

**Present:**

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

**Absent:**

Councillor Steele

**Staff Present:**

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

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

1. **7916-0141-00**  
**7500 - 120 Street**  
**Clifford Dantier, Highwood Enterprises Ltd.**  
Development Variance Permit  
*to reduce the number of required on-site parking spaces for a fitness 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 Martin  
That Council approve Development Variance

Permit No. 7916-0141-00, to reduce the minimum number of required parking spaces from 123 stalls to 106 stalls to accommodate a proposed fitness centre on-site, to proceed to Public Notification.

RES.R16-1373

Carried

2. **7916-0140-00**  
**6788 - 152 Street**  
**Brian Gregg, SitePath Consulting Ltd., Relate Christian Church**  
 Development Variance Permit  
*to vary the height of a free-standing telecommunications tower from 12 metres (40 ft.) to 20 metres (66 ft.) and to reduce the south side yard setback in order to permit the proposed tower and ancillary electrical equipment.*

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

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That Council approve Development Variance Permit No. 7915-0140-00, varying the following, to proceed to Public Notification:

- (a) to vary Part 4 General Provisions of the Zoning By-law, to increase the maximum height of a free-standing telecommunications tower from 12 metres (40 ft.) to 20 metres (66 ft.); and
- (b) to reduce the minimum south side yard setback of the "Assembly Hall 2 Zone (PA-2)" from 3.6 metres (12 ft.) to 0.0 metres (0.0 ft.) for installation of an equipment compound.

RES.R16-1374

Carried

Mayor Hepner requested the Applicant to respond to the question relative to technology used for the signal and the height requirement of the tower. In response, the Applicant clarified that the monopole was designed using the slimmest profile possible that would provide coverage but be the least intrusive.

### SOUTH SURREY

3. **7915-0316-00**  
**15550 - 32 Avenue**  
**Joe Minten, JM Architecture Inc., 1057359 B.C. Ltd.**  
**Director Information: Randeep Gill, Rupinder Kooner**  
**No Officer Information**  
 Amend CD By-law No. 17490 / Development Permit  
*to permit the development of a 3-storey office 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 Martin  
 That:

1. A Bylaw be introduced to amend "Comprehensive Development Zone (CD)" (By-law No. 17490) 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) final approval from the Ministry of Transportation & Infrastructure;
  - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
  - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

RES.R16-1375

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2011, No. 17490 Amendment Bylaw, 2016, No. 18789" pass its first reading.

RES.R16-1376

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2011, No. 17490 Amendment Bylaw, 2016, No. 18789" pass its second reading.

RES.R16-1377

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Martin

That the Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2011, No. 17490 Amendment Bylaw, 2016, No. 18789" be held at the City Hall on Monday, July 25, 2016, at 7:00 p.m.

RES.R16-1378

Carried

RESIDENTIAL/INSTITUTIONALFLEETWOOD/GUILDFORD

4. **7916-0017-00**  
**8697 Harvie Road**  
**Cornelieu Dragomir, St. Nicolae Orthodox Church**  
**St Nicolae Romanian Orthodox Church, Inc.**  
 Temporary Use Permit  
*to permit an existing parking lot associated with a church on an adjacent lot, to remain on the subject lot for a period not to exceed three years.*

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

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

1. Council approve Temporary Use Permit No. 7916-0017-00 to proceed to Public Notification.
2. 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) ensure that a reciprocal parking and access easement is registered across the subject lot (8697 Harvie Road) and the adjacent lot to the south (8679 Harvie Road); and
  - (c) the applicant remove the existing six (6) parking stalls currently located on City property, in the Harvie Road allowance, to the satisfaction of the General Manager, Engineering.

RES.R16-1379

Carried

5. **7915-0299-00**  
**16927 Greenway Drive**  
**James Pernu, McElhanney Consulting Services Ltd., Ram S Gandham**  
**Perry Gandham, Jatinder S Gandham, Nafisa J Ali**  
 Rezoning a portion from RF to RF-G / Development Permit  
 Development Variance Permit  
*to allow subdivision into 4 single family lots and one open space 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 Martin  
That:

1. a Bylaw be introduced to rezone a portion of the subject site as shown as Block A on the attached Survey Plan from "Single Family Residential Zone (RF)" to "Single Family Residential Gross Density Zone (RF-G)" and a date be set for Public Hearing (Appendix I).
2. Council authorize staff to draft Hazard Land Development Permit No. 7915-0299-00, generally in accordance with the geotechnical assessment.
3. Council approve Development Variance Permit No. 7915-0299-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot depth of the RF-G Zone from 28 metres (90 ft.) to 25.4 metres (83 ft.) for proposed Lot 1; and
  - (b) to reduce the minimum lot area for subdivision requirement in the RF-G Zone from 1.0 hectare (2.5 acre) to 0.4 hectare (1.0 acre).
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
  - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
  - (f) the applicant satisfy the requirements for a P-15 Agreement.

RES.R16-1380

Carried

It was

Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2016, No. 18790" pass its first reading.

RES.R16-1381

Carried

The said Bylaw was then read for the second time.

