

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. **7916-0027-00**
5219 - 188 Street
Bartek Fara Foszyn, Bartek Construction Ltd. / 1057725 B.C. Ltd.
Director Information: Mark Alan Halvorsen
Officer Information: Mark Alan Halvorsen (Director/President),
Debbie Halvorsen (Secretary)
Development Permit
to permit the development of an 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:

1. Council authorize staff to draft Development Permit No. 7916-0027-00 generally in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where

necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
- (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect.

RES.R16-1116

Carried

NEWTON

2. 7914-0347-00
 7825 - 128 Street
 7843 - 128 Street
 Wojciech (Voytek) Grzybowicz, WGA Architecture Inc.
 Papa Roni's Pizza & Chicken Ltd. / Alderbrook Ventures Ltd.
 576624 B.C. Ltd., Director Information: Surinderpal K Hare
Officer Information as at December 15, 2014: Surinderpal K Hare
 (President, Secretary)
 525448 B.C. Ltd., Director Information: Sandeep K Sran
Officer Information as at August 19, 2015: Sandeep K Sran (President, Secretary)
 646451 B.C. Ltd., Director Information: Amarjit K Saini
Officer Information as at April 25, 2016: Amarjit K Saini (President, Secretary)
 Rezoning from RA to CD (Based on IL)
 Development Permit / Development Variance Permit
to permit the development of two multi-tenant industrial 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. 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 authorize staff to draft Development Permit No. 7914-0347-00, including a comprehensive sign design package, generally in accordance with the attached drawings (Appendix II).

- 3. Council approve Development Variance Permit No. 7914-0347-00, varying the following to proceed to Public Notification:
 - (a) to permit two free-standing signs on 128 Street within the front yard setback that advertise businesses within a multi-tenant industrial building setback less than 5 metres (15 ft.) from the front lot line.

- 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 road dedication plan 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, as discussed in this report, to the satisfaction of the Planning and Development Department;
 - (f) 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;
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (h) registration of a reciprocal access easement between 7825 - 128 Street and 7843 - 128 Street along the shared lot line.

RES.R16-1117

Carried

It was

Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18768" pass its first reading.

RES.R16-1118

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. 18768" pass its second reading.

RES.R16-1119

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. 18768" be held at the City
 Hall on June 27, 2016, at 7:00 p.m.

RES.R16-1120 Carried

SOUTH SURREY

3. **7916-0109-00**
18920 - 36 Avenue
Navid Fereidonni, Krahn Engineering Ltd. / Garaventa (Canada) Ltd.
 Development Permit
to permit the development of an 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

1. Council authorize staff to draft Development Permit No. 7916-0109-00 generally in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

RES.R16-1121 Carried

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

4. **7916-0167-00**
7327 - 196 Street
Gopal Chauhan, Woodbine Builders Ltd. / Rupinder K Sidhu,
Barjinder K Sidhu, Gurcharan S Sidhu
 Development Variance Permit
to permit the construction of a front access, side-by-side double garage on an RF-12 (Type I) corner 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. 7916-0167-00, to permit the construction of a front access, side-by-side
 double garage on a Type I corner lot in the Single Family Residential (12) Zone, to
 proceed to Public Notification.

RES.R16-1122

CarriedFLEETWOOD/GUILDFORD

5. **7916-0066-00**
7728 - 155 Street
Mike Kompter, Hub Engineering Inc. / Nai T Chang
 NCP Amendment from 1/4 Acre Gross Density (4 upa) to Low-Medium Density
 Cluster (5 upa) / Rezoning from RA to RF
*to allow subdivision into 4 single family lots with a portion of land to the north under
 separate application.*

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 Zone (RF)" and a date
 be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including
 restrictive covenants, dedications, and rights-of-way where necessary,
 are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the
 Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree
 preservation to the satisfaction of the City Landscape Architect;
 - (d) 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;

- (f) the applicant address open space requirements of the Fleetwood Enclave Infill Area Concept Plan, to the satisfaction of the General Manager, Planning and Development;
- (g) the applicant provide an additional community benefit to address the additional pressure that an amendment to the "Low-Medium Density Cluster (5 upa)" designation will have on the larger community, to the satisfaction of the General Manager, Parks, Recreation and Culture; and
- (h) registration of a Section 219 Restrictive Covenant for "no build" on 7728 - 155 Street until future consolidation with a portion of the adjacent property to the north (7748 - 155 Street).

