

Present:

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

Absent:

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. 7916-0116-00****19151 Fraser Highway****Manjot Sekhon, Mosaic Fraser 192 Retail Holdings Ltd.**

Development Variance Permit

to vary the minimum 400-metre (1,300 ft.) separation requirement between a proposed small-scale drug store and an existing small-scale drug store.

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 Council approve Development Variance

Permit No. 7916-0116-00, varying Section E.29 of Part 4 General Provisions of Zoning By-law No. 12000, by reducing the minimum separation requirement between a small-scale drug store and an existing small-scale drug store from 400 metres (1,300 ft.) to 30 metres (98 ft.), to proceed to Public Notification.

RES.R16-920

Carried

with Councillors Woods and Starchuk
opposed

Mayor Hepner called the Applicant to address a question posed from Council regarding 1% methadone dispensing noted on the application. Council further noted that currently, there is no methadone dispensed at the drugstore located around the corner from the proposed site.

In response, the Applicant clarified that the proper due diligence would be conducted, methadone would not be stored on-site, and that only the minimum quantity would be ordered to satisfy the patient's prescription.

FLEETWOOD/GUILDFORD

2. **7916-0147-00**
15135 - 101 Avenue
Irene Horvath, D.A. Horvath Consultants / 3556 Investments Ltd
 Development Variance Permit
to vary the minimum 400-metre (1,300 ft.) separation requirement between a proposed small scale drug store and six existing small-scale drug stores.

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. 7916-0147-00, varying Section E.29 of Part 4 General Provisions of Zoning By-law No. 12000, by reducing the minimum separation requirement between a small-scale drug store and an existing small-scale drug store from 400 metres (1,300 ft.) to 40 metres (131 ft.), to proceed to Public Notification.

RES.R16-921

Carried

SOUTH SURREY

3. **7916-0092-00**
3507 - 176 Street
Narinder S Akali, Aman P Akali, Peramdeep Jagpal, Narinder S Akali,
Kashmir S Akali
 Development Variance Permit
to vary the lot coverage of the CD Zone to allow for the construction of 2 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 Steele
That Council approve Development Variance
Permit No. 7916-0092-00, to increase the maximum lot coverage permitted by CD
By-law No. 16374 from 0.009% to 1.4%, to proceed to Public Notification.
RES.R16-922 Carried

RESIDENTIAL/INSTITUTIONAL

SOUTH SURREY

4. **7915-0280-00**
16465 - 20 Avenue
16505 - 20 Avenue
Clarence Arychuk, WSP Canada Inc. / 20th Avenue Development Group Ltd.
Rezoning from RA to RF-12, RF-10 and RF-SD / Development Variance Permit
to allow subdivision into 40 single family lots.

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

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

1. a Bylaw be introduced to rezone Block A and Block D shown on the survey plan attached in Appendix II from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)"; Block B shown on the survey plan attached in Appendix II from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)"; and Block C shown on the survey plan attached in Appendix II from "One-Acre Residential Zone (RA)" to "Semi-Detached Residential Zone (RF-SD)", and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7915-0280-00, varying the following, to proceed to Public Notification:
 - (a) to vary the RF-12 Zone to permit a reduction in lot width from 15.4 metres (51 feet) to 14.6 metres (48 feet) on proposed Lot 12;
 - (b) to vary the RF-12 Zone to permit an increase in the front yard setback from 6.0 metres (20 feet) to 6.5 metres (21 feet) for proposed Lot 28; and
 - (c) to vary the RF-SD Zone to permit an increase in the front yard setback from 3.5 metres (11 feet) to 6.5 metres (21 feet) for proposed Lots 29-40.

3. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) registration of a Section 219 Restrictive Covenant for the purposes of tree retention; and
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R16-923

Carried

with Councillor Woods opposed

It was

Moved by Councillor Gill

Seconded by Councillor Steele

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

Amendment Bylaw, 2016, No. 18736" pass its first reading.

