

Present:

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

Absent:

Staff Present:

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

A. ADOPTION OF MINUTES

B. LAND USE APPLICATIONS

RESIDENTIAL/INSTITUTIONAL

SOUTH SURREY

1. **7915-0229-00**
13160 - 20 Avenue
Maggie Koka, Aplin & Martin Consultants Ltd.
Laronde Woods Ltd., Inc. No. BC0698258
OCP Amendment from Suburban to Urban and remove site from Suburban /
Density Exception Area / Rezoning from RA to RF / Development Variance Permit
to allow subdivision into 20 single family residential lots.

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

It was

Moved by Councillor Gill
Seconded by Councillor LeFranc
That:

1. a Bylaw be introduced to amend the OCP by redesignating the subject site
in Development Application No. 7915-0229-00 from Suburban to Urban,
and by removing the site from the Suburban Density Exception Area in
Figure 5, and a date for Public Hearing be set (Appendix VII).

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 475 of the *Local Government Act*.
3. a Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
4. Council approve Development Variance Permit No. 7915-0229-00 (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the RF Zone on proposed Lot 4 from 7.5 metres (25 ft.) to 3.7 metres (12 ft.);
 - (b) to reduce the minimum front yard setback of the RF Zone on proposed Lot 7 from 7.5 metres (25 ft.) to 3.0 metres (10 ft.);
 - (c) to reduce the minimum rear yard setback of the RF Zone on proposed Lot 7 from 7.5 metres (25 ft.) to 5.0 metres (16 ft.);
 - (d) to reduce the minimum front yard setback of the RF Zone on propose Lot 12 from 7.5 metres (25 ft.) to 6.5 metres (21 ft.);
 - (e) to reduce the minimum front yard setback of the RF Zone on proposed Lot 13 from 7.5 metres (25 ft.) to 6.1 metres (20 ft.);
 - (f) to reduce the minimum front yard setback of the RF Zone on proposed Lot 14 from 7.5 metres (25 ft.) to 3.9 metres (13 ft.);
 - (g) to reduce the minimum front yard setback of the RF Zone on proposed Lot 16 from 7.5 metres (25 ft.) to 3.8 metres (12 ft.);
 - (h) to reduce the minimum west rear yard setback of the RF Zone on proposed Lot 16 from 7.5 metres (25 ft.) to 1.8 metres (6 ft.);
 - (i) to reduce the minimum lot depth of the RF Zone on proposed Lot 16 from 28 metres (90 ft.) to 19.4 metres (64 ft.); and
 - (j) to reduce the minimum rear yard setback of the RF Zone on proposed Lot 19 from 7.5 metres (25 ft.) to 4.5 metres (15 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) 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;
- (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (g) registration of a Section 219 Restrictive Covenant for tree protection; and
- (h) provision of a community benefit to satisfy the OCP amendment policy for Type 2 OCP amendment applications.

RES.R16-704

Carried

It was

Moved by Councillor Gill
Seconded by Councillor LeFranc
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2016, No. 18713" pass its first reading.

RES.R16-705

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill
Seconded by Councillor LeFranc
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2016, No. 18713" pass its second reading.

RES.R16-706

Carried

It was then

Moved by Councillor Gill
Seconded by Councillor LeFranc
That the Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2016, No. 18713" be held at the City Hall on Monday, May 2, 2016, at 7:00 p.m.

RES.R16-707

Carried

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18714" pass its first reading.
RES.R16-708 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. 18714" pass its second reading.
RES.R16-709 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. 18714" be held at the City Hall
on Monday, May 2, 2016, at 7:00 p.m.
RES.R16-710 Carried

Mayor Hepner requested that staff be prepared to address concerns raised by local residents concerning the need for traffic mitigation measures when this project goes forward for consideration at the Public Hearing meeting.