RES.R16-1382 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2016, No. 18790" pass its second reading.  
Carried

RES.R16-1383 It was then Moved by Councillor Gill  
Seconded by Councillor Martin  
That the Public Hearing on "Surrey Zoning  
Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18790" be held at the City  
Hall on Monday, July 25, 2016, at 7:00 p.m.  
Carried

### SOUTH SURREY

6. **7915-0406-00**  
**12938 - 13 Avenue**  
**Tyler Ginther, Carolyn M Ginther**  
Rezoning from RF to RF-O / Development Variance Permit / Development Permit  
*to reduce the front yard setback of a proposed accessory building and increase the  
maximum building height of a flat roof structure.*

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

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

1. A Bylaw be introduced to rezone the subject site from "Single Family Residential Zone" (RF) to "Single Family Residential Oceanfront Zone" (RF-O) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7915-0406-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard (north) setback of the RF-O Zone for an accessory building from 10 metres (33 ft.) to 1.2 metres (4 ft.); and
  - (b) to increase the maximum building height of the RF-O Zone for a flat roof building from 7.3 metres (24 ft.) to 9.2 metres (30 ft.).
3. Council authorize staff to draft Development Permit No. 7915-0406-00 for Hazard Lands.
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) approval and issuance of a Development Permit for Hazard Lands; and
- (c) registration of a Section 219 Restrictive Covenant to ensure future house construction is in accordance with the recommendations in the approved geotechnical report.
- RES.R16-1384 Carried

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2016, No. 18791" pass its first reading.  
RES.R16-1385 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2016, No. 18791" pass its second reading.  
RES.R16-1386 Carried

It was then Moved by Councillor Gill  
Seconded by Councillor Martin  
That the Public Hearing on "Surrey Zoning  
Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18791" be held at the City Hall  
on Monday, July 25, 2016, at 7:00 p.m.  
RES.R16-1387 Carried

7. **7916-0011-00**  
**156 - 171 Street / 138 - 171 Street**  
**111 - 172 Street / 141 - 172 Street**  
**Sam Hooge, Dawson & Sawyer, Hardeep K Kang, Kalwinder S Kang**  
**Shirley E Webb, Ernest C Webb, Darshan S Rangi, Mohinder Bining**  
NCP Amendment from "Townhouse (15 upa)" and "Small Lot Single Family (10 upa)" to "Townhouse (30 upa)" and changes to the road layout  
Rezoning from RA to RM-30 / Development Permit  
Development Variance Permit  
*to permit the development of a 93 unit 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 Martin  
That:

1. a Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of indoor amenity space from 279 square metres (3,003 sq. ft.) to 190 square metres (2,045 sq. ft.).
3. Council authorize staff to draft Development Permit No. 7916-0011-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7916-0011-00, varying the following provisions of the RM-30 Zone, to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback (west) of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for Buildings 1 and 9;
  - (b) to reduce the minimum front yard setback (east) of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for Buildings 14, 15 and 16;
  - (c) to reduce the minimum rear yard setback (west) of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for Building 12;
  - (d) to reduce the minimum rear yard setback (east) of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for Buildings 3 and 4;
  - (e) to reduce the minimum side yard setback (north) of the RM-30 Zone from 7.5 metres (25 ft.) to 7.0 metres (23 ft.) for Buildings 1 and 2 and 6.0 metres (20 ft.) for Buildings 13 and 14; and
  - (f) to reduce the minimum side yard setback (south) of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for Buildings 5, 6, 7, 8 and 9 and 4.5 metres (15 ft.) for Buildings 10 and 16.
5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation & Infrastructure;



- (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (h) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
- (i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
- (j) registration of a P-15 license agreement for riparian enhancement works and monitoring and maintenance on dedicated land;
- (k) registration of a Section 219 Restrictive Covenant to indicate the requirement of a Nest Management Plan for the existing bald eagle nest on the site;
- (l) registration of a 'no-build' restrictive covenant on the subject site until such time as 1<sup>st</sup> Avenue is constructed (under Development Application No. 7916-0117-00); and
- (m) the applicant adequately address the impact of reduced indoor amenity space.

6. Council pass a resolution to amend the Douglas NCP to redesignate the land from "Townhouse (15 upa)" and "Small Lot Single Family (10 upa)" to "Townhouse (30 upa)" and for changes to the road layout when the project is considered for final adoption.

RES.R16-1388

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

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

Amendment Bylaw, 2016, No. 18792" pass its first reading.

RES.R16-1389

Carried

Council requested staff to provide a report regarding how the proposed Neighbourhood Concept Plan (NCP) would impact School District projections to ensure that the figures contained within the Planning Reports are correct.

Mayor Hepner noted that whenever there are NCP changes proposed, the population densities need to be addressed.

The said Bylaw was then read for the second time.

RES.R16-1390 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2016, No. 18792" pass its second reading.  
Carried

RES.R16-1391 It was then Moved by Councillor Gill  
Seconded by Councillor Martin  
That the Public Hearing on "Surrey Zoning  
Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18792" be held at the City  
Hall on Monday, July 25, 2016, at 7:00 p.m.  
Carried

## COMMERCIAL/INDUSTRIAL/AGRICULTURAL

### NEWTON

8. **7916-0241-00**  
**7118 King George Boulevard**  
**Dylan Casola, South Coast British Columbia Transportation Authority**  
**South Coast BC Transportation Authority**  
Temporary Use Permit  
*to allow for the installation of 2 modular trailers to provide washroom and break facilities for bus operators.*

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

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

1. Council approve Temporary Use Permit No. 7916-0241-00 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

- RES.R16-1392 (b) submission of a landscaping plan to the specifications and satisfaction of the Planning and Development Department.  
Carried

Mayor Hepner requested clarification regarding the design changes in Newton and if the modular trailers will be required to be relocated again in the future.