RES.R16-924

Carried

with Councillor Woods opposed

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. 18736" pass its second reading.

RES.R16-925

Carried

with Councillor Woods opposed

Before the motion was put:

Council requested that the Public Hearing date be set for Monday, June 13, 2016; to occur after the City meets with the School Board to address the issue of overcapacity occurring at schools in Surrey.

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. 18736" be held at the City
 Hall on Monday, June 13, 2016, at 7:00 p.m.
 RES.R16-926 Carried

SURREY CITY CENTRE/WHALLEY

5. **7916-0077-00**
10615 - 132 Street
Satinder Singh Nijjer, Satnam S Jhutti, Harbinder S Jhutti
 Development Variance Permit
to relax both the interior and flanking side yard setbacks for a proposed single family dwelling on a lot located along an arterial road (132 Street).

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 endorse Option A, which is to
 approve the Development Variance Permit No. 7916-0077-00 that is attached as
Appendix IV, varying the following, to proceed to Public Notification:

- (a) to reduce the minimum interior (west) side yard setback of the RF Zone for the principal building, from 1.8 metres (6 ft.) to 1.2 metres (4 ft.).

RES.R16-927 Carried

RESIDENTIAL/INSTITUTIONAL

SOUTH SURREY

6. **7916-0026-00**
16729 Edgewood Drive
Mike Kompter, Hub Engineering Inc., Chang Sheng Yang, Chuh-Kuang Yang
 Rezoning from RA to RF and RF-12
to allow subdivision into six 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 Hayne
 That:

1. a Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" shown as Block A on the survey plan attached (Appendix II); and from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)" shown as Block B on the survey plan attached (Appendix II); and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (e) 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 ensure tree protection.

RES.R16-928

Carried

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2016, No. 18737" pass its first reading.

RES.R16-929

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. 18737" pass its second reading.

RES.R16-930

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. 18737" be held at the City
 Hall on Monday, May 30, 2016, at 7:00 p.m.
 RES.R16-931 Carried

7. **7914-0018-00**
3591 - 150 Street
3561 - 149A Street
Lori Joyce, H.Y. Engineering Ltd., Zenith Development (Rosemary) Ltd.,
Zenith Development (Elgian) Ltd.
 NCP Amendment of a portion of the site from Townhouse and Cluster Housing to
 Single Family Small Lots and Preservation Area/Open Space / Rezoning from RA
 and CD (By-law No. 14410) to RF-12 / Development Permit /
 Development Variance Permit
to allow subdivision into approximately 29 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 Hayne
 That:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" and "Comprehensive Development Zone (CD)" to "Single Family Residential (12) Zone (RF-12)" and a date be set for Public Hearing.
2. Council authorize staff to draft hazard lands Development Permit No. 7914-0018-00.
3. Council approve Development Variance Permit No. 7914-0018-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear (north) yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for decks and stairs on Lots 1-14; and
 - (b) to increase the maximum area of the second storey from 80% to 85% of the first storey floor area on lots 3, 4, 5, and 12.
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) Final approval from the Ministry of Transportation & Infrastructure;
- (d) Final approval from BC Hydro;
- (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (f) final acceptance of the applicant's environmental report and implementation of the development mitigation measures proposed;
- (g) submission and acceptance of a hydrological report;
- (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (i) registration of a Section 219 Restrictive Covenant for the purposes of house design (i.e. the Building Scheme);
- (j) of a Section 219 "no build" Restrictive Covenant to ensure appropriate setbacks from retaining walls;
- (k) Registration of a Section 219 Restrictive Covenant for engineered foundations due to retaining wall construction;
- (l) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
- (m) resolution of the Parks Department's concerns over potential tree and vegetation loss within the proposed park site north of Lots 1-14, following construction of the proposed development.