3. Council pass a resolution to amend the Fleetwood Enclave Infill Area Concept Plan to redesignate the land from "1/4 Acre Gross Density 4 (upa)" to "Low-Medium Density Cluster (5 upa)" when the project is considered for final adoption.

RES.R16-1123

Carried

It was

Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2016, No. 18769" pass its first reading.

RES.R16-1124

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. 18769" pass its second reading.

RES.R16-1125

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. 18769" be held at the City
 Hall on June 27, 2016, at 7:00 p.m.

RES.R16-1126

Carried

NEWTON

6. **7914-0314-00**
14082 – 60 Avenue
Mike Kompter, Hub Engineering Inc. / Sullivan 6 Developments Ltd.,
Inc. No. BC1071730
Director Information: Sukhdev Grewal
No Officer Information
Rezoning from RA to RF-12 / Development Variance Permit
to permit the development of 6 single family small lots.

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

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

1. a 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 approve Development Variance Permit No. 7914-0314-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RF-12 Zone on proposed Lot 1 from 15.4 metres (51 ft.) to 14.2 metres (47 ft.); and
 - (b) to vary the Off-Street Parking requirement of the RF-12 Zone to permit a front access driveway on proposed Lots 3 to 6.
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) 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 lot grading plan to the satisfaction of the Planning & 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.R16-1127 Carried
- It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18770" pass its first reading.
- RES.R16-1128 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. 18770" pass its second reading.
- RES.R16-1129 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. 18770" be held at the City
Hall on June 27, 2016, at 7:00 p.m.
- RES.R16-1130 Carried

SOUTH SURREY

7. **7916-0196-00**
16960 - 0A Avenue
Vanessa C. Johnson / Debra R. Hermann, Ricky J. Munn, Vanessa C. Johnson,
Daniel J. Johnson
Restrictive Covenant Amendment
to allow the removal of a tree in the rear yard.

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

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

1. Council approve the applicant's request to amend the Restrictive Covenant No. CA4717070 to allow the removal of a tree (#5327) in the rear yard; and

2. If Council approves the Restrictive Covenant Amendment, then Development Variance Permit No. 7912-0005-00 be revoked, and removed from Title at Land Title Office.

RES.R16-1131

Carried**RESIDENTIAL/INSTITUTIONAL****SOUTH SURREY**

8. **7916-0076-00**
3350 - 151 Street
Kevin Shoemaker, Polygon Harvard Gardens Ltd. / Polygon Harvard Gardens Ltd.
Development Permit
to permit the development of two four-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 authorize staff to draft Development Permit No. 7916-0076-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 1,539 square metres (16,566 square feet) to 895 square metres (9,600 square feet).
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (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) submission of an acoustical report for the units adjacent to 152 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (g) the applicant adequately address the impact of reduced indoor amenity space;
- (h) discharge of Restrictive Covenant CA2848835 (No Development Until Satisfaction of Indoor Amenity Space Requirements); and
- (i) registration of a Section 219 Restrictive Covenant outlining a maintenance agreement for specialty paving material that is located on City property.

RES.R16-1132

Carried

with Councillor Woods opposed

C. ITEMS REFERRED BACK**RESIDENTIAL/INSTITUTIONAL****SOUTH SURREY**

1. **7914-0213-00**
18147 - o Avenue
18253 - o Avenue
18115 - o Avenue
Maggie Koka, Aplin & Martin Consultants Ltd. / Lapierre Holdings Ltd.,
Hazelmere Golf & Tennis Club
OCP Amendment from Agricultural to Suburban
to allow for rezoning and subdivision from 3 lots into approximately 136 single family lots.

