

Present:

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

Absent:

Councillor Hayne
Councillor Martin

Staff Present:

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

A. ADOPTION OF MINUTES**B. LAND USE APPLICATIONS****COMMERCIAL/INDUSTRIAL/AGRICULTURAL****CLOVERDALE/CLAYTON**

1. **7915-0158-00**
6029 - 168 Street
Harpinder Singh Billing, Mainland Engineering Consultants Corporation
1031534 BC Ltd.
Director Information: Sukhdeep Singh Rai, Kulwinder Kaur Rai
Gurjinder Kaur Rai
No Officer Information as of March 25, 2015
Development Permit / Development Variance Permit
to permit the development of a single-storey 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 Steele
That:

1. Council authorize staff to draft Development Permit No. 7915-0158-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7915-0158-00 varying the following, to proceed to Public Notification.

- (a) to reduce the minimum front yard (east) setback of the C-4 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face and 3.6 metres (12 ft.) to the roof overhang
 - (b) to reduce the minimum rear yard (west) setback of the C-4 Zone from 7.5 metres (25 ft.) to 4.9 metres (16 ft.) to the building face and 4.0 metres (13 ft.) to the roof overhang;
 - (c) to reduce the minimum north side yard setback of the C-4 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the building face and 2.2 metres (7.0 ft.) to the roof overhang; and
 - (d) to reduce the minimum south side yard setback of the C-4 Zone from 7.5 metres (25 ft.) to 1.9 metres (6 ft.) to the building face and 1.0 metre (3 ft.) to the roof overhang.
3. Council instruct staff to resolve the following issues prior to final approval:
- (a) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (b) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and 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.R16-790

Carried**FLEETWOOD/GUILDFORD**

2. **7915-0444-00**
10439 - 173 Street, Unit 102
G. Cal Holdings Inc. / G. Cal Holdings Inc., Owners of Strata Plan BCS443
 Development Variance Permit
to relax the parking requirements for a proposed fitness facility (cross-fit gym).

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. 7915-0444-00, varying Surrey Zoning By-law, 1979, No. 5942, to reduce the minimum required number of on-site parking spaces for a fitness facility (cross-fit gym) use from 31 to 10, to proceed to Public Notification.

2. Council instruct staff to resolve the following issue prior to final approval:

- (a) registration of a restrictive covenant limiting the occupant load for the proposed cross-fit gym in Unit 102 to a maximum of 10 people at any given time.

RES.R16-791

Carried

3. **7916-0111-00**
9515 - 195 Street
Jake Konrad, J. Konrad Enterprises Ltd. / Timberline Investments (2005) Inc.
 Development Variance Permit
to permit two (2) second floor fascia signs to extend above the roofline of a two storey 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:

Council approve Development Variance Permit No. 7915-0013-00, varying the following, to proceed to Public Notification:

- (a) to vary the Sign By-law to allow one (1) second-storey fascia sign on the north building elevation (non lot frontage) of a two-storey industrial building;
- (b) to vary the Sign By-law to allow two (2) non channel letter fascia signs (sign boxes) above the first storey of a two-storey industrial building; and
- (c) to vary the Sign By-law to allow two (2) fascia signs to extend above the roofline of a two-storey industrial building.

RES.R16-792

Carried

4. **7916-0025-00**
15950 Fraser Highway
Rebecca Hardin, Rising Tide Consulting / Investors Group Trust Co. Ltd.
 Amend CD By-law No. 12700 as amended by By-law No. 13049
 Development Variance Permit
to permit a licensee retail store (private liquor store) with additional fascia signage in a standalone 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 Woods
 That:

1. a Bylaw be introduced to amend Comprehensive Development By-law No. 12700, as amended by By-law No. 13049, and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7916-0025-00, to vary the Sign By-law to increase the maximum number of fascia signs from two (2) to six (6) for a single tenant commercial building, to proceed to Public Notification.

RES.R16-793 Carried

It was Moved by Councillor Gill
 Seconded by Councillor Woods
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 1995, No.12700, Amendment Bylaw, 1997, No. 13049, Amendment Bylaw, 2016, No. 18724" pass its first reading.

RES.R16-794 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, 1995, No.12700, Amendment Bylaw, 1997, No. 13049, Amendment Bylaw, 2016, No. 18724" pass its second reading.

