

Present:Mayor Hepner
Councillor Gill
Councillor Hayne
Councillor Starchuk
Councillor Steele
Councillor Villeneuve
Councillor Woods**Absent:**Councillor Martin
Councillor LeFranc**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****FLEETWOOD/GUILDFORD**

1. **7916-0190-00**
15508 - 104 Avenue
Shauna Johnson, Teck Construction LLP / 653758 B.C. Ltd.
Director Information: Stanley Shenker, Jerzy Taubenfligel
Officer Information as at August 30, 2016: Jerzy Taubenfligel (President),
Stanley Shenker (Secretary)
Development Permit
to permit the construction of an enclosed vehicle drop-off area.

The Planning & Development Department were recommending that Council approve Development Permit No. 7916-0190-00 and authorize the Mayor and Clerk to execute the Permit.

It was

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

execute Development Permit No. 7916-0190-00.

RES.R16-1254

Carried

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

1. Council approve Temporary Use Permit No. 7915-0307-00 to proceed to Public Notification.
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; and
 - (b) completion of the Pre-Servicing Requirements identified for the proposed truck parking facility, described in Schedule B of Appendix III.
3. Council direct staff to bring forward this application 6 months from the date of approval to proceed (i.e. first Council meeting after December 27, 2016) for consideration of filing, if the Pre-Servicing Requirements have not been adequately fulfilled by the applicant.

RES.R16-1258

CarriedSOUTH SURREY

4. **7915-0353-00**
18787 - 25 Avenue
Christian Hamm, Integrated Construction / Subzero Cold Logistics Inc.
 Development Permit / Development Variance Permit
to permit the development of a cold storage industrial facility.

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

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

1. Council authorize staff to draft Development Permit No. 7915-0353-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7915-0353-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum width of the truck maneuvering aisle along the northern property line from 7.5 metres (25 ft.) to 5.5 metres (18 ft.);

3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

RES.R16-1259

CarriedSURREY CITY CENTRE/WHALLEY

5. **7916-0170-00**
10650 King George Boulevard
Rick Jones, Urban Design Group Architects Ltd / The Dells Holdings Ltd., Inc. No. 46204
 Development Permit
to allow two, double-faced, free-standing signs and a projecting sign for each tenant within an existing shopping centre.

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

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

1. Council approve the applicant's request to vary the Sign By-law as described in Appendix II.
2. Council approve Development Permit No. 7916-0170-00 for a comprehensive sign design package and authorize the Mayor and Clerk to execute the Permit (see Appendix III).

RES.R16-1260

Carried

6. **7916-0188-00**
10531 - 140 Street
Jessica Pullan, Porte Communities / Alice Shen, Allan Shen
 Temporary Use Permit
to permit the development of a temporary real estate sales centre for three, 6-storey, apartment buildings proposed on lands to the north.

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 approve Temporary Use Permit No. 7916-0188-00 to proceed to Public Notification.
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 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; and
 - (d) submission of a security to ensure that the site is restored following termination of the Temporary Use Permit.

RES.R16-1261

Carried

RESIDENTIAL/INSTITUTIONAL

FLEETWOOD/GUILDFORD

7. **7916-0288-00**
18293 - 96 Avenue
Dale E. Leinweber, Karon L. Leinweber
Development Variance Permit
to permit an accessory building with a lot coverage greater than the principal building on the suburban residential 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. 7916-0288-00, to vary the definition of *accessory building* in Part 1 of Surrey Zoning By-law No. 12000 to permit an accessory building (workshop/garage) to have a lot coverage greater than the principal building on the lot, to proceed to Public Notification.