Staff clarified that the request before Council to allow a TUP to allow for the installation of 2 modular trailers to provide washroom and break facilities for bus operators is due to a small change to the current operation in order to accommodate a bus layover. In terms of a long-term solution, the facilities will be constructed on a more permanent basis.

### SOUTH SURREY

9. **7916-0137-00**  
**2423 King George Boulevard**  
**Laura Jones, Pacific Land Group Ltd., Long Holdings Inc.**  
Rezoning from CHI to CD (based on C-8)  
Development Variance Permit  
*to permit additional retail uses within an existing 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 Martin  
That:

1. a Bylaw be introduced to rezone the subject site from "Highway Commercial Industrial Zone" (CHI) to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7916-0137-00, varying the following, to proceed to Public Notification:
  - (a) to defer the works and services requirements of Subdivision and Development By-law No. 8830 for a portion of 24 Avenue and King George Boulevard.
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.

RES.R16-1393 Carried

RES.R16-1394 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2016, No. 18793" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R16-1395 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2016, No. 18793" pass its second reading.  
Carried

RES.R16-1396 It was then Moved by Councillor Gill  
Seconded by Councillor Martin  
That the Public Hearing on "Surrey Zoning  
Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18793" be held at the City  
Hall on Monday, July 25, 2016, at 7:00 p.m.  
Carried

### RESIDENTIAL/INSTITUTIONAL

#### CLOVERDALE/CLAYTON

10. **7915-0041-00**  
**18782 - No. 10 (56 Avenue) Highway**  
**Maggie Koka, Aplin & Martin Consultants Ltd., Manjinder S Johal**  
**Hardeep Johal, Gurmeet S Gill**  
Rezoning of southern portion from RA to CD (based on RH-G)  
*to allow subdivision into 8 small suburban lots and one remainder 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 Martin  
That:

1. a Bylaw be introduced to rezone the portion of the subject site shown as Block A on the Survey Plan attached in Appendix I from "One Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:

- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) 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) the applicant address the cash-in-lieu parkland requirement, comparable to other gross density developments;
- (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, for proposed Lots 1-8;
- (g) registration of a Section 219 Restrictive Covenant for "no build" on proposed Lot 9 to the satisfaction of the Ministry of Transportation & Infrastructure; and
- (h) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

RES.R16-1397

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

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

Amendment Bylaw, 2016, No. 18794" pass its first reading.

RES.R16-1398

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill

Seconded by Councillor Martin

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

Amendment Bylaw, 2016, No. 18794" pass its second reading.

RES.R16-1399

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Martin

That the Public Hearing on "Surrey Zoning

Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18794" be held at the City

Hall on Monday, July 25, 2016, at 7:00 p.m.

RES.R16-1400

Carried

11. **7916-0267-00**  
**6316 Sorrel Place**  
**Nathaniel Stephens, Misty-Dawn Stephens**  
**Nathaniel Stephens**  
 Development Variance Permit  
*to reduce the minimum rear yard setback to permit an addition to an existing single family dwelling on the 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 Martin  
 That Council approve Development Variance Permit No. 7916-0267-00, to reduce the minimum rear yard setback to the principal building under Land Use Contract No. 51 from 7.5 metres (25 ft.) to 5.82 metres (19 ft.), to proceed to Public Notification.

RES.R16-1401

Carried

#### FLEETWOOD/GUILDFORD

12. **7915-0405-00**  
**17056 Greenway Drive**  
**James Evans, Greenway Drive Developments Ltd.**  
**Greenway Drive Developments Ltd.**  
 Rezoning from A-1 to CD (based on RH-G)  
*to allow subdivision into 13 small suburban single family lots and one open space 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 Martin  
 That:

1. a Bylaw be introduced to rezone the subject site from "General Agriculture Zone (A-1)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;

- (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (d) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
- (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.
- RES.R16-1402 Carried

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2016, No. 18795" pass its first reading.  
RES.R16-1403 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2016, No. 18795" pass its second reading.  
RES.R16-1404 Carried

It was then Moved by Councillor Gill  
Seconded by Councillor Martin  
That the Public Hearing on "Surrey Zoning  
Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18795" be held at the City  
Hall on Monday, July 25, 2016, at 7:00 p.m.  
RES.R16-1405 Carried

## COMMERCIAL/INDUSTRIAL/AGRICULTURAL

### NEWTON

13. 7915-0373-00  
8362 - 120 Street  
Joseph M Minten, JM Architecture Inc., 1022312 BC Ltd  
**Director Information:** Amrit Kaur, Vikram Singh  
**No Officer Information**  
**Rezoning from CHI to CD / Development Permit**  
*to permit the development of a three-storey commercial/office 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 Martin  
That:

1. a Bylaw be introduced to rezone the subject site from "Highway Commercial Industrial Zone (CHI)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7915-0373-00 including a comprehensive sign design package generally in accordance with the attached drawings (Appendix II).
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 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;
  - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (e) 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.

RES.R16-1406

Carried

It was  
Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2016, No. 18796" pass its first reading.

RES.R16-1407

Carried

The said Bylaw was then read for the second time.



