D to RF - 8136 and 8138 – 156 Street - to permit subdivision into 3 single family lots.

**Note:** Change of agent

Approved by Council: June 17, 2013

It was

Moved by Councillor Villeneuve

Seconded by Councillor Hayne

That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17972" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R16-442

Carried

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18426"  
7914-0350-00 – 1024288 B.C. Ltd. (Director Information: Berinderpal S. Dhaliwal)  
c/o Hub Engineering Inc. (Mike Kompter)  
RF to RF-12 – Portion of 8343 – 168 Street - to allow subdivision into 6 single family lots.

Approved by Council: March 23, 2015

- \* Planning and Development advise (see memorandum dated March 2, 2016 in back-up) that it is in order for Council to pass a resolution amending the Fleetwood Town Centre Plan to redesignate a portion of the site from Parks & Linear Corridors to Single family Urban.

It was Moved by Councillor Villeneuve  
Seconded by Councillor Hayne  
That Council amend the Fleetwood Town  
Centre Plan to redesignate the site from Parks & Linear Corridors to Single family  
Urban.

RES.R16-443

Carried

It was Moved by Councillor Villeneuve  
Seconded by Councillor Gill  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2015, No. 18426" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.

RES.R16-444

Carried

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18428"  
7913-0284-00 - Ujjal Dosanjh  
c/o H.Y. Engineering Ltd. (Theresa Rawle)  
6159 - 170 Street - RS (By-law No. 5942) and RA to RF and RF-12 - to allow  
subdivision into 17 single family lots.

Approved by Council: March 23, 2015

It was Moved by Councillor Villeneuve  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2015, No. 18428" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.

RES.R16-445

Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17998"  
7911-0014-00 - 0755829 BC Ltd. (Director Information: Doug Dueck)  
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)  
RA to RF-12, RF-9 and RF-SD - 2172 - 165 Street - to permit subdivision into  
36 single family small lots and 2 semi-detached residential lots.

**Note:** At July 22, 2013 Regular Council – Public Hearing, Council indicated a concern regarding tree retention on the subject site. The applicant's arborist has determined a way to retain an additional 5 trees.

Approved by Council: July 8, 2013

- \* Planning and Development advise (see memorandum dated March 2, 2016 in back-up) that it is in order for Council to pass a resolution amending the Sunnyside Heights NCP to redesignate a portion of the site from "School" to "Medium Density Residential 10-15 upa", the adjacent property to the north at 2190 – 165 Street from "School" to "Medium Density Residential 10-15 upa", and the properties at 16630/50/76 – 23 Avenue, 2284 – 166 Street and 16621/51/85 Edgewood Drive from "Low Density Residential 6-10 upa" to "School".

It was Moved by Councillor Gill  
 Seconded by Councillor Villeneuve  
 That Council amend the Sunnyside Heights NCP to redesignate a portion of the site from "School" to "Medium Density Residential 10-15 upa", the adjacent property to the north at 2190 – 165 Street from "School" to "Medium Density Residential 10-15 upa", and the properties at 16630/50/76 – 23 Avenue, 2284 – 166 Street and 16621/51/85 Edgewood Drive from "Low Density Residential 6-10 upa" to "School".

RES.R16-446

Carried

It was Moved by Councillor Gill  
 Seconded by Councillor Villeneuve  
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17998" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R16-447

Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17996" 7911-0029-00 – John & Evelyn Sprung, and Rosemary Developments Ltd. c/o Hunter Laird Engineering Ltd. (Clarence Arychuk) RA to RF-12, RF-9 and RF-SD - 2132 – 164 and 2169 – 166 Street - to permit subdivision into 91 single family small lots and 8 semi-detached residential lots.

**Note:** In response to parking concerns raised at the July 22, 2013 Public Hearing, Council is advised that a third parking stall on the lots has been secured via a Restrictive Covenant. On two lots where this was not possible, a Restrictive Covenant prohibiting a secondary suite will be registered.

Approved by Council: July 8, 2013

- \* Planning and Development advise (see memorandum dated March 2, 2016 in back-up) that it is in order for Council to pass a resolution amending the Sunnyside Heights NCP to redesignate a portion of the site from "School" to "Medium Density Residential 10-15 upa".



It was Moved by Councillor Gill  
 Seconded by Councillor Villeneuve  
 That Council amend the Sunnyside Heights  
 NCP to redesignate a portion of the site from "School" to "Medium Density  
 Residential 10-15 upa".

RES.R16-448 Carried

It was Moved by Councillor Gill  
 Seconded by Councillor Villeneuve  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2013, No. 17996" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.