RES.R16-1262

Carried

8. **7915-0108-00**
7918 - 168 Street
Colin A. Hogan, Focus Architecture Incorporated,
Hayers Builders Group (Fleetwood Townhomes) Ltd.
 OCP Amendment from Urban to Multiple Residential
 Rezoning from RA to RM-30 / Development Permit
 Development Variance Permit
to permit the development of approximately 22 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 (Appendix VIII) from Urban to Multiple Residential and a date to be set for Public Hearing.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. a Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
4. Council approve the applicant's request to eliminate the required indoor amenity space.
5. Council authorize staff to draft Development Permit No. 7915-0108-00 generally in accordance with the attached drawings (Appendix II).
6. Council approve Development Variance Permit No. 7915-0108-00, varying the following, to proceed to Public Notification:

- (a) to reduce the minimum front yard (west) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) to the corner of Building 1, and to 5.5 metres (18 ft.) to corner of Building 2 and to 5.0 metres (16.5 ft.) to the building overhang of Building 2;
 - (b) to reduce the minimum rear yard (east) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to the building face and to 5.0 metres (16.5 ft.) to the roof overhang of Building 4, and to 3.0 metres (10 ft.) to the building face of the east townhouse unit in Building 5 and to 2.5 metres (8 ft.) to the building face of the electrical room and to 1.5 metres (5 ft.) to the electrical room roof overhang of Building 5;
 - (c) to reduce the minimum north side 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 3.0 metres (10 ft.) to the roof overhangs of Buildings 1 and 5;
 - (d) to reduce the minimum south side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) to the building face and to 5.0 metres (16.5 ft.) to the roof overhangs of Buildings 3 and 4; and
 - (e) to increase the maximum permitted building height of the RM-30 Zone from 13 metres (42.5 ft.) to 13.5 metres (43.5 ft.) for Building 4 only.
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 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 to the satisfaction of the Planning and Development Department;
 - (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;

- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (h) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
- (i) the applicant adequately address the impact of no indoor amenity space; and
- (j) provision of community benefit to satisfy the OCP Amendment policy for OCP Amendment applications.

RES.R16-1263

Carried

Council requested staff to provide a report, prior to Public Hearing, outlining how the ingress and egress will be handled at the subject site along with detail regarding how long the temporary road sharing solution will be in place.

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2016, No. 18774" pass its first reading.

RES.R16-1264

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. 18774" pass its second reading.

RES.R16-1265

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. 18774" be held at the City Hall on Monday, July 11, 2016, at 7:00 p.m.

RES.R16-1266

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18775" pass its first reading.

RES.R16-1267

Carried

The said Bylaw was then read for the second time.

RES.R16-1268 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18775" pass its second reading.
Carried

RES.R16-1269 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. 18775" be held at the City
Hall on Monday, July 11, 2016, at 7:00 p.m.
Carried

SOUTH SURREY

9. **7915-0292-00**
16618 - Edgewood Drive
Mike Kompter, Hub Engineering Inc. / Ikonik Projects Ltd.
Rezoning from RA to RF-10 and RF-12
to allow subdivision into 7 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 shown on the Rezoning Block Plan (Appendix II) Block A from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)"; and Block B from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)", and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

- (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (f) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 7 until future consolidation with the adjacent property at 2152 - 166 Street; and
- (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

RES.R16-1270

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. 18776" pass its first reading.

RES.R16-1271

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. 18776" pass its second reading.

RES.R16-1272

Carried
with Councillor Woods opposed

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. 18776" be held at the City
Hall on Monday, July 11, 2016, at 7:00 p.m.

RES.R16-1273

Carried

- 10. 7915-0269-00**
15370 - 28 Avenue
Roger Jawanda, CitiWest Consulting Ltd. / Maxime Evans,
Michael W. Kueng
Rezoning from RF to RF-10
to allow subdivision into four (4) 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 "Single Family Residential Zone" (RF) to "Single Family Residential (10) Zone (RF-10)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval of rezoning 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) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.
3. Council pass a resolution to amend the King George Highway Corridor Land Use/Development Concept Plan to redesignate the land from "Single Family (6 upa)" to "Single Family Small Lots" when the project is considered for final adoption.