- RES.R16-1408 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2016, No. 18796" pass its second reading.  
Carried
- RES.R16-1409 It was then Moved by Councillor Gill  
Seconded by Councillor Martin  
That the Public Hearing on "Surrey Zoning  
Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18796" be held at the City  
Hall on Monday, July 25, 2016, at 7:00 p.m.  
Carried

### SOUTH SURREY

14. **7916-0052-00**  
**2919 - 188 Street**  
**2967 - 188 Street**  
**Oleg Verbenkov, Pacific Land Resources Group Inc., Emma Flokstra**  
**Cornelis Flokstra**  
OCP amendment for a portion from Agriculture to Mixed Employment  
LAP Amendment to adjust the boundaries of the Open Space Corridors/Buffers  
and Business Park designations / Rezoning for a portion from A-1 and A-2 to IB-2  
and A-2 / Development Permit  
*to allow for future light industrial or business park uses on the property.*

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

- It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That:
1. A Bylaw be introduced to amend the Official Community Plan (OCP) by re-designating a portion of the subject site from Agricultural to Mixed Employment and a date for Public Hearing be set.
  2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
  3. A Bylaw be introduced to rezone a portion of the subject site from "General Agricultural Zone" (A-1) and "Intensive Agriculture Zone" (A-2) to "Business Park 2 Zone" (IB-2) shown as Block A in the Survey Plan (attached as Appendix I,) and to "Intensive Agriculture Zone" (A-2) shown as Block B in the Survey Plan attached, and a date be set for Public Hearing.

4. Council authorize staff to draft Development Permit No. 7916-0052-00 for Hazard Lands and Farm Protection.
5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) the applicant address the shortfall in tree replacement;
  - (e) input from Senior Government Environmental Agencies;
  - (f) execution of an agreement with the City for maintenance and monitoring of riparian area;
  - (g) registration of a statutory right-of-way to ensure City access to the riparian dedicated area at the rear of the property.
  - (h) registration of a Section 219 Restrictive Covenant to ensure future construction is in accordance with the recommendations in the approved geotechnical report;
  - (i) approval and issuance of a Development Permit for Hazard Lands and Farm Protection; and
  - (j) approval of the Metro Vancouver Board of the Type 2 RGS amendment.
6. Council pass a resolution to amend the Campbell Heights Local Area Plan by adjusting the boundaries of the "Open Space/Buffers" and "Business Park" designations when the project is considered for final adoption.

RES.R16-1410

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "Surrey Official Community Plan Bylaw,

2013, No. 18020, Amendment Bylaw, 2016, No. 18797 pass its first reading.

RES.R16-1411

Carried

The said Bylaw was then read for the second time.

RES.R16-1412 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2016, No. 18797 pass its second reading.  
Carried

RES.R16-1413 It was then Moved by Councillor Gill  
Seconded by Councillor Martin  
That the Public Hearing on "Surrey Official  
Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2016, No. 18797 be  
held at the City Hall on Monday, July 25, 2016, at 7:00 p.m.  
Carried

RES.R16-1414 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2016, No. 18798" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R16-1415 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2016, No. 18798" pass its second reading.  
Carried

RES.R16-1416 It was then Moved by Councillor Gill  
Seconded by Councillor Martin  
That the Public Hearing on "Surrey Zoning  
Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18798" be held at the City  
Hall on Monday, July 25, 2016, at 7:00 p.m.  
Carried

## RESIDENTIAL/INSTITUTIONAL

### NEWTON

15. **7915-0126-00**  
**12084 - 76 Avenue**  
**Douglas Johnson, Douglas R. Johnson Architect Ltd., Surinder K. Athwal**  
**Kulbir S. Athwal**  
Rezoning from RA to RM-30 / Development Permit  
Development Variance Permit  
*to permit the development of nine ground-oriented 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 Martin  
That:

1. a Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone" (RA ) to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council approve the applicant's request to eliminate the required outdoor amenity space.
4. Council authorize staff to draft Development Permit No. 7915-0126-00 generally in accordance with the attached drawings (Appendix II).
5. Council approve Development Variance Permit No. 7915-0126-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard (north) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.7 metres (9 ft.);
  - (b) to reduce the minimum rear yard (south) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.5 metres (8 ft.);
  - (c) to reduce the minimum side yard (east) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.2 metres (7 ft.); and
  - (d) to reduce the minimum side yard (west) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 1.9 metres (6 ft.); and
  - (e) to permit one visitor parking space within the minimum side yard (west) setback.
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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;

- (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (e) 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;
- (g) the applicant adequately address the impact of no indoor amenity space; and
- (h) the applicant adequately address the impact of no outdoor amenity space.

RES.R16-1417

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

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

Amendment Bylaw, 2016, No. 18799" pass its first reading.

RES.R16-1418

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill

Seconded by Councillor Martin

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

Amendment Bylaw, 2016, No. 18799" pass its second reading.

RES.R16-1419

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Martin

That the Public Hearing on "Surrey Zoning

Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18799" be held at the City Hall on Monday, July 25, 2016, at 7:00 p.m.

RES.R16-1420

Carried**SOUTH SURREY****16. 7916-0091-00****971 - 164 Street****Mike Helle, Coastland Engineering & Surveying Ltd., Brian S. Udal**

Rezoning a portion from RF to RF-12

*to allow subdivision into 4 single family lots*

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

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

1. A Bylaw be introduced to rezone a portion of the subject site from "Single Family Residential Zone" (RF) to "Single Family Residential (12) Zone" (RF-12) for Block A on the Survey Plan (attached as Appendix I), and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) the applicant 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.