5. Council pass a resolution to amend the Rosemary Heights West Land Use Plan to re-designate a portion of the land from "Cluster Housing" and "Townhouse" to "Single Family Small Lots" and "Preservation Area/Open Space" when the project is considered for final adoption.

RES.R16-932

Carried
with Councillor Woods opposed

It was

Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18738" pass its first reading.

RES.R16-933

Carried
With Councillor Woods opposed

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. 18738" pass its second reading.
RES.R16-934	<u>Carried</u> with Councillor Woods opposed

Before the motion was put:

Council requested that the Public Hearing date be set for Monday, June 13, 2016; to occur after the City meets with the School Board to address the issue of overcapacity occurring at schools in Surrey.

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. 18738" be held at the City Hall on Monday, June 13, 2016, at 7:00 p.m.
RES.R16-935	<u>Carried</u>

C. ITEMS REFERRED BACK

D. LAND USE CONTRACT TERMINATION

E. CORPORATE REPORTS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BYLAWS AND PERMITS

BYLAWS WITH PERMITS

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18174"
7913-0042-00 - Hunter Park Investments Ltd.
c/o Matthew Cheng Architect Inc. (Matthew Cheng)
RA to RM-30 - 16354 and 16384 - 24 Avenue - to develop a 35-unit townhouse
complex and to reduce setbacks.

Note: Change of ownership

Approved by Council: February 24, 2014

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2014, No. 18174" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.

RES.R16-936

Carried

Development Variance Permit No. 7913-0042-00
 16354 and 16384 – 24 Avenue

Supported by Council: March 10, 2014

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

- (a) the minimum north yard setback of the RM-30 Zone is reduced from 7.5 metres (25 feet) to 6.7 metres (22 feet) along 24 Avenue;
- (b) the minimum south side yard setback of the RM-30 Zone is reduced from 7.5 metres (25 feet) to 4.0 metres (13 feet) along 23A Avenue;
- (c) the minimum south side yard setback of the RM-30 Zone is reduced from 7.5 metres (25 feet) to 6.0 metres (20 feet) for Building 4;
- (d) the minimum west side yard setback of the RM-30 Zone is reduced from 7.5 metres (25 feet) to 6.0 metres (20 feet) for Building 6 and to 3.0 metres (10 feet) for Building 1;
- (e) the minimum east side yard setback of the RM-30 Zone is reduced from 7.5 metres (25 feet) to 4 metres (13 feet) along 164 Street;
- (f) the minimum east side yard setback of the RM-30 Zone is reduced from 7.5 metres (25 feet) to 6.0 metres (20 feet) for Building 5; and
- (g) Section H.3. of the RM-30 Zone is varied to permit one temporary visitor parking space within the south yard setback.

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. 7913-0042-00 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.R16-937

Carried

Development Permit No. 7913-0042-00

16354 and 16384 – 24 Avenue

To permit the development of a 35-unit townhouse complex and to reduce setbacks.

Authorized to draft: March 10, 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. 7913-0042-00 .

RES.R16-938

Carried

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18667"
 7915-0244-00 – Greenway Adera Ventures Ltd.
 c/o Greenway Adera Ventures Ltd. (Edward Archibald)
 RA to CD – 2825 – 159 Street – to develop 67 townhouse units.

Note: Memorandum was provided on-table regarding Council's request for staff to review the traffic circulation in the neighbourhood prior to final adoption.

Approved by Council: February 22, 2016

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2016, No. 18667" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R16-939

Carried**Development Permit No. 7915-0244-00**

2825 – 159 Street

To permit the development of 67 townhouse units.

Authorized to draft: February 22, 2016

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

K. ADJOURNMENT

It was

Moved by Councillor Gill
Seconded by Councillor Villeneuve
That the May 16, 2016 Regular Council –

Land Use meeting be adjourned.
RES.R16-943

Carried

The Regular Council - Land Use meeting adjourned at 5:51 p.m.

Certified correct:



Jane Sullivan, City Clerk



Mayor Linda Hepner