RES.R16-1274

Carried

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2016, No. 18777" pass its first reading.

RES.R16-1275

Carried

The said Bylaw was then read for the second time.

RES.R16-1276 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18777" pass its second reading.
Carried

RES.R16-1277 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. 18777" be held at the City
Hall on Monday, July 11, 2016, at 7:00 p.m.
Carried

11. **7916-0205-00**
13495 - 19 Avenue
Greg Levy, Jacqueline M. Levy
Development Variance Permit
*to reduce the minimum front yard and side yard flanking street setbacks for a
proposed accessory structure.*

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

RES.R16-1278 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That Council approve Development Variance
Permit No. 7916-0205-00, varying the following, to proceed to Public Notification:

- (a) to reduce the minimum front yard setback of Land Use Contract No. 559 from 18 metres (60 ft.) to 10.5 metres (35 ft.); and
- (b) to reduce the minimum side yard flanking street setback of Land Use Contract No. 559 from 7.5 metres (25 ft.) to 4.5 metres (15 ft.).

Carried

CLOVERDALE/CLAYTON

12. **7914-0137-00**
5928 - 168 Street
Dexter Hirabe, WSP Canada Inc. / Rani Dhillon, Chamkaur S. Dhillon
Rezoning from RF to RF-12
to allow subdivision into two 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 "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) 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) registration of a Section 219 Restrictive Covenant for "no build" along the south portion of proposed Lot 2 for future consolidation with the adjacent property to the south located at 5922 – 168 Street;
 - (f) registration of a Section 219 Restrictive Covenant to increase the front yard setbacks for proposed Lots 1 and 2 to 7.5 metres (25 ft.) measured to the face of the principal building, and 5.5 metres (18 ft.) measured to the front porch or veranda; and
 - (g) provide the City cash-in-lieu for 50% of the construction cost of the 6-metre (20 ft.) wide future east/west lane, adjacent proposed Lot 1.

RES.R16-1279

Carried

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2016, No. 18778" pass its first reading.

RES.R16-1280

Carried

The said Bylaw was then read for the second time.

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| RES.R16-1281 | It was

Amendment Bylaw, 2016, No. 18778" | Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
pass its second reading.
<u>Carried</u> |
| RES.R16-1282 | It was then

Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18778" | Moved by Councillor Gill
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
be held at the City
Hall on Monday, July 11, 2016, at 7:00 p.m.
<u>Carried</u> |

FLEETWOOD/GUILDFORD

13. **7912-0265-00**
10463 – 158 Street
Matt Reid, Dawson Sawyer Properties Ltd. / Royan Barryman
OCP Amendment of a portion from Urban to Multiple Residential
Rezoning of a portion from RA to RM-30 / Development Permit
Development Variance Permit
to permit the development of approximately 38 townhouse units in Guildford.

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

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| It was | Moved by Councillor Gill
Seconded by Councillor Steele
That: |
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1. a Bylaw be introduced to amend the OCP by re-designating a portion of the subject site (Appendix VI) from Urban to Multiple Residential and a date to be set for Public Hearing.
 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 a portion of the subject site as shown as Block A on the Survey Plan attached as Appendix II from "One-Acre Residential Zone (RA)" 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 114 square metres (1,220 square feet) to 85 square metres (915 square feet).

5. Council authorize staff to draft Development Permit No. 7912-0265-00 generally in accordance with the attached drawings (Appendix II).
6. Council approve Development Variance Permit No. 7912-0265-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard (east) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.0 metres (13 ft.) to the building face and 3.0 metres (10 ft.) to the roof overhang;
 - (b) to reduce the minimum rear yard (west) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 7.0 metres (23 ft.) to the building face and 5.5 metres (18 ft.) to the decks and roof overhangs of Building 4, and to 3.0 metres (10 ft.) to the building face and 2.5 metres (8.0 ft.) to the roof overhang of Building 5;
 - (c) to reduce the minimum north side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) to the building face and 4.5 metres (15 ft.) to building columns and roof overhangs; and
 - (d) to reduce the minimum south side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to the building face and 5.0 metres (16.5 ft.) to the roof overhangs of Building 5, and to 6.0 metres (20 ft.) to the building face and to 4.0 metres (13 ft.) to the rear decks and roof overhangs of Building 6.
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) provision of community benefit to satisfy the OCP Amendment policy for OCP Amendment applications;
- (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (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 adequately address the impact of reduced indoor amenity space; and
- (m) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