RES.R16-1421

Carried  
with Councillor Woods opposed

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2016, No. 18800" pass its first reading.

RES.R16-1422

Carried  
with Councillor Woods opposed

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2016, No. 18800" pass its second reading.  
 RES.R16-1423 Carried  
 with Councillor Woods opposed

It was then Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That the Public Hearing on "Surrey Zoning  
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18800" be held at the City  
 Hall on Monday, July 25, 2016, at 7:00 p.m.  
 RES.R16-1424 Carried

17. **7916-0220-00**  
**1933 - 142 Street**  
**Julia J Kristoff, Gregory A Kristoff**  
 Partial Land Use Contract discharge to allow the underlying RF Zone to come into  
 effect / Development Variance Permit  
*to permit additions to a single family dwelling.*

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

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

1. a Bylaw be introduced to discharge Land Use Contract No. 451 from the  
 subject property at 1933 - 142 Street and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7916-0220-00, varying  
 the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard (east) setback of the "Single Family  
 Residential Zone" (RF) from 7.5 metres (25 ft.) to 6.4 metres (21 ft.);
  - (b) to increase the maximum site coverage of the "Single Family  
 Residential Zone" (RF) for a lot sized greater than 560 square  
 metres (6,000 sq. ft.) but less than 653 square metres (7,000 sq. ft.)  
 from 38% to 39.5%.

RES.R16-1425 Carried

RES.R16-1426 It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Land Use Contract No. 451, Authorization Bylaw, 1978, No. 5702, Amendment Bylaw, 1983, No. 7504, Partial Discharge Bylaw, 2016, No. 18801" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R16-1427 It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Land Use Contract No. 451, Authorization Bylaw, 1978, No. 5702, Amendment Bylaw, 1983, No. 7504, Partial Discharge Bylaw, 2016, No. 18801" pass its second reading.  
Carried

RES.R16-1428 It was then Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That the Public Hearing on "Surrey Land Use Contract No. 451, Authorization Bylaw, 1978, No. 5702, Amendment Bylaw, 1983, No. 7504, Partial Discharge Bylaw, 2016, No. 18801" be held at the City Hall on Monday, July 25, 2016, at 7:00 p.m.  
Carried

**18. 7916-0119-00**  
**12587 - 15A Avenue**  
**Cass Parel, Cass Parel Limited, Danielle Nicole Wilson, Ronald J Wilson**  
 Rezoning from RF to RF-O / Development Permit / Development Variance Permit  
*to allow for an addition to an existing non-conforming single family dwelling.*

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

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

1. a Bylaw be introduced to rezone the subject site from "Single Family Residential Zone" (RF) to "Single Family Residential Oceanfront Zone" (RF-O) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7916-0119-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear yard (north) setback of the RF-O Zone from 10 metres (33 ft.) to 1.8 metres (6 ft.);
  - (b) to reduce the minimum front yard (south) setback of the RF-O Zone from 10 metres (33 ft.) to 3.6 metres (12 ft.); and



- (c) to reduce the minimum required lot depth of the RF-O Zone from 45 metres (150 ft.) to 30 metres (100 ft.).
- 3. Council authorize staff to draft Development Permit No. 7916-0119-00 for Hazard Lands.
- 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 an acceptable tree survey and a statement regarding tree preservation;
  - (c) registration of a Restrictive Covenant to ensure the proposed dwelling complies with the approved house design plans, including the siting of the house on the subject lot.
  - (d) approval and issuance of a Development Permit for Hazard Lands;
  - (e) registration of a Section 219 Restrictive Covenant to ensure future house construction is in accordance with the recommendations in the approved geotechnical report; and
  - (f) registration of a Section 219 Restrictive Covenant to ensure that no in-ground irrigation systems are installed.

RES.R16-1429 Carried

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2016, No. 18802" pass its first reading.

RES.R16-1430 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2016, No. 18802" pass its second reading.

RES.R16-1431 Carried

It was then  
 Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That the Public Hearing on "Surrey Zoning  
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18802" be held at the City  
 Hall on Monday, July 25, 2016, at 7:00 p.m.  
 RES.R16-1432 Carried

19. **7915-0189-00**  
**2485 - 168 Street**  
**2461 - 168 Street**  
**Colin A Hogan, Focus Architecture Incorporated, Ikonik Land Group Ltd.**  
 NCP Amendment from "Single Family (10 upa) or Townhouse with Tree  
 Preservation (15 upa)", "Multi-Family (30-45 upa)" and "Special Commercial Street"  
 to "Multi-Family with Tree Preservation (30 upa)" and removal of "Special  
 Commercial Street" / Rezoning from RA to RM-30 / Development Permit  
 Development Variance Permit  
*to permit the development of approximately 41 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 Martin  
 That:

1. a Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone" (RA) to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 123 square metres (1,325 sq. ft.) to 63 square metres (680 sq. ft.).
3. Council authorize staff to draft Development Permit No. 7915-0189-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7915-0189-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback (north) of the RM-30 Zone from 7.5 metres (25 ft.) to 4.8 metres (16 ft.);
  - (b) to reduce the minimum side yard setback on flanking street (east) of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.);
  - (c) to reduce the minimum rear yard setback (south) of the RM-30 Zone from 7.5 metres (25 ft.) to 3.8 metres (12 ft.); and

- (d) to reduce the minimum side yard setback on flanking street (west) of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.).
5. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) 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) 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 168 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures.
  - (g) 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;
  - (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 satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
  - (j) the applicant adequately address the impact of reduced indoor amenity space.
6. Council pass a resolution to amend the Orchard Grove NCP to redesignate the land from "Single Family (10 upa) or Townhouse with Tree Preservation (15 upa)", "Multi-Family (30-45 upa)" and "Special Commercial Street" to "Multi-Family with Tree Preservation (30 upa)" and removal of "Special Commercial Street" when the project is considered for final adoption.