SURREY CITY CENTRE/WHALLEY

2. **7915-0294-00**
10450 – 127 Street
Portion of 10460 – 127 Street
Anya Paskovic, Aplin & Martin Consultants Ltd., Charanjit K Johal,
Amarjit S Johal, Gurdev S Pattar
Rezoning from RF to RF-12
to allow subdivision into 11 single family lots, with an adjoining RF 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 Martin
That:

1. a Bylaw be introduced to rezone the subject site shown as Block A 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.

- 2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (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; and
 - (g) registration of a Section 219 Restrictive Covenant on proposed Lots 1-11 to require the installation, maintenance and watering of the proposed replacement trees.

RES.R16-711 Carried

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18715" pass its first reading.

RES.R16-712 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, 2016, No. 18715" pass its second reading.

RES.R16-713 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, 2016, No. 18715" be held at the City Hall
on Monday, May 2, 2016, at 7:00 p.m.

RES.R16-714 Carried

RESIDENTIAL/INSTITUTIONALSOUTH SURREY

3. **7915-0133-00**
16604 - 24 Avenue / 16615 - 23 Avenue
16596 - 24 Avenue / 16666 - 24 Avenue
Matt Brown, City of Surrey
Partial NCP Amendment from "Cluster Residential 10-15 upa" to "Civic Utility" and to relocate a buffer / Development Permit / Development Variance Permit to permit the development of the South Surrey Operations 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 Martin
That:

1. Council authorize staff to draft Development Permit No. 7915-0133-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7915-0133-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) reduce the minimum side yard (west) setback of the RA Zone from 9.8 metres (32 ft.) to 6.0 metres (20 feet) for the second floor of the proposed Operations building.
3. Council instruct staff to resolve the following issue prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a 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; and

- (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.
4. Council pass a resolution to amend the Sunnyside Heights NCP to redesignate the parcels at 16604 – 24 Avenue and 16615 – 23 Avenue from "Cluster Residential 10-15 upa" to "Civic Utility" and to relocate the buffer on the westerly side of 16666 – 24 Avenue to 16604 – 24 Avenue when the project is considered for final approval.

RES.R16-715

Carried**SURREY CITY CENTRE/WHALLEY**

4. **7916-0013-00**
14150 Green Timbers Way
9900-140 Street
Ken Woodward, Realty Services Division, Engineering Department
City of Surrey
 OCP Text Amendment to allow a higher density in the Multiple Residential designation / OCP Amendment from Mixed Employment to Multiple Residential / Rezoning from RA to CD (based upon RMC-135 and RMS-2)
to accommodate future institutional, residential, office and civic uses including care facility, emergency shelter/transitional housing, offices and bio-energy facility.

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. an OCP Text Amendment Bylaw be introduced to permit a higher density of 2.5 FAR on the subject site under the "Multiple Residential" designation and a date be set for Public Hearing.
2. a Bylaw be introduced to amend the OCP by redesignating the subject site from "Mixed Employment" to "Multiple Residential" and a date be set for Public Hearing.
3. 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 475 of the Local Government Act.
4. a Bylaw 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.

5. Council endorse the Urban Design Guidelines prepared for the subject site (Appendix II).
6. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a complete Development Permit application for the design of Phase 1 of the subject site; and
 - (c) submission of a subdivision layout to the satisfaction of the Approving Officer.
7. Council instruct staff to bring forward Rezoning Bylaw No. 18233 (Application No. 7914-0059-00) for filing, when the subject rezoning is considered for final adoption.

RES.R16-716

Carried

It was

Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Official Community Plan Bylaw,
2013 No. 18020, Text Amendment Bylaw 2016, No. 18716" pass its first reading.

RES.R16-717

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Official Community Plan Bylaw,
2013 No. 18020, Text Amendment Bylaw 2016, No. 18716" pass its second reading.

RES.R16-718

Carried

It was then

Moved by Councillor Gill
Seconded by Councillor Martin
That the Public Hearing on "Surrey Official
Community Plan Bylaw, 2013 No. 18020, Text Amendment Bylaw 2016, No. 18716"
be held at the City Hall on Monday, May 2, 2016, at 7:00 p.m.