RES.R16-1283

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2016, No. 18779" pass its first reading.

RES.R16-1284

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2016, No. 18779" pass its second reading.

RES.R16-1285

Carried

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. 18779" be held at the City Hall on Monday, July 11, 2016, at 7:00 p.m.

RES.R16-1286

Carried

RES.R16-1287 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18780" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R16-1288 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18780" pass its second reading.
Carried

RES.R16-1289 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. 18780" be held at the City
Hall on Monday, July 11, 2016, at 7:00 p.m.
Carried

NEWTON

14. **7915-0368-00**
14884 - 72 Avenue
Portion of Lane
Dharam Kajal, Westridge Engineering & Consulting Ltd
Jaswinder K. Grewal, Satinderpal S. Grewal
NCP Amendment from Urban Single Family Residential to Single Family Small
Lots / Rezoning of portions from RA to RF-10 and RF-12
to allow subdivision into 3 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 shown on the Survey Plan (Appendix II) Block A from "One-Acre Residential Zone" (RA) to "Single Family Residential (10) Zone" (RF-10) and Block B from "One-Acre Residential Zone" (RA) to "Single Family Residential (12) Zone" (RF-12), and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:

- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

3. Council pass a resolution to amend East Newton South NCP to redesignate the land from "Urban Single Family Residential" and "Landscape Buffer Strips" to "Single Family Small Lots" when the project is considered for final adoption.

RES.R16-1290

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Steele

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

Amendment Bylaw, 2016, No. 18781" pass its first reading.

RES.R16-1291

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. 18781" pass its second reading.

RES.R16-1292

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. 18781" be held at the City Hall on Monday, July 11, 2016, at 7:00 p.m.

RES.R16-1293

Carried

SOUTH SURREY

15. 7916-0103-00
2516 - 164 Street
2504 - 164 Street
Dexter Hirabe, WSP Canada Inc. / Qualico Developments (Vancouver) Inc.
Rezoning from RA to RF-10 and RF-12
to allow subdivision into 15 small single family lots.

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

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

1. a Bylaw be introduced to rezone the subject site shown on the Survey Plan (Appendix II) Blocks A and C from "One-Acre Residential Zone" (RA) to "Single Family Residential (10) Zone" (RF-10) and Blocks B and D from "One-Acre Residential Zone" (RA) to "Single Family Residential (12) Zone" (RF-12), and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant satisfy the deficiency in tree replacement on the site, 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 a finalized lot grading plan to the satisfaction of the Planning and Development Department; and

- (g) registration of a Section 219 "no build" covenant on the portion of the subject lands shown hatched on the proposed subdivision plan (Appendix II) until these hatched areas are consolidated with the property to the north.

RES.R16-1294 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. 18782" pass its first reading.

RES.R16-1295 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. 18782" pass its second reading.

RES.R16-1296 Carried
with Councillor Woods opposed

Council requested staff to provide report prior to this project going to Public Hearing regarding the school over capacity situation in the Grandview Heights area with an update on how much development has been approved or is in process.

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. 18782" be held at the City
Hall on Monday, July 11, 2016, at 7:00 p.m.