RES.R16-795 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, 1995, No.12700, Amendment Bylaw, 1997, No. 13049, Amendment Bylaw, 2016, No. 18724" be held at the City Hall on May 16, 2016, at 7:00 p.m.

RES.R16-796 Carried

RESIDENTIAL/INSTITUTIONAL

NEWTON

5. **7915-0253-00**
14713 - 68 Avenue
Mike Kompter, Hub Engineering Inc. / C & M 68th Avenue Projects Ltd
Director Information: Mahipal Singh Kang, Charanpreet Singh Toor
No Officer Information Filed

NCP Amendment from Urban Single Family Residential to Single Family Small Lots / Rezoning from RA to RF-12
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 Steele
That:

1. a Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone" (RA) to "Single Family Residential (12) Zone (RF-12)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.
3. Council pass a resolution to amend the East Newton South NCP to redesignate the land from "Urban Single Family Residential" to "Single Family Small Lots" when the project is considered for final adoption.

RES.R16-797

Carried

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18725" pass its first reading.

RES.R16-798

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. 18725" pass its second reading.
RES.R16-799 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. 18725" be held at the City
Hall on May 16, 2016, at 7:00 p.m.
RES.R16-800 Carried

6. **7915-0360-00**
12780 - 60A Avenue
Dexter Hirabe, WSP Group Canada/Hunter Laird / Four-Square Properties Ltd
Development Variance Permit
to vary the minimum lot depth and reduce the minimum rear yard setback for tree retention purposes for a proposed single family lot.

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

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

Council approve Development Variance Permit No. 7915-0360-00, 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 5.9 metres (19 ft.) to the building face, and 3.9 metres (12.5 ft.) to the covered deck for proposed Lot 3; and
- (b) to reduce the minimum lot depth of the RF Zone from 28 metres (90 ft.) to 25 metres (82 ft.) for proposed Lot 3.

RES.R16-801 Carried

SOUTH SURREY

7. **7915-0313-00**
15555 - 38A Avenue
Michael Helle, Coastland Engineering & Surveying Ltd. / Gurpreet K. Grewal
Charnjit S. Grewal
NCP Amendment from Suburban One Acre Residential to Suburban Half-Acre Residential / Rezoning from RA to RH
to allow subdivision into 2 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 Steele
 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 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 an acceptable tree survey and a statement regarding tree preservation;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant satisfies the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (f) registration of a Section 219 Restrictive Covenant for tree protection.
3. Council pass a resolution to amend the Rosemary Heights Central Neighbourhood Concept Plan (NCP) to redesignate the site from "Suburban One Acre Residential" to "Suburban Half Acre Residential" when the project is considered for final adoption.

RES.R16-802

Carried

It was
 Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2016, No. 18726" pass its first reading.

RES.R16-803

Carried

The said Bylaw was then read for the second time.

RES.R16-804 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18726" pass its second reading.
Carried

RES.R16-805 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. 18726" be held at the City
Hall on May 16, 2016, at 7:00 p.m.
Carried

8. **7916-0023-00**
14558 - 32B Avenue
Raj Dhami, 2010 Custom Homes Inc.
Development Variance Permit
to reduce the minimum side yard setback of a proposed single family dwelling.

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

RES.R16-806 It was Moved by Councillor Gill
Seconded by Councillor Steele
That Council approve Development Variance
Permit No. 7916-0023-00, to reduce the minimum side yard (north) setback of the
RH-G Zone, from 3.0 metres (10 ft.) to 1.8 metres (6 ft.), to proceed to Public
Notification.
Carried

9. **7916-0030-00**
2902 - 160 Street
2896 - 160 Street
2892 - 160 Street
2888 - 160 Street
Kewal (K.S.) Athwal, Athwal Construction Inc
Development Variance Permit
*to reduce the minimum separation distance between the principal building and
detached garage*

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. 7916-0030-00, to reduce the minimum separation distance between the
 principal building and accessory building of the RF-9 Zone from 6 metres (20 ft.)
 to 5.4 metres (18 ft.), to proceed to Public Notification.
 RES.R16-807 Carried