RES.R16-1433

Carried

RES.R16-1434 It was Moved by Councillor Gill  
Seconded by Councillor Villeneuve  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2016, No. 18803" pass its first reading.  
Carried  
with Councillor Woods opposed

The said Bylaw was then read for the second time.

RES.R16-1435 It was Moved by Councillor Gill  
Seconded by Councillor Villeneuve  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2016, No. 18803" pass its second reading.  
Carried  
with Councillor Woods opposed

Council requested staff to provide an update regarding the school capacity projections as Application No. 7915-0189-00 represents a Neighbourhood Concept Plan (NCP) amendment.

Additionally, Council requested staff to include an update regarding other developments in the area in terms of potential overburden in local schools.

RES.R16-1436 It was then Moved by Councillor Gill  
Seconded by Councillor Villeneuve  
That the Public Hearing on "Surrey Zoning  
Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18803" be held at the City  
Hall on Monday, July 25, 2016, at 7:00 p.m.  
Carried

### SURREY CITY CENTRE/WHALLEY

20. **7916-0240-00**  
**13408 - 103 Avenue**  
**13418 - 103 Avenue**  
**13400 - 103 Avenue**  
**Portion of 13433 - 102A Avenue**  
**10281 University Drive**  
**Portion of Lane**  
**Ian Abercrombie, Simon Fraser University, City of Surrey**  
**Simon Fraser University**  
Rezoning from RF and a portion from C-8 to CD (based upon C-35)  
General Development Permit  
*to permit the development of a new Sustainable Energy and Environmental  
Engineering building for Simon Fraser University.*

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

It was

Moved by Councillor Gill  
Seconded by Councillor Hayne  
That:

1. a Bylaw be introduced to rezone the subject site from "Single Family Residential Zone (RF)" and "Community Commercial Zone (C-8)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft general Development Permit No. 7916-0240-00 generally in accordance with the attached drawings (Appendix II).
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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (d) demolition of existing structures to the satisfaction of the Planning and Development Department;
  - (e) completion of the partial lane closure south of the four northernmost subject lots;
  - (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;
  - (h) the applicant to work with the owner to the immediate north (at 13438-103 Avenue and 10299 University Drive) to secure a reciprocal access and parking easement; and
  - (i) the applicant address the shortfall of parking spaces to the satisfaction of the General Manager, Engineering.

RES.R16-1437

Carried

RES.R16-1438 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2016, No. 18804" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R16-1439 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2016, No. 18804" pass its second reading.  
Carried

RES.R16-1440 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. 18804" be held at the City  
Hall on Monday, July 25, 2016, at 7:00 p.m.  
Carried

## RESIDENTIAL/INSTITUTIONAL

### SOUTH SURREY

21. 7914-0354-00  
16613 - 24 Avenue  
16637 - 24 Avenue  
16667 - 24 Avenue  
Maciej Dembek, Barnett Dembek Architects Inc., Cynthia N Schwarz  
Anna-Maria T Piccolo, Vincenzo Piccolo  
1017187 B.C. Ltd.  
**Director Information: Stephen E Barker**  
**Officer Information as at October 23, 2015:**  
**Stephen E Barker (President, Secretary)**  
NCP Amendment from Multi-Family (30-45 upa) and Park to Townhouse (15-30 upa) and Multi-Family (65 upa) for the subject site and various amendments for the lands to the east / Rezoning from RA to RM-30 and CD (based on RM-70) Development Permit / Development Variance Permit to vary setbacks  
*to permit the development of approximately 79 townhouse units and approximately 117 apartment units.*

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

It was

Moved by Councillor Gill  
Seconded by Councillor Hayne  
That:

1. a Bylaw be introduced to rezone Blocks A, B, and C shown on the survey plan attached in Appendix II from "One-Acre Residential Zone" (RA) to "Comprehensive Development Zone" (CD) and a date be set for Public Hearing.
2. a Bylaw be introduced to rezone Blocks 1, 2 and 3 shown on the survey plan attached in Appendix II from "One-Acre Residential Zone" (RA) to "Multiple Residential 30 Zone" (RM-30) and a date be set for Public Hearing.
3. Council authorize staff to draft Development Permit No. 7914-0354-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7914-0354-00, 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 4.5 metres (15 ft.) for the building face, to 4.1 metres (13 ft.) for the bay projection, to 3.0 metres (10 ft.) to the porch columns, and to 2.2 metres (7 ft.) to the third riser;
  - (b) to reduce the minimum side yard (south) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for the building face, to 3.0 metres (10 ft.) to the porch columns, to 2.6 metres (9 ft.) for the bay projection, to 1.8 metres (6 ft.) to the third riser, and to 1.0 metre (3 ft.) for the amenity patio;
  - (c) to reduce the minimum rear yard (west) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for the building face, to 4.1 metres (13 ft.) for the bay projection, to 3.0 metres (10 ft.) to the porch columns, and to 3.0 metres (10 ft.) to the third riser; and
  - (d) to reduce the side front yard (north) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for the building face, to 4.1 metres (13 ft.) for the bay projection, to 3.0 metres (10 ft.) to the porch columns and to 2.7 metres (9 ft.) to the third riser.
5. Council instruct staff to resolve the following issue prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

- (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (f) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
  - (g) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture; and
  - (h) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.
6. Council pass a resolution to amend the Orchard Grove NCP to redesignate the land from Multi-Family (30-45 upa) and Park to Townhouse (15-30 upa) and Multi-Family (65 upa) for the subject site and various amendments for the lands to the east, as shown in Appendix VIII, when the project is considered for final adoption.