Prior to the start of the meeting the Applicant submitted correspondence to the Office of the City Clerk requesting that Application No. 7914-0213-00 be removed from the agenda; therefore, Application No. 7914-0213-00 is considered out of order.

RESIDENTIAL/INSTITUTIONALNEWTON

2. 7914-0286-00
5750 Panorama Drive
Jess Dhillon, Redekop (Panorama) Homes Ltd
Partial OCP Amendment from "Commercial" to "Multiple Residential"
NCP Amendment from "Institutional" to "Commercial", "Townhouses 25 upa max",
"Apartment 65 upa max", and "Park"
Rezoning from CD (By-law No. 12282) to RA, C-8, RM-30 and RM-70
Development Permit / Development Variance Permit
to permit the development of 181 townhouse units, 106 apartment units and a commercial plaza.

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

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

1. a Bylaw be introduced to partially amend the OCP by re-designating a portion of the subject site in Development Application No. 7914-0286-00 from "Commercial" to "Multiple Residential" and a date for Public Hearing be set (Appendix VIII of the March 7, 2016 planning report).
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 "Comprehensive Development Zone (By-law No. 12282)" (CD) to:
 - "Community Commercial Zone" (C-8) for the portion of the site shown as Block E on the attached zoning block plan (Appendix II);
 - "One-Acre Residential Zone" (RA) for the portion of the site shown as Block B on the attached zoning block plan (Appendix II);
 - "Multiple Residential 30 Zone" (RM-30) for the portions of the site shown as Blocks A and C on the attached zoning block plan (Appendix II);

- "Multiple Residential 70 Zone" (RM-70) for the portion of the site shown as Block D on the attached zoning block plan (Appendix II);

and a date be set for Public Hearing.

4. Council authorize staff to draft Development Permit No. 7914-0286-00 including a comprehensive sign design package generally in accordance with the attached drawings (Appendix II).
5. Council approve Development Variance Permit No. 7914-0286-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum setback of the C-8 Zone from 7.5 metres (25 ft.) to:
 - i. 5.0 metres (16.5 ft.) for the east property line (along 152 Street);
 - ii. 4.25 metres (14 ft.) for the west property line; and
 - iii. 4.0 metres (13 ft.) for the north property line (along the new east-west road).
 - (b) to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) to:
 - i. 4.5 metres (15 ft.) to the building face, and 3.5 metres (11 ft.) to the bay window, along Panorama Drive, the new east-west road and the new north-south road;
 - ii. 4.5 metres (15 ft.) to the building face, and 3.4 metres (11 ft.) to the bay window, along 152 Street;
 - iii. 3.0 (10 ft.) to the building face, and 1.9 metres (6 ft.) to the bay window, along the proposed park parcel; and
 - iv. 4.4 metres (14.5 ft.) for Townhouse Building 4 in the southwest corner of the site.
 - (c) to reduce the minimum setback of the RM-70 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for the west, south and north setbacks;
 - (d) to increase the maximum lot coverage of the RM-70 Zone from 33% to 40%; and
 - (e) to reduce the minimum number of on-site resident parking spaces for the apartment site from 151 parking stalls to 139 parking stalls.

6. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a 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) submission of an acoustical report for the townhouse units adjacent to 152 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (g) registration of a Section 219 Restrictive Covenant on the townhouse site to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space; and
 - (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.

7. Council pass a resolution to amend the South Newton NCP to redesignate the land from "Institutional" to "Commercial", "Townhouses 25 upa max.", "Apartments 65 upa max." and "Park", as well as adjust the road network when the project is considered for final adoption, per Appendix VII of the March 7, 2016 planning report.

RES.R16-1133

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That "Surrey Official Community Plan Bylaw,

2013, No. 18020, Amendment Bylaw, 2016, No. 18683" pass its first reading.

