

**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****COMMERCIAL/INDUSTRIAL/AGRICULTURAL****NEWTON**

1. **7916-0093-00**  
**5570 - 152 Street**  
**Walter Francl, Francl Architecture / Panorama Park Investments Ltd.**  
Development Permit  
*to permit the development of a two-storey, 1,758 sq.m. (18,926 sq.ft.) multi-tenant commercial and office building with underground parking.*

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. 7916-0093-00 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 adoption:
  - (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 City Landscape Architect; and
- (c) resolution of fire truck movements on the site to the satisfaction of the Fire Department.

RES.R16-1022

CarriedSOUTH SURREY

2. **7915-0258-00**  
**1444 King George Boulevard**  
**1430 King George Boulevard**  
**Wojciech Grzybowicz, WG Architecture Inc. / 1038004 B.C. Ltd.**  
**Director Information: Travjit Singh Johal**  
**No Officer Information as at April 07, 2016**  
**Rezoning from RF and C-4 to RM-30 / Development Permit /**  
**Development Variance Permit**  
*to permit the development of 18 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 Hayne  
 That:

1. a Bylaw be introduced to rezone the subject site from "Single Family Residential Zone" (RF) and "Local Commercial Zone" (C-4) to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7915-0258-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7915-0258-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback (west) of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.);
  - (b) to reduce the minimum rear yard setback (east) and side yard setback (south) of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.); and
  - (c) to reduce the minimum side yard on flanking street setback (north) of the RM-30 Zone from 7.5 metres (25 ft.) to 2.0 metres (6.5 ft.).

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) 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (g) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture; and
  - (h) submission of an acoustical report for the units adjacent to King George Boulevard and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
  - (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; and
  - (j) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

5. Council pass a resolution to amend King George Highway Corridor Land Use Plan to redesignate a portion of the land from Commercial to Townhouse (15 upa) when the project is considered for final adoption.

RES.R16-1023

Carried

It was

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

Amendment Bylaw, 2016, No. 18742" pass its first reading.

RES.R16-1024

Carried



RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

4. 7916-0049-00  
 18609 - 64 Avenue  
 Mike Kompter, Hub Engineering Inc., Sarbjit K Ghuman, Manraj S Ghuman  
 Rezoning from RA to CD (based on RF)  
 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 Hayne  
 That:

1. 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.
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; and
  - (e) completion of the closure and acquisition of the surplus portion of 64A Avenue, fronting proposed Lot 2.

RES.R16-1028

Carried

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2016, No. 18743" pass its first reading.

RES.R16-1029

Carried

The said Bylaw was then read for the second time.

RES.R16-1030 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2016, No. 18743" pass its second reading.  
Carried

RES.R16-1031 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. 18743" be held at the City  
Hall on Monday, June 13, 2016, at 7:00 p.m.  
Carried

### FLEETWOOD/GUILDFORD

5. **7915-0154-00**  
**15657 - 108 Avenue**  
**15621 - 108 Avenue**  
**Malcolm McNaughton, Aplin & Martin Consultants Ltd., Xue Y Fang**  
**Mu W Lin, Highten Developments Corp.**  
Development Variance Permit  
*to reduce lot depth and south rear yard setback requirements for two (2) lots in a  
proposed five (5) lot single family subdivision.*

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

RES.R16-1032 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That Council approve Development Variance  
Permit No. 7915-0154-00, varying the following, to proceed to Public Notification:

(a) to reduce the minimum lot depth of the RF Zone from 28 metres (90 ft.) to 10.8 metres (35 ft.) for proposed Lot 2 and from 28 metres (90 ft.) to 11.8 metres (38 ft.) for proposed Lot 4; and

(b) to reduce the minimum south rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 1.8 metres (6 ft.) for proposed Lots 2 and 4.

Carried

### SOUTH SURREY

6. **7916-0216-00**  
**17263 - 2 Avenue**  
**Colin Rahn / Erin A Davidson**  
Development Variance Permit  
*to reduce the minimum side yard setback of a proposed single family dwelling for  
tree protection.*

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. 7916-0216-00, to reduce the minimum side yard (west) setback of the RF Zone from 1.8 metres (6 ft.) to 1.2 metres (4 ft.), to proceed to Public Notification.