RES.R16-1297 Carried

16. 7916-0118-00
 1083 - 168 Street
 1068 No. 99 Highway
 1109 - 168 Street
 1177 - 168 Street
 Sarah Atkinson / o854559 B.C. Ltd.
Directors: Michael C. Burns, Newton Glassman, Anthony Santo,
 Gabriel de Alba
Officer Information as at January 19, 2015
 Gabriel de Alba (CFO, Other Offices(s))
 Robert (Bob) Kocienski (Other Office(s))
 Scott Phillips (Other Office(s))
 Anthony Santo (CEO)
 OCP Amendment from Mixed Employment to Multiple Residential
 Rezoning from RA to CD (based on RM-30)
to permit a future townhouse development

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 Application No. 7916-0118-00 be
 referred back to staff to:

1. Work with the applicant to address a more contiguous development, for all proposed uses as described in the Application (including commercial);
2. Review the proposed townhouse project in detail (i.e. site planning, tree retention, building design, road network layout, Biodiversity Conservation Strategy (BCS) requirements and riparian area protection);
3. Have the Applicant conduct an extensive Public Consultation process;
4. Update the Application to include more current / figures and revise the project but keep with the spirit of the Application as far as employment lands being generated; and
5. Once all issues noted at the Regular Council Land Use meeting have been resolved to the satisfaction of staff, bring the project back to Council for consideration.

RES.R16-1298

Carried
 with Councillors Villeneuve and Woods
 opposed

Council requested the Applicant to speak to the referral:

S. Atkinson (Applicant): The Applicant noted that the work on the plan has been ongoing for the last year. The current proposal was designed to maximize employment opportunities within the area. The project includes a potential private school and a retail/office development.

The delegation clarified that an Official Community Plan (OCP) amendment is needed for a portion of the block, which would align the project more closely with the regional plan for the residential portion. The preferred option included in the Planning Report includes a private school component with commercial use on the south side of the block. The Applicant is currently working with a private school group but a commitment from Council is required, in terms of the Land Use, before the Applicant can move forward with discussions.

In response to a question from Council, the delegation noted that a business park is not suitable for the location as the site is a gateway to Surrey and industrial use may pose some harm to Fergus Creek; neighbours canvassed within the area prefer a residential / commercial mix and have no objections to the proposal.

The proposal represents the highest and best use of the site. Townhomes would have a \$335 million total economic impact to the local economy.

The Applicant requested that Application No. 7916-0118-00 be referred back to staff to address concerns raised and to review the project in greater detail.

Council requested the Applicant to undertake public consultation with the community and expressed concern that the residential component of the proposal does not have support from the Surrey School Board.

Council requested staff to work with the Applicant to illustrate how the context of the proposal fits with the provisions within the Official Community Plan (OCP).

17. **7915-0390-00**
13270 - King George Boulevard
13286 - King George Boulevard
11079 - Ravine Road
11089 - Ravine Road
Portion of Ravine Road
Maciej Dembek, Barnett Dembek Architects Inc. / Anil Uppal, Anita Uppal,
Kanwaldeep K. Jodhan, Amandeep Singh, 0707784 B.C. Ltd
Directors: Rana Wasif Khaliq
No Officer Information filed as at November 2, 2013:
Rezoning from CHI and RF to CD (based upon RM-135)/ Development Permit
to permit the development of a six-storey apartment building.

- (i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
- (j) registration of Statutory Rights-of-Way and Section 219 Restrictive Covenants to support the installation and operation of the District Energy system;
- (k) the applicant address the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (l) the applicant adequately address the impact of reduced indoor amenity space;
- (m) submission of a geotechnical report to confirm an appropriate building setback from Bolivar Creek Ravine, to the satisfaction of the Planning and Development Department; and
- (n) final acceptance by TransLink of the building siting adjacent the SkyTrain guideway, which runs along King George Boulevard.

RES.R16-1299

Carried

It was

Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2016, No. 18783" pass its first reading.

RES.R16-1300

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. 18783" pass its second reading.

RES.R16-1301

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. 18783" be held at the City
 Hall on Monday, July 11, 2016, at 7:00 p.m.