10. **7915-0218-00**
16714 - 21 Avenue
16713 - 20 Avenue
Maggie Koka, Aplin & Martin Consultants Ltd. / Ocean West Projects Ltd.,
Inc. No. BC1045039
Director Information: Trevor Jason Hein, Anthony Huston, Ryan Stajcer
No Officer Information
 NCP Amendment for changes to the road network, drainage corridors, and to
 show the proposed multi-use pathway / Rezoning from RA to RF-10 and RF-12
 to allow subdivision into 15 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 Steele
 That:

1. Council pass a resolution to amend the Sunnyside Heights NCP to modify
 the road pattern and drainage corridors on the subject site, and to show
 the multi-use pathway in the Surrey Greenways Plan (2012), on the NCP
 Land Use Concept map when the project is considered for final adoption
 (Appendix V).
2. A Bylaw be introduced to rezone the subject site shown on the Rezoning
 Block Plan (Appendix II) as follows:
 - (a) Block A from "One-Acre Residential Zone (RA)" to "Single Family
 Residential (12) Zone (RF-12)";
 - (b) Block B from "One-Acre Residential Zone (RA)" to "Single Family
 Residential (10) Zone (RF-10)"; and
 a date be set for Public Hearing.
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 an acceptable tree survey and a statement regarding tree preservation;
- (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (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;
- (g) registration of a Section 219 Restrictive Covenant to ensure tree protection; and
- (h) registration of a Section 219 Restrictive Covenant for "no-build" on Lot 6.

RES.R16-808

Carried

It was

Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2016, No. 18727" pass its first reading.

RES.R16-809

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. 18727" pass its second reading.

RES.R16-810

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. 18727" be held at the City
 Hall on May 16, 2016, at 7:00 p.m.

RES.R16-811

Carried

SURREY CITY CENTRE/WHALLEY

11. 7914-0155-00
13756 - 112 Avenue
Daniel Romey / 1062054 BC Ltd.
Director Information: Scott Romey, Daniel Romey, Gagandeep Singh Dhillon
Officer Information: Scott Romey, Daniel Romey, Gagandeep Singh Dhillon
Rezoning from RF to RF-10 / Heritage Revitalization Agreement
Development Variance Permit
to allow subdivision into 6 single family small lots and to preserve the Galbraith House on proposed Lot 1.

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 from "Single Family Residential Zone (RF)" to "Single Family Residential 10 Zone (RF-10)" and a date be set for Public Hearing.
2. a Bylaw be introduced to allow the property owner and the City of Surrey to enter into a Heritage Revitalization Agreement to allow for the restoration and maintenance of the Galbraith House at 13756 – 112 Avenue, on proposed Lot 1 (Appendix IX).
3. Council approve Development Variance Permit No. 7914-0155-00, to reduce the minimum front yard setback of the RF-10 Zone for proposed Lot 2 to 6, from 4 metres (13 ft.) to 2.5 metres (8 ft.) for the principal building and from 2.5 metres (8 ft.) to 1 metre (3 ft.) to the porch or veranda, to proceed to Public Notification.
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 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;
- (e) registration of a Section 219 Restrictive Covenant on proposed Lots 1 to 6, 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;
- (f) registration of easements for reciprocal access for building maintenance and vehicle access from the rear lane on proposed Lots 1 to 6;
- (g) demolition of existing accessory buildings and structures to the satisfaction of the Planning and Development Department; and
- (h) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

RES.R16-812

Carried

It was

Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2016, No. 18728" pass its first reading.

RES.R16-813

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. 18728" pass its second reading.

RES.R16-814

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. 18728" be held at the City
 Hall on May 16, 2016, at 7:00 p.m.

RES.R16-815

Carried

RES.R16-816 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Heritage Revitalization
Agreement Bylaw, 2016, No. 18729" pass its first reading.
Carried

The said By-law was then read for the second time.

RES.R16-817 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Heritage Revitalization
Agreement Bylaw, 2016, No. 18729" pass its second reading.
Carried

The said By-law was then read for the third time.