RES.R16-1033

Carried

7. **7915-0260-00**  
**15755 - Mountain View Drive**  
**Edward Archibald, Greenway Adera Ventures Ltd.**  
 Rezoning from RA to RM-30 / Development Permit /  
 Development Variance Permit  
*to permit the development of 72 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 Hayne  
 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 indoor amenity space from 216 square metres (2,325 sq.ft.) to 201 square metres (2,163 sq.ft.).
3. Council authorize staff to draft Development Permit No. 7915-0260-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7915-0260-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear yard (north) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 7.0 metres (23 ft.);
  - (b) to reduce the minimum west side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.);
  - (c) to reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.0 metres (13 ft.) and 3.0 metres (10 ft.);

- (d) to reduce the minimum front yard (south) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.); and
  - (e) to vary the parking requirements of the RM-30 Zone to allow one (1) visitor parking stall to be located within the side yard setback.
5. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (f) 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;
  - (g) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
  - (h) registration of a Section 219 Restrictive Covenant requiring fire sprinklers to National Fire Prevention Association (NFPA) standards and to release and indemnify the City from liability;
  - (i) submission of a subdivision layout dedicating approximately 564 square metres (6,069 sq. ft.) of parkland to the City to the satisfaction of the Approving Officer; and
  - (j) the applicant adequately address the impact of reduced indoor amenity space.

RES.R16-1034

Carried



RES.R16-1035 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2016, No. 18744" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R16-1036 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2016, No. 18744" pass its second reading.  
Carried

RES.R16-1037 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. 18744" be held at the City  
Hall on Monday, June 13, 2016, at 7:00 p.m.  
Carried

8. **7915-0183-00**  
**2866 - 164 Street**  
**2902 - 164 Street**  
**2859 - 165 Street**  
**WSP Group, Morgan View Estates Ltd., Durda Pajic, Branko Pajic**  
Amendment to Zoning By-law No. 12000  
*to place the subject site within the appropriate sub-area of the North Grandview Heights NCP.*

The Planning & Development Department were recommending that a Bylaw be introduced to amend Map 11, Area XI of Schedule F of Surrey Zoning By-law, 1993, No. 12000, to identify the properties at 2866 and 2902 - 164 Street and 2859 - 165 Street within Area XIb.

RES.R16-1038 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Text Amendment Bylaw, 2016, No. 18745" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R16-1039 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Text Amendment Bylaw, 2016, No. 18745" pass its second reading.  
Carried

It was then Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That the Public Hearing on "Surrey Zoning  
 Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2016, No. 18745" be held at the  
 City Hall on Monday, June 13, 2016, at 7:00 p.m.  
 RES.R16-1040 Carried

### SURREY CITY CENTRE/WHALLEY

9. **7916-0171-00**  
**12390 - 95 Avenue**  
**Narinderjeet S Bhatti, Surjit S Bhatti**  
 Development Variance Permit  
*to relax the special building setback requirements for one existing single family lot  
 located along a collector road (124 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. 7916-0171-00 that is attached as  
Appendix IV, 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.), to  
 proceed to Public Notification.  
 RES.R16-1041 Carried

### COMMERCIAL/INDUSTRIAL/AGRICULTURAL

#### NEWTON

10. **7915-0398-00**  
**8066 - 120 Street**  
**Stephen Blackburn, Permit World Inc., Scott Road 120 Street Holdings Ltd.**  
 Development Variance Permit  
*to permit an additional fascia sign for a first floor tenant.*

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

Mayor Hepner called for the Applicant to speak to the denial.

There was no one to speak to the denial.

It was  
RES.R16-1042

Moved by Councillor Gill  
Seconded by Councillor Hayne  
That Application 7915-0398-00 be denied.  
Carried

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

11. **7915-0414-00**  
5933 - 177B Street  
5943 - 177B Street  
Wojciech Grzybowior, WG Architecture Inc., 1049471 B.C. Ltd.  
**Director Information:** Travjit Singh Johal  
**No Officer Information filed**  
Rezoning from RF to CD (based on RM-30) / Development Permit  
*to permit the development of 18 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 Hayne  
That:

1. a Bylaw 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. 7915-0414-00 generally in accordance with the attached drawings (Appendix II).
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) 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 finalized 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) 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;
- (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (i) 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;
- (j) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture; and
- (k) the applicant adequately address the impact of no indoor amenity space.