RES.R16-1441

Carried  
with Councillor Woods opposed

It was

Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2016, No. 18805" pass its first reading.

RES.R16-1442

Carried  
with Councillor Woods opposed

Council requested staff to request that a representative from the School Board attends the July 25, 2016, Regular Council Public Hearing in order to provide members of the public and Council with an overview of the projected school capacity in the area.

Staff clarified that the development proposed is less than capacity.

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. 18805" pass its second reading.

RES.R16-1443

Carried  
with Councillor Woods opposed



RES.R16-1444 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. 18805" be held at the City  
Hall on Monday, July 25, 2016, at 7:00 p.m.  
Carried  
with Councillor Woods opposed

RES.R16-1445 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2016, No. 18806" pass its first reading.  
Carried  
with Councillor Woods opposed

The said Bylaw was then read for the second time.

RES.R16-1446 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2016, No. 18806" pass its second reading.  
Carried  
with Councillor Woods opposed

RES.R16-1447 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. 18806" be held at the City  
Hall on Monday, July 25, 2016, at 7:00 p.m.  
Carried

**C. ITEMS REFERRED BACK**

**D. LAND USE CONTRACT TERMINATION**

**E. CORPORATE REPORTS**

**F. CORRESPONDENCE**

**G. NOTICE OF MOTION**

**H. BYLAWS AND PERMITS**

BYLAWS

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18612"  
7915-0286-00 – Harpreet and Harinder Hoonjan  
c/o Coastland Engineering & Surveying Ltd. (Michael Helle)  
RA to RH - 14186 – 25A Avenue - to subdivide into 4 half-acre lots.

**Note:** Change in ownership

Approved by Council: November 30, 2015

- \* Planning and Development advise (see memorandum dated July 4, 2016 in back-up) that it is in order for Council to pass a resolution amending the Central Semiahmoo Peninsula Local Area Plan to redesignate the site from "One-Acre" to "Half-Acre Gross Density".

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That Council amend the Central Semiahmoo Peninsula Local Area Plan to redesignate the site from "One-Acre" to "Half-Acre Gross Density".

RES.R16-1448 Carried

It was Moved by Councillor Villeneuve  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18612" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R16-1449 Carried

BYLAWS WITH PERMITS

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18632"  
7915-0242-00 – Qualico Developments (Vancouver) Inc.  
c/o Streetside Developments (BC) Ltd. (Marc MacCaull)  
RA to RM-23 - Portions of 16435 and 16467 – 24 Avenue - to develop 6 row houses.

Approved by Council: December 14, 2015

It was Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2015, No. 18632" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.  
 RES.R16-1450 Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18633"  
 RA to CD - Portions of 16435 and 16467 – 24 Avenue - to develop 24 row houses.

Approved by Council: December 14, 2015

It was Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2015, No. 18633" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.  
 RES.R16-1451 Carried

**Development Permit No. 7915-0242-00**  
 16435 and 16467 – 24 Avenue

To permit the development of 30 row houses.

Authorized to draft: December 14, 2015

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

It was Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That the Mayor and Clerk be authorized to  
 execute Development Permit No. 7915-0242-00.  
 RES.R16-1452 Carried

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18609"  
 7915-0094-00 – Anthem 16518 Fraser Developments Ltd.  
 c/o Anthem 16518 Fraser Developments Ltd. (Brent Carlson)  
 RA to RM-30 and RF - 16518 and 16530 Fraser Highway - to develop approximately  
 58 townhouse units and facilitate the expansion of a Park and Linear Corridor.

Approved by Council: November 30, 2015

It was Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2015, No. 18609" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.  
 RES.R16-1453 Carried

**Development Variance Permit No. 7915-0094-00**  
 16518 and 16530 Fraser Highway

Supported by Council: December 14, 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 rood overhangs of the indoor amenity building.

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

It was Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That Development Variance Permit  
 No. 7915-0094-00 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.R16-1454 Carried

**Development Permit No. 7915-0094-00**  
 16518 and 16530 Fraser Highway

To permit the development of 58 townhouse units.

Authorized to draft: November 30, 2015

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

It was Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That the Mayor and Clerk be authorized to  
 execute Development Permit No. 7915-0094-00.

RES.R16-1455

Carried

## PERMIT APPROVALS

4. **Development Variance Permit No. 7915-0420-00**

Rodney Voth and Febe Galvez  
 Site Lines Architecture Inc. (Gord Klassen)  
 12318 Seacrest Drive

Supported by Council: March 7, 2016

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

- (a) In Section F, Yards and Setbacks, of Part 14 Half-Acre Residential Zone, the minimum side yard (south) setback is reduced from 4.5 metres (15 ft.) to 2.4 metres (8 ft.);
- (b) In Section F, Yards and Setbacks of Part 14 Half-Acre Residential Zone, the minimum front yard (east) setback for an accessory building is reduced from 18.0 metres (60 ft.) to 9.8 metres (32 ft.)