RES.R16-818 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Heritage Revitalization
Agreement Bylaw, 2016, No. 18729" pass its third reading.
Carried

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

12. 7916-0010-00
7263 - 184 Street
18225, 18241, 18259, 18281, 18311, 18341 & 18355 - 72 Avenue
18222, 18260, 18284, 18320 & 18360 - 73 Avenue
7236 - 182 Street
Mike Kompter, Hub Engineering Inc. / Kulvinder K Sangha, Shingara Kang,
Hugh C Skinner, Elaine B Skinner, Gordon W Baizley, Karampal Dhaliwal,
Balwinder K Dhaliwal, Jean M Olmr, George A Olmr, Herbert G Broerken,
Donna M Broerken, Judith M Tecklenborg, Anthony F Tecklenborg,
Susan M Macrae, Gregory A Macrae, Kam Kuen Fung, Li Zhen Shen,
100 West Clayton Development Ltd, John H Boogaart, Betty N Boogaart,
Sherley A Wetzel, Donald R Wetzel, Wilfred J Moffatt, Eunice M Moffatt,
Kulvender K Thoor, Phapinder S Thoor
Rezoning from RA to RF and RF-10
to allow subdivision into 8 single family lots and 128 small 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 portion of the subject site shown as Block A on the Survey Plan attached as Appendix I from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and the portion of the subject site shown as Block B from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)" 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 finalized landscaping plan and landscaping cost estimate for the 182 Street landscape buffer to the specifications and satisfaction of the Planning and Development Department;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) registration of a Section 219 Restrictive Covenant specifying the dimensions and locations of detached garages on proposed RF-10 Lots 5 to 117 and 122 to 136; and
 - (g) registration of a Section 219 Restrictive Covenant for "no build" on the western portions of proposed Lots 1 to 4 and 118 to 121 to increase the minimum front yard setback from 7.5 metres (25 ft.) to 10 metres (33 ft.) for the installation and maintenance of a 5.0-metre (16.5-ft.) wide landscape buffer along 182 Street, and to restrict vehicle access to the rear lane.

RES.R16-819

Carried

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2016, No. 18730" pass its first reading.

RES.R16-820

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. 18730" pass its second reading.
RES.R16-821 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. 18730" be held at the City
Hall on May 16, 2016, at 7:00 p.m.
RES.R16-822 Carried

Council requested staff to provide a report prior to Public Hearing to address the following concerns associated with the proposal: 1) high number of trees slated for removal, 2) the lack of tree retention plan, and 3) the potential impact on the elementary and secondary schools.

NEWTON

13. **7915-0009-00**
7640 - 148 Street
Lori Joyce, H.Y. Engineering Ltd. / Karamjit K. Rai, Gurprem S. Rai
NCP amendment from Transitional Suburban to Urban Residential
Rezoning from CD to RF / Development Variance Permit
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 the subject property from "Comprehensive Development Zone (CD)" (By-law No. 16802) to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7915-0009-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RF Zone on proposed Lot 2 from 15.0 metres (50 ft.) to 13.6 metres (45 ft.); and
 - (b) to reduce the minimum side yard setback of the RF Zone on proposed Lot 2 from 1.8 metres (6 ft.) to 1.2 metres (4 ft.).

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 a portion of the existing house to be retained on proposed Lot 1 to the satisfaction of the Planning and Development Department;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (f) registration of a Section 219 Restrictive Covenant to provide notice to future property owners that Guildford Golf Course is situated within the Agricultural Land Reserve and may, at some time in the future, engage in farming operations.
4. Council pass a resolution to amend the East Newton North Neighbourhood Concept Plan to redesignate the land from Transitional Suburban to Urban Residential when the project is considered for final adoption.

RES.R16-823

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Steele

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

Amendment Bylaw, 2016, No. 18731" pass its first reading.

RES.R16-824

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. 18731" pass its second reading.

RES.R16-825

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. 18731" be held at the City Hall
 on May 16, 2016, at 7:00 p.m. Carried

RES.R16-826

14. **7915-0246-00**
6022 - 142 Street
Maciej Dembek, Barnett Dembek Architects Inc. / Valtellina Enterprises Ltd
 NCP Amendment from Townhouses (15 upa max) to Townhouses (25 upa max)
 Rezoning from RA to RM-30 / Development Permit / Development Variance Permit
to permit the development of 48 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 Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 144 square metres (1,550 square feet) to 94 square metres (1,014 square feet).
3. Council authorize staff to draft Development Permit No. 7915-0246-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7915-0246-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback (south) of the RM-30 Zone from 7.5 metres (25 ft.) to 5.1 metres (17 ft.);
 - (b) to reduce the minimum rear yard setback (north) of the RM-30 Zone from 7.5 metres (25 ft.) to 4.0 metres (13 ft.);
 - (c) to reduce the minimum side yard setback (east) of the RM-30 Zone from 7.5 metres (25 ft.) to 2.0 metres (6.5 ft.); and
 - (d) to reduce the minimum side yard on flanking street setback (west) of the RM-30 Zone from 7.5 metres (25 ft.) to 5.0 metres (16 ft.).

5. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) 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) 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;
 - (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 reduced indoor amenity space.
6. Council pass a resolution to amend the South Newton NCP to redesignate the land from "Townhouses (15 upa max)" to "Townhouses (25 upa max)" when the project is considered for final adoption.

RES.R16-827

Carried

RES.R16-828 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18732" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R16-829 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18732" pass its second reading.
Carried

RES.R16-830 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. 18732" be held at the City
Hall on May 16, 2016, at 7:00 p.m.
Carried

SOUTH SURREY

15. **7914-0177-00**
15433 - 16A Avenue
15443 - 16A Avenue
Geoff Lawlor, Geoff Lawlor Architecture Inc. / White Rock South Surrey
Hospice Society, Mei L Harper, Robin J Harper
Rezoning of a portion from RF to CD (based on C-5) / Development Permit
to permit the development of the White Rock and South Surrey Hospice Society.

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

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

1. a Bylaw be introduced to rezone the portion of the subject site shown as (Block A) on the Survey Plan attached as Appendix II from "Single Family Residential Zone" (RF) to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7914-0177-00 generally in accordance with the attached drawings (Appendix III).
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) 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; and
- (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

RES.R16-831

Carried

It was

Moved by Councillor Gill
 Seconded by Councillor Villeneuve
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2016, No. 18733" pass its first reading.

RES.R16-832

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill
 Seconded by Councillor Villeneuve
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2016, No. 18733" pass its second reading.

RES.R16-833

Carried

It was then

Moved by Councillor Gill
 Seconded by Councillor Villeneuve
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18733" be held at the City
 Hall on May 16, 2016, at 7:00 p.m.

RES.R16-834

Carried

SURREY CITY CENTRE/WHALLEY

16. 7915-0344-00
10555 - 140 Street
10577 - 140 Street
10595 - 140 Street
10607 - 140 Street
Victor Setton, Porte Homes (Central Surrey) Ltd.
Rezoning from RF and RM-D to CD (based upon RM-70) / Development Permit
to permit the development of three, 6-storey apartment buildings.

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 By-law No. 17486 and close Development Application No. 7910-0069-00 and all applications associated with this project.
2. a Bylaw be introduced to rezone the subject site from "Single Family Residential Zone (RF)" and "Multiple Residential Duplex Zone (RM-D)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
3. Council approve the applicant's request to reduce the amount of required indoor amenity space from 1,035 square metres (11,141 square feet) to 391 square metres (4,215 square feet).
4. Council authorize staff to draft Development Permit No. 7915-0344-00 generally in accordance with the attached drawings (Appendix II).
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a final 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (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) dedication of a 4.0-metre (13 ft.) wide walkway along the west property line of the subject site;
- (j) registration of statutory rights-of-way to allow for public passage for the two proposed corner plazas, as well as for the north walkway; and
- (k) the applicant adequately address the impact of reduced indoor amenity space.

RES.R16-835

Carried

Council requested clarification regarding the amenity space required under the City of Surrey Bylaw and zoning requirements versus the space that is actually a part of this proposal and requested staff to provide a report, prior to Public Hearing regarding this discrepancy and how to address it.

It was

Moved by Councillor Gill

Seconded by Councillor Steele

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

Amendment Bylaw, 2011, No. 17486" be filed.

RES.R16-836

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Steele

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

Amendment Bylaw, 2016, No. 18734" pass its first reading.

RES.R16-837

Carried

The said Bylaw was then read for the second time.