RES.R16-1043

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

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

Amendment Bylaw, 2016, No. 18746 pass its first reading.

RES.R16-1044

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. 18746 pass its second reading.

RES.R16-1045

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. 18746 be held at the City Hall on Monday, June 13, 2016, at 7:00 p.m.

RES.R16-1046

Carried

FLEETWOOD/GUILDFORD

12. 7916-0169-00  
10330 - 144 Street  
**Peter Smith, AMU Architects, Cedar Grove Baptist Church**  
Development Variance Permit  
*to vary the off-street parking requirements to permit a proposed expansion of an existing church.*

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. 7916-0169-00, varying the Zoning By-law to reduce the minimum number of required on-site parking spaces for church use from 276 to 192, to proceed to Public Notification.

RES.R16-1047

CarriedSOUTH SURREY

13. 7915-0157-00  
2820 - 160 Street  
**Mike Helle, Coastland Engineering & Surveying Ltd.  
Green Grove Development Ltd.**  
Development Variance Permit  
*to allow a front access driveway and a double 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 Villeneuve  
That Council approve Development Variance Permit No. 7915-0157-00, varying the following, to proceed to Public Notification:

- (a) Off-Street Parking requirement of the RF-12 Zone to permit a front access driveway on proposed Lot 3; and
- (b) Off-Street Parking requirement of the RF-12 Zone to permit a double garage at the front of proposed Lot 3.

RES.R16-1048

Carried

SURREY CITY CENTRE/WHALLEY

14. 7916-0041-00  
9987 - 132 Street  
**Rajeev Mangla, Mainland Engineering (2007) Corporation**  
**Gurpreet Samra, Manjot Samra, Gurdial Samra**  
Rezoning from RF to RF-12  
*to allow subdivision into three 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 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) 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) 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.

RES.R16-1049

Carried

RES.R16-1050 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2016, No. 18747" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R16-1051 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2016, No. 18747" pass its second reading.  
Carried

RES.R16-1052 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. 18747" be held at the City  
Hall on Monday, June 13, 2016, at 7:00 p.m.  
Carried

**RESIDENTIAL/INSTITUTIONAL**

**SOUTH SURREY**

15. **7915-0392-00**  
**16280 - 16 Avenue / 16288 - 16 Avenue / 16321 - 15 Avenue / 16351 - 15 Avenue**  
**16343 - 15 Avenue / 16363 - 15 Avenue / 16310 - 16 Avenue**  
**Ted Dawson, Dawson & Sawyer, Cynthia F Cox, Norman R Cox,**  
**Joanne E Marsh, Bradley C Marsh, Fiona Lee, Monika E Latecki**  
**Jacek K Latecki, Rennie L Hanson, Sandra Carpenter**  
**Bonniejean E Rogan, Glen Rogan**  
OCP Amendment from Urban to Multiple Residential /  
Rezoning from RF and RM-D to RM-30 / Development Permit  
Development Variance Permit  
*to permit the development of 80 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 Hayne  
That:

1. a Bylaw be introduced to amend the OCP by re-designating the subject site in Development Application No. 7915-0392-00 from Urban to Multiple Residential and a date for Public Hearing be set.

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 "Single Family Residential Zone" (RF) and "Duplex Zone" (RM-D) to "Multiple Residential 30 Zone" (RM-30) and a date be set for Public Hearing.
4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 240 square metres (2,584 square feet) to 140 square metres (1,500 square feet).
5. Council authorize staff to draft Development Permit No. 7915-0392-00 generally in accordance with the attached drawings (Appendix II).
6. Council approve Development Variance Permit No. 7915-0392-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum east yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for buildings 1, 2, and 3 on the eastern lot;
  - (b) to reduce the minimum west yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for buildings 10 and 11 on the western lot;
  - (c) to reduce the minimum south yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for buildings 1 and 6 on the eastern lot;
  - (d) to reduce the minimum south yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 7.0 metres (23 ft.) for building 7 on the western lot;
  - (e) to reduce the minimum north yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for building 12 on the western lot;
  - (f) to reduce the minimum north yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.0 metres (6 ft.) for building 5 on the eastern lot;
  - (g) to reduce the minimum east yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for portions of buildings 7, 8, and 9 on the western lot; and
  - (h) to vary the maximum lot width of the RM-30 Zone from 30 metres (100 ft.) to 25.7 metres (84 ft.).



7. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a 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) 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;
  - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (i) submission of an acoustical report and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
  - (j) 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;
  - (k) 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;
  - (l) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (m) the applicant adequately address the impact of reduced indoor amenity space;

- (n) registration of a shared access and maintenance easement between the western and eastern development sites (Lots 1 and 3) for shared use of the proposed indoor amenity building located on the eastern site;
- (o) registration of a reciprocal access easement to ensure joint access with the property on 16 Avenue to the west, to the satisfaction of the Engineering Department; and
- (p) The applicant enter into a P-15 agreement to permit habitat compensation works on lands to be conveyed to the City, to the satisfaction of the General Manager, Engineering and the General Manager, Parks, Recreation and Culture.
- (q) The applicant address traffic safety issues at 16228 – 16 Avenue through the provision of traffic calming measures, to the satisfaction of the General Manager, Engineering and the General Manager, Planning & Development.

8. Council pass a resolution to amend the King George Highway Corridor Land Use Plan to re-designate the land from "Townhouse (15 upa)" to "Townhouse (25 upa)" when the project is considered for final adoption.

RES.R16-1053

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

That "Surrey Official Community Plan Bylaw,

2013, No. 18020, Amendment Bylaw, 2016, No. 18748" pass its first reading.

RES.R16-1054

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

That "Surrey Official Community Plan Bylaw,

2013, No. 18020, Amendment Bylaw, 2016, No. 18748" pass its second reading.

RES.R16-1055

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Hayne

That the Public Hearing on "Surrey Official

Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2016, No. 18748" be held at the City Hall on Monday, June 13, 2016, at 7:00 p.m.

RES.R16-1056

Carried

RES.R16-1057 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2016, No. 18749" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R16-1058 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2016, No. 18749" pass its second reading.  
Carried

RES.R16-1059 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. 18749" be held at the City  
Hall on Monday, June 13, 2016, at 7:00 p.m.  
Carried

Council noted there were concerns expressed by the Little Campbell Watershed Society (LCWS) and requested staff to provide feedback to the LCWS in response to their concerns surrounding the Application prior to the Public Hearing.

## C. ADDITIONAL PLANNING COMMENTS

### RESIDENTIAL/INSTITUTIONAL

#### SOUTH SURREY

1. **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.*

**Note:** At the May 16, 2016 Regular Council – Land Use meeting, Council set the Public Hearing date for Bylaw No. 18736 for June 13, 2016.

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 rescind Second Reading of Rezoning By-law No. 18736 given by Resolution R16-925.
2. Council amend Rezoning By-law No. 18736 to rezone Block A shown on the revised 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 revised 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 revised survey plan attached in Appendix II from "One-Acre Residential Zone (RA)" to "Semi-Detached Residential Zone (RF-SD)".
3. Council approve Development Variance Permit No. 7915-0280-01, varying the following, to proceed to Public Notification:
  - (a) to vary the RF-12 Zone to permit a reduction in lot width from 13.40 metres (44 feet) to 13.37 metres (44 feet) on proposed Lot 26.
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (e) 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.R16-1060

Carried

It was

Moved by Councillor Gill  
Seconded by Councillor SteeleThat Council rescind second reading of  
"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18736" given  
by Resolution R.16-925 at the May 16, 2016 Regular Council - Land Use meeting.

RES.R16-1061

Carried



It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2015, No. 18424" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.

RES.R16-1064 Carried

#### BYLAWS WITH PERMITS

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18484"  
 7914-0125-00 – 16516 and 16530 – 26 Avenue, 2504 and 2516 – 164 Street  
 Qualico Developments (Vancouver) Inc.  
 c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)  
 RA to CD – 16516 and 16530 – 26 Avenue - to subdivide into 3 large single family  
 lots.

**Note:** Change of agent

Approved by Council: July 13, 2015

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2015, No. 18484" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.

RES.R16-1065 Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18485"  
 7914-0125-00 – 16516 and 16530 – 26 Avenue, 2504 and 2516 – 164 Street  
 RA to RF-10 and RF-SD – 16516 and 16530 – 26 Avenue - to subdivide into 4 single  
 family semi-detached (RF-SD) lots and 28 single family small (RF-10) lots.