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

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That Development Variance Permit  
 No. 7915-0420-00 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.R16-1456

Carried5. **Development Variance Permit No. 7916-0024-00**

Gobind Marg Charitable Trust Society  
 Pacific Land Group (Oleg Verbenkov)  
 8820 - 168 Street

Supported by Council: April 11, 2016

**Note:** Planning and Development advise (see memorandum dated July 5, 2016 in back-up) that the Agriculture Land Commission (ALC) approved the proposed non-farm use application No. 7916-0024-00 to conduct an expansion of the private school on the subject site.

To vary "Surrey Zoning By-law, 1993, Amendment By-law, 2015, No. 17185", as amended, as follows:

- (a) To reduce the minimum west side yard setback on a flanking street for the two (2) proposed portable buildings, from 7.5 metres (25 ft.) to 3.2 metres (10.5 ft.) for Portable #1 and to 4.4 metres (14.5 ft.) for Portable #2;
- (b) To reduce the minimum rear yard (north) setback from 7.5 metres (25 ft.) to 6.7 metres (22 ft.) for Portable 1; and
- (c) To increase the maximum permitted lot coverage from 20% to 22%.

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

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That Development Variance Permit

No. 7916-0024-00 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.R16-1457

Carried

- 6. Development Variance Permit No. 7915-0133-00**  
 City of Surrey  
 c/o Aiman Arar (City of Surrey)  
 16596, 16604, 16666 – 24 Avenue and 16615 – 23 Avenue

**Note:** Change of agent

Supported by Council: May 9, 2016

- \* Planning and Development advise (see memorandum dated July 6, 2016 in back-up) that it is in order for Council to pass a resolution amending the Sunnyside Heights Neighbourhood Concept Plan to redesignate the parcels at 16604 – 24 Avenue and 16615 – 23 Avenue from "Cluster Residential 10-15 upa" to "Civic Utility" and to relocate the buffer on the westerly side of 16666 – 24 Avenue to 16604 – 24 Avenue.

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That Council amend the Sunnyside Heights  
 Neighbourhood Concept Plan to redesignate the parcels at 16604 - 24 Avenue and  
 16615 - 23 Avenue from "Cluster Residential 10-15 upa" to "Civic Utility" and to  
 relocate the buffer on the westerly side of 16666 - 24 Avenue to 16604 - 24 Avenue.

RES.R16-1458 Carried

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended to reduce the  
 minimum side yard (west) setback of the RA Zone from 9.8 metres (32 ft.) to 6.0  
 metres (20 ft.) for the second floor of the proposed Operations building.

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

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That Development Variance Permit  
 No. 7915-0133-00 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.R16-1459 Carried

**Development Permit No. 7915-0133-00**  
 16596, 16604, 16666 - 24 Avenue and 16615 - 23 Avenue

To permit the development of the South Surrey Operations Centre.

Authorized to draft: April 18, 2016

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

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That the Mayor and Clerk be authorized to  
 execute Development Permit No. 7915-0133-00.

RES.R16-1460 Carried

7. **Development Permit No. 7913-0196-00**  
 0971200 B.C. Ltd. (Director Information: Saran Gurdev Singh Bal)  
 c/o Krahn Engineering Ltd. (David Batten)  
 18833 - 52 Avenue

To permit the development of a trucking facility including a 2,878 square metre  
 (31,000 sq. ft.) office and maintenance building.

Authorized to draft: November 12, 2013

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

It was  
execute Development Permit No. 7913-0196-00.

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

RES.R16-1461

Carried

APPLICATIONS/BYLAWS/PERMITS TO BE CLOSED

- 8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1997, No. 13013, Amendment By-law, 2004, No. 15265"  
7902-0118-00 - Edward Holden, Stuart Ringer  
c/o Kwantlen Square Development Ltd. (Jolly Dhaliwal)

To amend Comprehensive Development Zone By-law 13013 in Section K. Subdivision to allow subdivision into two lots on the property located at 12530 - 72 Avenue and further consolidation with the adjacent site to the east (7115 - 126 Street).

Approved by Council: January 12, 2004

- \* Planning and Development advise (see memorandum dated June 30, 2016 in the back-up) that application No. 7902-0118-00 has been inactive since 2006 and the applicant has not responded to the File Closure Letter sent out on January 21, 2016. Council is requested to close Application No. 7902-0118-00 and file Bylaw No. 15265.

It was  
and "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1997, No. 13013, Amendment By-law, 2004, No. 15265" be filed.

Moved by Councillor Gill  
Seconded by Councillor Martin  
That Application No. 7902-0118-00 be closed

RES.R16-1462

Carried



I. CLERKS REPORT

J. OTHER BUSINESS

K. ADJOURNMENT

It was

Moved by Councillor Gill  
Seconded by Councillor Martin  
That the Monday, July 11, 2016 Regular

Council - Land Use meeting be adjourned.

RES.R16-1463

Carried

The Regular Council - Land Use meeting adjourned at 6:08 p.m.

Certified correct:

  
\_\_\_\_\_  
Jane Sullivan, City Clerk

  
\_\_\_\_\_  
Mayor Linda Hepner