RES.R16-449 Carried

#### BYLAWS WITH PERMITS

6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18077"  
 7913-0094-00 – 0988745 B.C. Ltd. (Director Information: Brian Regehr)  
 c/o Weststone Group (Bob Dominick)  
 RF and RM-D to CD - 13509, 13523, 13535, 13547 and 13549 – 96 Avenue - to permit  
 the development of 123 dwelling units in a 6-storey building (Block A and B) and  
 open space (Block B).

**Note:** Change of ownership and agent

Approved by Council: September 23, 2013

- \* Planning and Development advise (see memorandum dated March 2, 2016 in  
 back-up) that the number of proposed dwelling units has increased from 123 to  
 146. The number of parking stalls has been increased to reflect the additional  
 units. The outdoor amenity space exceeds the requirements of the Bylaw. The  
 applicant has increased the indoor amenity space from 120.0 m<sup>2</sup> to 292.4 m<sup>2</sup> and  
 will be contributing cash-in-lieu for the remaining shortfall of 145.6 m<sup>2</sup>.

It was Moved by Councillor Gill  
 Seconded by Councillor Villeneuve  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2013, No. 18077" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.

RES.R16-450 Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18078"  
 7913-0094-00 – RM-D to RF - 13509, 13523, 13535, 13547 and 13549 – 96 Avenue - to  
 permit the development of 123 dwelling units in a 6-storey building (Block A and B)  
 and open space (Block C).



**Development Permit No. 7913-0257-00**

13773, 13783, 13793, 13803 – 101 Avenue and 10110 – 137A Street

To permit the development of two, 6-storey apartment buildings.

Authorized to draft: March 31, 2014

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

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That the Mayor and Clerk be authorized to  
execute Development Permit No. 7913-0257-00.

RES.R16-454

Carried

- 8. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18458"  
7914-0257-00 – Zenterra Sunnyside Titleco Ltd., Inc. No. BC1001688  
c/o Zenterra Grandview LP (Rick Johal)  
RA to CD - 16330 – 24 Avenue - to develop a 170-unit townhouse complex.

**Note:** Change of ownership

Approved by Council: May 25, 2015

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2015, No. 18458" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.

RES.R16-455

Carried

**Development Permit No. 7914-0257-00**

16330 – 24 Avenue

To permit the development of a 170-unit townhouse complex.

Authorized to draft: May 25, 2015

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



RES.R16-456

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That the Mayor and Clerk be authorized to  
 execute Development Permit No. 7914-0257-00 .  
Carried

9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16720"  
 7907-0392-00 – Amarjit Bagry, Rashminder Dosangh and Harminder Uppal  
 c/o Jak Redenbach  
 RF to C-5 - 9637 - 137 Street - to permit the development of a medical office.

**Note:** Change of ownership

**Note:** Associated Development Variance Permit No. 7907-0392-00 was approved  
 by Council on July 28, 2008.

Approved by Council: July 14, 2008

Before the start of the Regular Council - Land Use meeting, staff provided a memo  
 advising that the Planning and Engineering requirements had not been completed  
 by the Applicant. Therefore, "Surrey Zoning By-law, 1993, No. 12000, Amendment  
 By-law, 2008, No. 16720" is out of order.

10. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18222"  
 7913-0241-00 – Viance Dominelli, Glenn Schmidt and Qualico Developments (Vcr) Inc.  
 c/o Hunter Laird Engineering Ltd.  
 RH to RF-10 and RF-12 - 16605, 16655 and 16709 – 25A Avenue - to subdivide into 20  
 small single family lots.

**Note:** Change of ownership

Approved by Council: May 12, 2014

- \* Planning and Development advise (see memorandum dated March 2, 2016 in  
 back-up) that it is in order for Council to pass a resolution amending the  
 Orchard Grove Neighbourhood Concept Plan to adjust the 166 Street/Habitat  
 Corridor and to change the orientation of a lane.

RES.R16-457

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That Council amend the Orchard Grove  
 Neighbourhood Concept Plan to adjust the 166 Street/Habitat Corridor and to  
 change the orientation of a lane.  
Carried

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2014, No. 18222" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.  
RES.R16-458 Carried

**Development Variance Permit No. 7913-0241-00**  
16709 - 25A Avenue

Supported by Council: June 9, 2014

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

- (a) to vary Section H.1 of Part 17C "Single Family Residential (10) Zone (RF-10)"  
to permit driveway access from 25A Avenue instead of the rear lane for  
proposed Lot 20.