RES.R16-1134

Carried

The said Bylaw was then read for the second time.

RES.R16-1135 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2016, No. 18683" pass its second reading.
Carried

RES.R16-1136 It was then Moved by Councillor Gill
Seconded by Councillor Steele
That the Public Hearing on "Surrey Official
Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2016, No. 18683" be
held at the City Hall on June 27, 2016, at 7:00 p.m.
Carried

RES.R16-1137 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18684" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R16-1138 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18684" pass its second reading.
Carried

RES.R16-1139 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. 18684" be held at the City
Hall on June 27, 2016, at 7:00 p.m.
Carried

Council requested staff to arrange for a representative from the School Board to
attend the June 27, 2016, Regular Council Public Hearing .

D. LAND USE CONTRACT TERMINATIONS

NEWTON

1. **7916-0134-00**
13559 - 57 Avenue
5739 and 5719- 136 Street
 Terminate Land Use Contract No. 445
to permit the existing underlying RH Zone to come into effect.

The Planning & Development Department recommends that a Bylaw be introduced to terminate Land Use Contract No. 445 and a date be set for Public Hearing.

RES.R16-1140 It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Land Use Contract No. 445,
 Termination Bylaw, 2016, No. 18756" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R16-1141 It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Land Use Contract No. 445,
 Termination Bylaw, 2016, No. 18756" pass its second reading.
Carried

RES.R16-1142 It was then Moved by Councillor Gill
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Land Use
 Contract No. 445, Termination Bylaw, 2016, No. 18756" be held at the City Hall on
 July 11, 2016, at 7:00 p.m.
Carried

SOUTH SURREY

2. **7916-0135-00**
13458 - No 10 (58 Avenue) Highway
13475 - 57 Avenue
 Terminate Land Use Contract No. 433
to permit the existing underlying RH Zone to come into effect.

The Planning & Development Department recommends that a Bylaw be introduced to terminate Land Use Contract No. 433 and a date be set for Public Hearing.

RES.R16-1143 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 433,
Termination Bylaw, 2016, No. 18757" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R16-1144 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 433,
Termination Bylaw, 2016, No. 18757" pass its second reading.
Carried

RES.R16-1145 It was then Moved by Councillor Gill
Seconded by Councillor Steele
That the Public Hearing on "Surrey Land Use
Contract No. 433, Termination Bylaw, 2016, No. 18757" be held at the City Hall on
July 11, 2016, at 7:00 p.m.
Carried

3. **7916-0131-00**
Greencrest Drive and Crescent Road

Terminate Land Use Contract No. 169
to permit the existing underlying RA-G Zone to come into effect.

The Planning & Development Department recommends that a Bylaw be introduced
to terminate Land Use Contract No. 169 and a date be set for Public Hearing.

RES.R16-1146 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 169,
Termination Bylaw, 2016, No. 18758" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R16-1147 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 169,
Termination Bylaw, 2016, No. 18758" pass its second reading.
Carried

It was then
 Moved by Councillor Gill
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Land Use
 Contract No. 169, Termination Bylaw, 2016, No. 18758" be held at the City Hall on
 July 11, 2016, at 7:00 p.m.

RES.R16-1148 Carried

4. **7916-0129-00**
Chantrell Place

Terminate Land Use Contract No. 310
to permit the existing underlying RA-G Zone to come into effect.

The Planning & Development Department recommends that a Bylaw be introduced
 to terminate Land Use Contract No. 310 and a date be set for Public Hearing.

It was
 Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Land Use Contract No. 310,
 Termination Bylaw, 2016, No. 18759" pass its first reading.

RES.R16-1149 Carried

The said Bylaw was then read for the second time.

It was
 Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Land Use Contract No. 310,
 Termination Bylaw, 2016, No. 18759" pass its second reading.

RES.R16-1150 Carried

It was then
 Moved by Councillor Gill
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Land Use
 Contract No. 310, Termination Bylaw, 2016, No. 18759" be held at the City Hall on
 July 11, 2016, at 7:00 p.m.