RES.R16-838 It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2016, No. 18734" pass its second reading.
Carried

RES.R16-839 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. 18734" be held at the City
 Hall on May 16, 2016, at 7:00 p.m.
Carried

C. ITEMS REFERRED BACK

D. LAND USE CONTRACT TERMINATION

E. CORPORATE REPORTS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BYLAWS AND PERMITS

BYLAWS

1. "Surrey Land Use Contract No. 570, Authorization By-law, 1978, No. 5717,
 Partial Discharge By-law, 2009, No. 17029"
 7908-0088-00 - 0794275 B.C. Ltd.
 c/o Fraser Park Realty Ltd. (Robert Scragg)
 To discharge LUC No. 570 from the property located at 5452 - 176 Street to allow
 the underlying IL Zone to regulate the site to facilitate future industrial
 development.

Approved by Council: October 19, 2009

RES.R16-840 It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Land Use Contract No. 570,
 Authorization By-law, 1978, No. 5717, Partial Discharge By-law, 2009, No. 17029" be
 finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate
 Seal.
Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17862"
7912-0200-00 – Tianpeng He
c/o Sunshine Living Ltd. (Joseph Wong)
RF to CD - 12089 - 92 Avenue - to permit a care facility for a maximum of
9 persons, within an existing single family dwelling.

Note: At January 28, 2013 Regular Council – Public Hearing, Council asked staff to explore adding a restrictive covenant to ensure that the housing is for seniors only. Planning and Development advise (see memorandum dated April 27, 2016 in back-up) that the applicant has provided this document to be registered.

Approved by Council: January 14, 2013

It was Moved by Councillor Gill
Seconded by Councillor Villeneuve
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 17862" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R16-841

Carried

BYLAWS WITH PERMITS

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17808"
7912-0207-00 – Makhan Rai, Sarbjit Jaswal and Permjit Rai
c/o McElhanney Consulting Services Ltd. (James Pernu)
RF to RF-9 - 10581 and 10595 - 132 Street - to permit subdivision into 5 small single
family lots.

Note: Change of ownership and agent

Approved by Council: November 5, 2012

It was Moved by Councillor Gill
Seconded by Councillor Villeneuve
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2012, No. 17808" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R16-842

Carried

Development Variance Permit No. 7912-0207-00
10581 and 10595 – 132 Street

Supported by Council: November 26, 2012

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

- (a) In Section K.2 of Part 17C Single Family Residential (g) Zone (RF-9) the maximum proportion of Type II Interior Lots is increased from 33% to 40%.

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

It was Moved by Councillor Gill
Seconded by Councillor Villeneuve
That Development Variance Permit

No. 7912-0207-00 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.R16-843

Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17759"
7912-0091-00 - 0924203 B.C. Ltd.
c/o Barnett Dembek Architects Inc. (Maciej Dembek)
RF to CD - 13904 and 13916 - 102 Avenue, 10154 and 10164 - 139 Street and Lane - to permit the development of a 75-unit, 4-storey apartment building with townhouses on the ground floor.

Approved by Council: September 10, 2012

It was Moved by Councillor Gill
Seconded by Councillor Villeneuve
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2012, No. 17759" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R16-844

Carried

Development Permit No. 7912-0091-00

13904 and 13916 - 102 Avenue, 10154 and 10164 - 139 Street and Lane

To permit the development of a 75 unit, 4-storey apartment building with townhouses on the ground floor.

Authorized to draft: September 10, 2012

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. 7912-0091-00.

RES.R16-845

Carried

PERMIT APPROVALS

- 5. **Temporary Use Permit Application No. 7914-0046-00**
 o814048 B.C. Ltd. c/o Paul Naral
 10128 Grace Road

To renew an expired TUP for a temporary truck parking facility for an additional 3 years from the original date of expiry of February 20, 2014.

Supported by Council: January 11, 2016

- * Planning and Development advise (see memorandum dated April 26, 2016 in back-up) that all outstanding conditions have been met including the restoration of the landscape buffer at the rear of the lot, installation of cedar hedging along Grace Road and execution of a Good Neighbour Agreement.

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 Temporary Use Permit No. 7914-0046-00.
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RES.R16-846

Carried

I. **CLERKS REPORT**

J. **OTHER BUSINESS**

K. **ADJOURNMENT**

It was	Moved by Councillor Gill Seconded by Councillor Villeneuve That the May 2, 2016 Regular Council – Land
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Use meeting be adjourned.

RES.R16-847

Carried

The Regular Council - Land Use meeting adjourned at 5:55 p.m.

Certified correct:

 _____ Jane Sullivan, City Clerk	 _____ Mayor Linda Hepner
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