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

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That Development Variance Permit  
No. 7913-0241-00 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.R16-459 Carried

11. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18345"  
7914-0158-00 - Di Park Holdings Ltd. and Oceancrest Homes Ltd.  
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)  
2205 - 165 Street - RA to RF-12 and RF-10 - to allow subdivision into 9 single family  
lots.

Approved by Council: December 1, 2014

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2014, No. 18345" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.  
 RES.R16-460 Carried

**Development Variance Permit No. 7914-0158-00**

2205 - 165 Street

Supported by Council: December 15, 2014

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

- (a) Section H.6., Part 17A "Single Family Residential (12) Zone (RF-12)" is varied to permit vehicle access to a double garage to accommodate two vehicles parked sided by side from the fronting street on a lot less than 13.4 metres (44 feet) wide for proposed Lot 2 and on a Type I corner lot for proposed Lot 3.

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

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That Development Variance Permit  
 No. 7914-0158-00 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.R16-461 Carried

12. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17893"  
 7912-0224-00 - 0960045 B.C. Ltd. (Director Information: Baljit Johal)  
 c/o Baljit Johal  
 RA to RM-30 - 2325 - 164 - Street - to permit a 31-unit townhouse development.

**Note:** Change of ownership

**Note:** Number of proposed units has been reduced from 31 to 26.

Approved by Council: March 11, 2013



It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2013, No. 17893" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.

RES.R16-462

Carried**Development Variance Permit No. 7912-0224-00**

2325 - 164 Street

Supported by Council: April 8, 2013

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

- (a) the minimum northerly setback of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 3.1 metres (10 ft.);
- (b) the minimum easterly setback (164 Street) of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 5.6 metres (18 ft.); and
- (c) the minimum southerly setback (23 Avenue) of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 4.5 metres (15 ft.).

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

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That Development Variance Permit  
 No. 7912-0224-00 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.R16-463

Carried**Development Permit No. 7912-0224-00**

2325 - 164 Street

To permit a 26-unit townhouse development and also vary setbacks.

Authorized to draft: March 11, 2013

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

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That the Mayor and Clerk be authorized to  
execute Development Permit No. 7912-0224-00.  
RES.R16-464 Carried

## PERMIT APPROVALS

**13. Development Variance Permit No. 7912-0124-01**

Arlene Hartley  
c/o Hub Engineering Inc. (Mike Kompter)  
11421 Royal Crescent

**Note:** Change of agent

Supported by Council: May 26, 2014

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

- (a) Section K, Part 16 Single Family Residential Zone (RF), the minimum lot depth is reduced from 28 metres (92 ft.) to 26.2 metres (86 ft.) for proposed Lot 2;
- (b) Section K, Part 16 Single Family Residential Zone (RF), the minimum lot depth is reduced from 28 metres (92 ft.) to 23 metres (75 ft.) for proposed Lot 4;
- (c) Section F, Part 16 Single Family Residential Zone (RF), the minimum rear yard setback is reduced from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) for proposed Lot 1;
- (d) Section F, Part 16 Single Family Residential Zone (RF), the minimum rear yard setback is reduced from 7.5 metres (25 ft.) to 4.7 metres (15 ft.) for proposed Lot 3; and
- (e) Section F, Part 16 Single Family Residential Zone (RF), the minimum side yard setback of the Single Family Residential Zone (RF) is reduced from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) along the western side yard of proposed Lot 1 and along the northern side yard of proposed Lot 3.

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

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That Development Variance Permit  
 No. 7912-0124-01 be approved; that the Mayor and Clerk be authorized to sign the  
 Permit; and that Council authorize the transfer of the Permit to the heirs,  
 administrators, executors, successors, and assigns of the title of the land within the  
 terms of the Permit.

RES.R16-465 Carried

**14. Development Permit No. 7915-0241-00**  
 Aldergrove Services Ltd.  
 c/o Teck Construction LLP (Wes Macaulay)  
 14530 - 104 Avenue

To permit building renovations, new signage, and site improvements to an existing  
 automotive dealership.

Authorized to draft: February 1, 2016

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

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That the Mayor and Clerk be authorized to  
 execute Development Permit No. 7915-0241-00.

RES.R16-466 Carried

**I. CLERKS REPORT**

**J. OTHER BUSINESS**

**K. ADJOURNMENT**


It was Moved by Councillor Gill  
 Seconded by Councillor Villeneuve  
 That the March 7, 2016 Regular Council –  
 Land Use meeting be adjourned.

RES.R16-467 Carried



The Regular Council - Land Use meeting adjourned at 5:35 p.m.

Certified correct:

  
\_\_\_\_\_  
Jane Sullivan, City Clerk

  
\_\_\_\_\_  
Mayor Linda Heppner