RES.R16-1151 Carried

5. **7916-0122-00**
Amble Wood Drive and 17 Avenue

Terminate Land Use Contract No. 493
to permit the existing underlying RH-G Zone to come into effect.

The Planning & Development Department recommends that a Bylaw be introduced
 to terminate Land Use Contract No. 493 and a date be set for Public Hearing.

RES.R16-1152 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 493,
Termination Bylaw, 2016, No. 18760" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R16-1153 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 493,
Termination Bylaw, 2016, No. 18760" pass its second reading.
Carried

RES.R16-1154 It was then Moved by Councillor Gill
Seconded by Councillor Steele
That the Public Hearing on "Surrey Land Use
Contract No. 493, Termination Bylaw, 2016, No. 18760" be held at the City Hall on
July 11, 2016, at 7:00 p.m.
Carried

6. **7916-0123-00**
135A Street and 19 Avenue
Terminate Land Use Contract No. 559
to permit the existing underlying RH-G Zone to come into effect.

The Planning & Development Department recommends that a Bylaw be introduced to terminate Land Use Contract No. 559 and a date be set for Public Hearing

RES.R16-1155 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 559,
Termination Bylaw, 2016, No. 18761" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R16-1156 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 559,
Termination Bylaw, 2016, No. 18761" pass its second reading.
Carried

It was then
 Contract No. 559, Termination Bylaw, 2016, No. 18761" be held at the City Hall on July 11, 2016, at 7:00 p.m.

Moved by Councillor Gill
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Land Use
 Contract No. 559, Termination Bylaw, 2016, No. 18761" be held at the City Hall on July 11, 2016, at 7:00 p.m.

RES.R16-1157 Carried

7. **7916-0125-00**
141 Street and 26A Avenue
 Terminate Land Use Contract No. 431
to permit the existing underlying RA-G Zone to come into effect.

The Planning & Development Department recommends that a Bylaw be introduced to terminate Land Use Contract No. 431 and a date be set for Public Hearing.

It was
 Termination Bylaw, 2016, No. 18762" pass its first reading.

Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Land Use Contract No. 431,
 Termination Bylaw, 2016, No. 18762" pass its first reading.

RES.R16-1158 Carried

The said Bylaw was then read for the second time.

It was
 Termination Bylaw, 2016, No. 18762" pass its second reading.

Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Land Use Contract No. 431,
 Termination Bylaw, 2016, No. 18762" pass its second reading.

RES.R16-1159 Carried

It was then
 Contract No. 431, Termination Bylaw, 2016, No. 18762" be held at the City Hall on July 11, 2016, at 7:00 p.m.

Moved by Councillor Gill
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Land Use
 Contract No. 431, Termination Bylaw, 2016, No. 18762" be held at the City Hall on July 11, 2016, at 7:00 p.m.

RES.R16-1160 Carried

8. **7916-0128-00**
26 Avenue between 134 Street and 136 Street
 Terminate Land Use Contract No. 560
to permit the existing underlying RA-G Zone to come into effect.

The Planning & Development Department recommends that a Bylaw be introduced to terminate Land Use Contract No. 560 and a date be set for Public Hearing.

RES.R16-1161 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 560,
Termination Bylaw, 2016, No. 18763" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R16-1162 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 560,
Termination Bylaw, 2016, No. 18763" pass its second reading.
Carried

RES.R16-1163 It was then Moved by Councillor Gill
Seconded by Councillor Steele
That the Public Hearing on "Surrey Land Use
Contract No. 560, Termination Bylaw, 2016, No. 18763" be held at the City Hall on
July 11, 2016, at 7:00 p.m.
Carried

9. **7916-0136-00**
5832 and 5822 - 132 Street
Terminate Land Use Contract No. 519
to permit the existing underlying RH Zone to come into effect.

The Planning & Development Department recommends that a Bylaw be introduced to terminate Land Use Contract No. 519 and a date be set for Public Hearing.