RES.R16-719

Carried

RES.R16-720 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2016, No. 18717" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R16-721 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2016, No. 18717" pass its second reading.
Carried

RES.R16-722 It was then Moved by Councillor Gill
Seconded by Councillor Martin
That the Public Hearing on "Surrey Official
Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2016, No. 18717" be
held at the City Hall on Monday, May 2, 2016, at 7:00 p.m.
Carried

RES.R16-723 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18718" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R16-724 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18718" pass its second reading.
Carried

RES.R16-725 It was then Moved by Councillor Gill
Seconded by Councillor Martin
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18718" be held at the City Hall
on Monday, May 2, 2016, at 7:00 p.m.
Carried

C. ITEMS REFERRED BACK

The Planning & Development Department recommends that a Bylaw be introduced to terminate Land Use Contract No. 417 and a date be set for Public Hearing.

RES.R16-732

It was	Moved by Councillor Gill Seconded by Councillor Martin That "Surrey Land Use Contract No. 417, Termination Bylaw, 2016, No. 18697" pass its first reading.
	<u>Carried</u>

The said Bylaw was then read for the second time.

RES.R16-733

It was	Moved by Councillor Gill Seconded by Councillor Martin That "Surrey Land Use Contract No. 417, Termination Bylaw, 2016, No. 18697" pass its second reading.
	<u>Carried</u>

RES.R16-734

It was then	Moved by Councillor Gill Seconded by Councillor Martin That the Public Hearing on "Surrey Land Use Contract No. 417, Termination Bylaw, 2016, No. 18697" be held at the City Hall on Monday, May 16, 2016, at 7:00 p.m.
	<u>Carried</u>

SURREY CITY CENTRE/WHALLEY

- 4. **7916-0096-00**
13530 Hilton Road
Terminate Land Use Contract No. 9
to permit the existing underlying RM-45 Zone to come into effect.

The Planning & Development Department recommends that a Bylaw be introduced to terminate Land Use Contract No. 9 and a date be set for Public Hearing.

RES.R16-735

It was	Moved by Councillor Gill Seconded by Councillor Martin That "Surrey Land Use Contract No. 9, Termination Bylaw, 2016, No. 18700" pass its first reading.
	<u>Carried</u>

The said Bylaw was then read for the second time.

RES.R16-736

It was	Moved by Councillor Gill Seconded by Councillor Martin That "Surrey Land Use Contract No. 9, Termination Bylaw, 2016, No. 18700" pass its second reading.
	<u>Carried</u>

It was then Moved by Councillor Gill
 Seconded by Councillor Martin
 That the Public Hearing on "Surrey Land Use
 Contract No. 9, Termination Bylaw, 2016, No. 18700" be held at the City Hall on
 Monday, May 16, 2016, at 7:00 p.m.
 RES.R16-737 Carried

ADDITIONAL PLANNING COMMENTS

NEWTON

5. 7916-0088-00
 8501 King George Boulevard
 8555 King George Boulevard
 8599 King George Boulevard
 Terminate Land Use Contract No. 214
 to permit the existing underlying RM-15 Zone to come into effect.

Note: The Planning & Development Department advises that the City-owned park land located at 8599 King George Boulevard is included in Land Use Contract No. 214. Council is requested to amend Bylaw No. No. 18695 to include this property.

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That Council rescind Second Reading of
 "Surrey Land Use Contract No. 214, Termination Bylaw, 2016, No. 18695", granted
 under resolution R16-572 at the April 11, 2016 Regular Council - Land Use meeting.
 RES.R16-738 Carried

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That Council amend "Surrey Land Use
 Contract No. 214, Termination Bylaw, 2016, No. 18695" as outlined in the additional
 planning comments to include City-owned property at 8599 King George
 Boulevard.
 RES.R16-739 Carried

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Land Use Contract No. 214,
 Termination Bylaw, 2016, No. 18695" pass its second reading, as amended.
 RES.R16-740 Carried

E. CORPORATE REPORTS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BYLAWS AND PERMITS

BYLAWS

- 1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16168"
7905-0386-00 - Karamjit Wahlla
c/o Westridge Engineering & Consulting Ltd.
RA to RF - 9505 - 162A Street - to allow subdivision into 4 single family lots.