Approved by Council: July 13, 2015

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2015, No. 18485" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.

RES.R16-1066 Carried

**Development Variance Permit No. 7914-0125-00**  
 16530 – 26 Avenue

Supported by Council: July 27, 2015

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

- (a) In Section K. of Part 12 One-Acre Residential Zone, the minimum lot width is varied from 50 metres (164 ft.) to 30 metres (100 ft.).

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That Development Variance Permit  
 No. 7914-0125-00 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.R16-1067

Carried

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 1995, No. 12700, Amendment Bylaw, 1997, No. 13049, Amendment Bylaw 2016, No. 18724"  
 7916-0025-00 – Investors Group Trust Co. Ltd.  
 c/o Rising Tide Consulting (Rebecca Hardin)  
 15950 Fraser Highway - to amend CD By-law No. 12700 in order to allow a licensee retail store (private liquor store) with additional fascia signage in a standalone commercial building.

Approved by Council: May 2, 2016

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 1995, No. 12700, Amendment Bylaw, 1997, No. 13049, Amendment Bylaw 2016, No. 18724" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R16-1068

Carried

**Development Variance Permit No. 7916-0025-00**  
 15950 Fraser Highway

Supported by Council: May 16, 2016

To vary "Surrey Sign By-law, 1999, No. 13656", as amended, as follows:

- (a) In Sub-section 27.(2)(a) the maximum number of fascia signs is increased from two to six.

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That Development Variance Permit  
 No. 7916-0025-00 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.R16-1069

Carried

## PERMIT APPROVALS

4. **Development Variance Permit No. 7915-0444-00**  
 G. Cal Holdings Inc. Owners of Strata Plan BCS443  
 c/o G. Cal Holdings Inc.  
 Unit 102, 10439 – 173 Street

**Note:** Planning and Development advise (see memorandum dated May 18, 2016 in  
 back-up) that Schedule A has been modified to correctly identify the  
 10 parking spaces allocated to the subject Unit 102 and the adjacent Unit 103.  
 A restrictive covenant to limit gym usage is no longer required due to  
 changes to the BC Building Code which limits the gym area to 10 patrons at  
 any given time.

Supported by Council: May 2, 2016

To vary "Surrey Zoning By-law, 1979, No. 5942", as amended, as follows:

- (a) In Section D.5 of Part 5, Off-Street Parking, the number of required off-  
 street parking spaces is reduced from 31 to 10 for a fitness facility (cross-fit  
 gym) (see Schedule A).

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

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That Development Variance Permit  
 No. 7915-0444-00 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.R16-1070

Carried

5. **Development Variance Permit No. 7915-0361-00**  
 City of Surrey  
 c/o Office of McFarlane Biggar Architects and Designers Inc. (Nick Foster)  
 Portion of 10275 City Parkway



Supported by Council: January 11, 2016

To vary "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1999, No. 13882, Amendment By-law, 1999, No. 15125", as amended, as follows:

- (a) In Sub-section F.1, the minimum north (103 Avenue) yard and east (City Parkway) yard setbacks for buildings and structures are reduced from 2.0 metres (7 ft.) to 0 metre (0 ft.); and
- (b) In Sub-section H.1, the required parking for a commercial retail unit is reduced from 3 parking spaces to zero.

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

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That Development Variance Permit

No. 7915-0361-00 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.R16-1071

Carried

**Development Permit No. 7915-0361-00**

Portion of 10275 City Parkway

To permit the expansion (north end) of the Surrey Central SkyTrain Station.

Authorized to draft: December 14, 2015

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

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That the Mayor and Clerk be authorized to

execute Development Permit No. 7915-0361-00.

RES.R16-1072

Carried

**6. Development Permit No. 7915-0348-00**

Pacific Link Industrial Park Ltd.

c/o Wesgroup (Lou Smith)

10240 Grace Road

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

Authorized to draft: February 1, 2016





- I. CLERKS REPORT
- J. OTHER BUSINESS
- K. ADJOURNMENT

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That the Monday, May 30, 2016 Regular  
Council – Land Use meeting be adjourned.  
RES.R16-1076 Carried

The Regular Council - Land Use meeting adjourned at 7:10 p.m.

Certified correct:

  
Jane Sullivan, City Clerk

  
Mayor Linda Heppner