RES.R16-1164 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 519,
Termination Bylaw, 2016, No. 18764" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R16-1165 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 519,
Termination Bylaw, 2016, No. 18764" pass its second reading.
Carried

It was then Moved by Councillor Gill
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Land Use
 Contract No. 519, Termination Bylaw, 2016, No. 18764" be held at the City Hall on
 July 11, 2016, at 7:00 p.m.

RES.R16-1166 Carried

- 10. 7916-0121-00**
Amble Greene Drive and 20 Avenue
Amble Greene Boulevard and 16 Avenue
 Terminate Land Use Contract No. 472
to permit the existing underlying RA and RH-G Zones to come into effect.

The Planning & Development Department recommends that a Bylaw be introduced to terminate Land Use Contract No. 472 and a date be set for Public Hearing.

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Land Use Contract No. 472,
 Termination Bylaw, 2016, No. 18765" pass its first reading.

RES.R16-1167 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Land Use Contract No. 472,
 Termination Bylaw, 2016, No. 18765" pass its second reading.

RES.R16-1168 Carried

It was then Moved by Councillor Gill
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Land Use
 Contract No. 472, Termination Bylaw, 2016, No. 18765" be held at the City Hall on
 July 11, 2016, at 7:00 p.m.

RES.R16-1169 Carried

- 11. 7916-0126-00**
Northwest Corner of 144 Street and 24 Avenue
 Terminate Land Use Contract No. 579
to permit the existing underlying RA-G Zone to come into effect.

The Planning & Development Department recommends that a Bylaw be introduced to terminate Land Use Contract No. 579 and a date be set for Public Hearing.

RES.R16-1170 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 579,
Termination Bylaw, 2016, No. 18766" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R16-1171 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 579,
Termination Bylaw, 2016, No. 18766" pass its second reading.
Carried

RES.R16-1172 It was then Moved by Councillor Gill
Seconded by Councillor Steele
That the Public Hearing on "Surrey Land Use
Contract No. 579, Termination Bylaw, 2016, No. 18766" be held at the City Hall on
July 11, 2016, at 7:00 p.m.
Carried

12. 7916-0127-00

25 Avenue between 134 Street and 136 Street

Terminate Land Use Contract No. 483

to permit the existing underlying RA-G Zone to come into effect.

The Planning & Development Department recommends that a Bylaw be introduced to terminate Land Use Contract No. 483 and a date be set for Public Hearing.

RES.R16-1173 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 483,
Termination Bylaw, 2016, No. 18767" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R16-1174 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 483,
Termination Bylaw, 2016, No. 18767" pass its second reading.
Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Steele

That the Public Hearing on "Surrey Land Use

Contract No. 483, Termination Bylaw, 2016, No. 18767" be held at the City Hall on July 11, 2016, at 7:00 p.m.

RES.R16-1175

Carried

E. CORPORATE REPORTS

The Corporate Report under date of June 13, 2016 was considered and dealt with as follows:

Item No. L001 Application to Remove and Deposit Soil at 19474 - 16 Avenue
File: 4520-80 (19474-01600)

The General Manager, Engineering submitted a report to advise Council about an application to extract gravel and deposit soil at 19474 - 16 Avenue and to seek approval to advance the application to a Public Hearing.

The General Manager, Engineering was recommending approval of the recommendations outlined in the report.

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That Council:

1. Receive Corporate Report L001 as information;
2. The permit application not be supported; and
3. The permit application be referred back to the applicant given the concerns as documented in the report.

RES.R16-1176

Carried

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BYLAWS AND PERMITS

BYLAWS

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18607"
7915-0351-00 - 0829526 B.C. Ltd. (Director Information: Prabjot Randhawa)
c/o Hub Engineering Inc. (Mike Kompter)
CD By-law No. 17619 to RF-SD - 19439 - 72 Avenue - to subdivide into 8 small lots
for 8 semi-detached homes.