RES.R16-1302

Carried

C. ITEMS REFERRED BACK

COMMERCIAL/INDUSTRIAL/AGRICULTURALSOUTH 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 to 136 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 Application No. 7914-0213-00 be
 referred back to staff to work with the Applicant to:

1. Review the site in terms of future residential development and the feasibility of the proposed septic field and existing soil quality and ascertain whether or not a sewer system can indeed be supported;
2. Provide completion of the Hazelmere Golf Course Community in terms of estate lots that are viable for the next 50 years with the aim of completing the Golf Course community while maintaining habitat restoration and agricultural uses, and that if the area to the east toward o Avenue is considered for residential development in future, a full Neighbourhood Concept Plan (NCP) would be expected, but not at this time;
3. Provide detailed information in terms of capacity to service this area that is "stand alone" relative to additional flow to the creek; and
4. Ensure that this project is only an extension to complete the build out of the Hazelmere Golf course.

RES.R16-1303

Carried

Maggie Koka (Agent on behalf of the Applicant): The purpose of expanding the residential community is to establish their golf and fishing clubs.

The Applicant wishes to create a high-quality active living community to provide mobility challenge and wheel chair accessible options. They want to support local businesses, the local community and increase the area for active farming.

In terms of the project, the owners understand the complexities and financial responsibilities. The proposal will support a balance of housing options that are within the Cities' Official Community Plan (OCP). The intent is to create a vibrant golf and tennis club to encourage active living and employment opportunities within Surrey.

The Project Developer has committed to taking the numerous historical drainage ditches that exist in the area and consolidating them into a new channel (instead of having multiple channels) in order to have a more open consolidated drainage piece.

The Agent noted that there is an aggressive tree planting scheme planned for the site, which, coupled with the drainage consolidation, will allow for increased benefits for the wildlife habitat and will serve to protect water quality.

The Agent noted that the Applicant fully understands the need to fit and contribute to Hazelmere and is requesting that the consulting team prepare an urban sanitary plan for this development.

Council noted that the concern is that there has not been any extensive planning for the area because it is designated rural and agricultural.

In response, the Agent clarified that there are numerous ways to service the site, the existing system that comes out of the town house and elementary school could be expanded to support future development.

Council expressed concern that the project is premature, and as such it cannot be supported at this time, particularly since Planning Staff is opposed to the project.

Staff, in response to a question from Council, clarified that the current owner could develop the properties on 2-acre lots.

Council requested that the project be referred back to staff to review the site in terms of future residential development and the feasibility of the proposed septic field and existing soil quality and ascertain whether or not a sewer system can indeed be supported.

Council requested the Applicant to work with staff to provide a completion of the Hazelmere Golf Course Community in terms of estate lots that are viable for the next 50 years; and that whatever servicing connection proposed, there should be no late comer agreements along 8 Avenue. The project should be viewed as a completion of the Hazelmere Golf Course Community while maintaining habitat restoration and agricultural uses; and that if the area to the east toward o Avenue is considered for residential development in the future, a full Neighbourhood Concept Plan (NCP) would be expected at that time, but not now.

Council noted that there is a capacity to service this area that is alone. The Agricultural and Food Security Advisory Committee (AFSAC) was supportive of the Application that is before Council and with having additional flow to the creek in the summer.

NEWTON

2. 7911-0313-00
 8120 - 128 Street / 8128 - 128 Street / 8138 - 128 Street
 8140 - 128 Street / 8148 - 128 Street / 8158 - 128 Street
 8166 - 128 Street / 12877 - 80 Avenue / 12885 - 80 Avenue / 12899 - 80 Avenue
 Joe Dhaliwal, Mainland Demo Contracting Ltd. / All Owners in Strata Plan
 BCS1022
 Rezoning from CD (By-law Nos. 15344 & 16768) to CD / Development Permit
 Development Variance Permit
*to permit additional commercial uses at the Payal Business Centre and update the
 property to a commercial standard of design.*

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. In addition to the items listed as conditions of final approval in staff's report to Council dated November 3, 2014 and included in Council Resolution No. R14-1970, a Section 219 Restrictive covenant be registered to prohibit construction of additional floor area on the site, including mezzanine space; and
2. Council consider Third Reading to "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw 2014, No. 18338"

RES.R16-1304 Carried

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment Bylaw 2014, No. 18338" pass its third reading.