Note: Change of agent

Note: At December 4, 2006 Regular Council – Public Hearing, Council directed staff to address concerns raised relative to tree preservation, particularly on the northern portion of the site. Planning and Development advise (see memorandum dated April 14, 2016 in back-up) that proposed Lot 5 will be purchased by the City for the purpose of expanding the Green Timbers Greenway and a 10-metre (33 ft.) wide "no disturbance" restrictive covenant will be registered over the western portion of proposed Lots 1 to 4.

Approved by Council: November 20, 2006

It was	Moved by Councillor Gill
	Seconded by Councillor Martin
	That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16168" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R16-741

Carried

- 2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18342"
7914-0070-00 - Sarbjit Pooni, Simerjeet Mandair and Varinder Mander
c/o Mainland Engineering Corporation (Rajeev Mangla)
14651 - 59A Avenue - RA to RF-10 - to subdivide into 2 single family lots.

Approved by Council: December 1, 2014

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18342" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
RES.R16-742 Carried

BYLAWS WITH PERMITS

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18068"
7907-0326-00 – 0758220 B.C. Ltd. (Director Information: Parmjit Boparai and
Chandrakant Shah) and Pollyco & Shing Kee Developments Ltd.
c/o Aplin & Martin Consultants Ltd. (Maggie Koka)
A-1 to IB-1 and IB-2 - 3398, 3422, 3450, 3490 – 192 Street, 19242 and 19310 – 36 Avenue
- to create eight (8) future business park lots.

Note: Change of ownership

Approved by Council: September 9, 2013

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2013, No. 18068" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
RES.R16-743 Carried

Development Permit No. 7907-0326-00
3398, 3422, 3450, & 3490 – 192 Street and 19242 & 19310 – 36 Avenue

To create eight business park lots.

Authorized to draft: September 9, 2013

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

It was Moved by Councillor Gill
Seconded by Councillor Martin
That Mayor and Clerk be authorized to
execute Development Permit No. 7907-0326-00.
RES.R16-744 Carried

PERMIT APPROVALS

- 4. **Development Permit No. 7915-0239-00**
Aura Investment Ltd.
c/o Great Canadian Holdings Ltd. (Bill Vendenberg)
3557 – 190 Street

To permit the construction of an industrial warehouse building with accessory office space.

Authorized to draft: November 2, 2015

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

It was
executed Development Permit No. 7915-0239-00.

Moved by Councillor Gill
Seconded by Councillor Martin
That Mayor and Clerk be authorized to

RES.R16-745

Carried

- 5. **Development Permit No. 7915-0324-00**
o821369 B.C. Ltd. (Director Information: Garth Anderson and Bruce Buckborough)
c/o Gerry Blonski architect (Gerry Blonski)
5488 – 192 Street

To permit the development of a second industrial building on the subject site.

Authorized to draft: March 7, 2016

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

It was
executed Development Permit No. 7915-0324-00.

Moved by Councillor Gill
Seconded by Councillor Martin
That Mayor and Clerk be authorized to

RES.R16-746

Carried

I. **CLERKS REPORT**

J. OTHER BUSINESS

K. ADJOURNMENT

It was

Moved by Councillor Gill
Seconded by Councillor Martin
That the Monday, April 18, 2016 Regular


Council - Land Use meeting be adjourned.

RES.R16-747


Carried

The Regular Council - Land Use meeting adjourned at 5:59 p.m.

Certified correct:



Jane Sullivan, City Clerk



Mayor Linda Hepner