Approved by Council: November 30, 2015

- * Planning and Development advise (see memorandum dated June 8, 2016 in back-up) that it is in order for Council to pass a resolution amending the East Clayton Neighbourhood Concept Plan Extension – North of 72 Avenue by removing the reference to "Proposed Manor House".

It was Moved by Councillor Gill
Seconded by Councillor Steele
That Council amend the East Clayton Neighbourhood Concept Plan Extension – North of 72 Avenue by removing the reference to "Proposed Manor House".

RES.R16-1177 Carried

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18607" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R16-1178 Carried

BYLAWS WITH PERMITS

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18302" 7913-0265-00 – Gloria and James Fournier c/o McElhanney Consulting Services Ltd. (James Pernu) RA to RH – 14517 – 32 Avenue - to subdivide into 2 single family half-acre residential lots.

Approved by Council: September 8, 2014

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18302" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R16-1179 Carried

Development Variance Permit No. 7913-0265-00 14517 – 32 Avenue

Supported by Council: September 29, 2014

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

- (a) Section F, Part 14 "Half-Acre Residential Zone (RH)", the minimum front yard setback to the principal building is varied from 7.5 metres (25 ft.) to 20 metres (66 ft.) for Lots 1 and 2;

- (b) Section F, Part 14 "Half-Acre Residential Zone (RH)", the minimum side yard setback to the principal building is varied from 4.5 metres (15 ft.) to 3.0 metres (10 ft.) for proposed Lot 1; and
- (c) Section F, Part 14 "Half-Acre Residential Zone (RH)", the minimum west side yard setback to the principal building is varied from 4.5 metres (15 ft.) to 1.8 metres (6 ft.) for proposed Lot 2.

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Development Variance Permit
 No. 7913-0265-00 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.R16-1180

Carried

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18634"
 7915-0381-00 – IK 168 Projects Inc.
 c/o Hub Engineering Inc. (Mike Kompter)
 RA to RF, RF-10 and RH - 2501, 2535, 2555 and 2575 – 168 Street - to subdivide into 19 single family lots.

Note: Change in ownership

Approved by Council: December 14, 2015

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2015, No. 18634" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R16-1181

Carried

Development Variance Permit No. 7915-0381-00
 2501, 2535, 2555 and 2575 – 168 Street

Supported by Council: January 11, 2016

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

- (a) In Subsection F. Yard and Setbacks, of Part 16 Single Family Residential Zone, the minimum side yard (south) setback is reduced from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for proposed Lot 1.

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Development Variance Permit
 No. 7915-0381-00 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.R16-1182

Carried

4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18486"
 7913-0127-00 – 0962492 B.C. Ltd. (Director Information: Rossano De Cotiis)
 c/o Onni Group (Jason Newton)
 A-1 to IB-2 – 18810 – 24 Avenue - to develop 2 multi-tenant industrial buildings.

Approved by Council: July 13, 2015

- * Planning and Development advise (see memorandum dated June 8, 2016 in
 back-up) that it is in order for Council to pass a resolution amending the
 Campbell Heights Local Area Plan to redesignate the land adjacent to
 24 Avenue from "Landscaping Strips" to "Business Park" and to update the
 drainage requirements for this part of the plan area.

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Council amend the Campbell Heights
 Local Area Plan to redesignate the land adjacent to 24 Avenue from "Landscaping
 Strips" to "Business Park" and to update the drainage requirements for this part of
 the plan area.

RES.R16-1183

Carried

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2015, No. 18486" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.

RES.R16-1184

Carried

Development Permit No. 7913-0127-00
 18810 – 24 Avenue

To permit the development of two multi-tenant industrial buildings.

Authorized to draft: July 13, 2015

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

RES.R16-1185 It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7913-0127-00 .
Carried

5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18521"
 7915-0052-00 - Anthem 16434 Fraser Developments Ltd.
 c/o Brent Carlson
 RA to RM-30 - 16434 Fraser Highway - to develop approximately 73 townhouse units.