RES.R16-1305 Carried

D. LAND USE CONTRACT TERMINATION

E. CORPORATE REPORTS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BYLAWS AND PERMITS

BYLAWS

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18328"
7914-0178-00 – Gurpal and Charanjit Gill, o699400 B.C. Ltd.
(Director Information: Amritpal Gill and Mohinder Samra)
c/o Hunter Laird Eng. Ltd. (Clarence Arychuk)
RA and RF-9C to RF-9C, RF-10 and RF-SD - 7053 – 144A Street, 14433 and
14455 - 70A Avenue - to subdivide into 3 single family small lots and 4 semi-detached
single family lots.

Approved by Council: November 3, 2014

- * Planning and Development advise (see memorandum dated June 22, 2016 in back-up) that it is in order for Council to pass a resolution amending the East Newton South NCP to redesignate a portion of the land from Townhouses (max. 15 upa) to Single Family Small Lots.

It was Moved by Councillor Hayne
Seconded by Councillor Gill
That Council amend the East Newton South
NCP to redesignate a portion of the land from Townhouses (max. 15 upa) to Single
Family Small Lots.

RES.R16-1306

Carried

It was Moved by Councillor Hayne
Seconded by Councillor Gill
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18328" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R16-1307

Carried

BYLAWS WITH PERMITS

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18401"
7914-0030-00 – Ladhar Development Ltd., Sukhvir Sidhu, Pardeep & Karanjit
Dhaliwal, and Vincent & Helen Deangelis
c/o H.Y. Engineering Ltd. (Theresa Rawle)
RA to RH – 13122 – No. 10 (58 Avenue) Highway and Portion of 13143 – 56 Avenue -
to create an 11-lot subdivision.

Approved by Council: January 12, 2015

- * Planning and Development advise (see memorandum dated June 21, 2016 in back-up) that it is in order for Council to pass a resolution amending the West Panorama Ridge Local Area Plan to redesignate the site from Suburban Residential 1 Acre to Suburban Residential 1/2 Acre.

It was Moved by Councillor Hayne
Seconded by Councillor Starchuk
That Council amend the West Panorama Ridge Local Area Plan to redesignate the site from Suburban Residential 1 Acre to Suburban Residential 1/2 Acre.

RES.R16-1308 Carried

It was Moved by Councillor Hayne
Seconded by Councillor Starchuk
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18401" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R16-1309 Carried

Development Variance Permit No. 7914-0030-00
13122 – No. 10 (58 Avenue) Highway and 13143 – 56 Avenue

Supported by Council: February 2, 2015

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

- (a) In Section K. Subdivision of Part 14 Half-Acre Residential Zone (RH), the minimum *Lot Width* is reduced from 30 metres [100ft] to 25.6 metres [84ft] for Lots 2 and 3.

It was Moved by Councillor Hayne
Seconded by Councillor Starchuk
That Development Variance Permit No. 7914-0030-00 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.R16-1310 Carried

I. CLERKS REPORT

J. OTHER BUSINESS

K. ADJOURNMENT

It was


Moved by Councillor Gill
Seconded by Councillor Hayne
That the Monday, June 27, 2016 Regular

Council - Land Use meeting be adjourned.
RES.R16-1311

Carried

The Regular Council - Land Use meeting adjourned at 6:38 p.m.

Certified correct:



Jane Sullivan, City Clerk



Mayor Linda Hepner