Approved by Council: September 14, 2015

RES.R16-1186 It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2015, No. 18521" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
Carried

Development Variance Permit No. 7915-0052-00
 16434 Fraser Highway

Supported by Council: September 28, 2015

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

- (a) to reduce the minimum south rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.0 metres (13 ft.) to the building face and to 2.9 metres (10 ft.) to the roof overhangs;
- (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.) to the building face and to 2.1 metres (7.0 ft.) to the roof overhangs; and
- (c) to reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the building face and to 2.1 metres (7.0 ft.) to the roof overhangs of the townhouse buildings and to 2.0 metres (6.6 ft.) to the building face and to 0.5 metres (1.7 ft.) to the roof overhangs of the indoor amenity building.

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Development Variance Permit
 No. 7915-0052-00 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.R16-1187

Carried

Development Permit No. 7915-0052-00
 16434 Fraser Highway

To permit the development of 73 townhouse units.

Authorized to draft: September 14, 2015

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

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7915-0052-00 .

RES.R16-1188

Carried

APPLICATIONS/BYLAWS/PERMITS TO BE CLOSED

6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18274"
 7912-0004-00 – Loblaw Properties West Inc.
 c/o Omicron Canada Inc. (Jordan Levine)
 C-8 to CD – 7550 King George Boulevard - to develop a gas station on a
 commercial shopping centre site in the Newton Town Centre.

Approved by Council: July 21, 2014

- * Planning and Development advise (see memorandum dated May 30, 2016 in the
 back-up) that the applicant has withdrawn their application. Council is requested
 to close Application No. 7912-0004-00 and file Bylaw No. 18274.

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Council close Application
 No. 7912-0004-00 and file "Surrey Zoning Bylaw, 1993, No. 12000, Amendment
 Bylaw, 2014, No. 18274"

RES.R16-1189

Carried

MISCELLANEOUS

7. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18631"
7915-0223-00 – Mosaic Guildford Holdings Ltd. and Mosaic Guildford North
Holdings Ltd.
c/o Mosaic Guildford North Holdings Ltd. (Stephanie Bird)
CD (By-law No. 11805) to CD - 10160 – 149 Street, 14970 and 14975 – 101A Avenue -
to develop 203 apartment units (in two, 4-storey apartment buildings) and
24 townhouse units.

Approved by Council: December 14, 2015

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18631" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R16-1190

Carried

Development Permit No. 7915-0223-00

10160 – 149 Street, 14970 and 14975 – 101A Avenue

To permit the development of 203 apartment units and 24 townhouse units.

Authorized to draft: December 14, 2015

Note: Planning and Development advise (see memorandum dated June 7, 2016 in
back-up) that with the issuance of Development Permit No. 7915-0223-00, it
is in order for Council to revoke the Notice of Permit for Development
Permit Nos. 6789-0475-00 and 7903-0305-00 from Title for the three
existing lots located at 10160 – 149 Street, 14970 and 14975 – 101A Avenue as
they are no longer required.

It was Moved by Councillor Gill
Seconded by Councillor Steele
That Council revoke the Notice of Permit for
Development Permit Nos. 6789-0475-00 and 7903-0305-00 from Title for the three
existing lots located at 10160 – 149 Street, 14970 and 14975 – 101A Avenue

RES.R16-1191

Carried

It was Moved by Councillor Gill
Seconded by Councillor Steele
That the Mayor and Clerk be authorized to
execute Development Permit No. 7915-0223-00.

RES.R16-1192

Carried

I. CLERKS REPORT

J. OTHER BUSINESS

K. ADJOURNMENT

It was

Moved by Councillor Gill
Seconded by Councillor Woods
That the June 13, 2016 Regular Council –

Land Use meeting be adjourned.
RES.R16-1193

Carried

The Regular Council - Land Use meeting adjourned at 5:54 p.m.

Certified correct:



Jane Sullivan, City Clerk



Mayor Linda Hepner