

Present:

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

Absent:**Staff Present:**

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

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

1. **7915-0410-00**
17565 - 58 Avenue
Emily Kearns, Ankenman Associates Architects Inc. / 0938888 B.C. Ltd.
Director Information: Sukhwinder Sanghe
Officer Information: Sukhwinder Sanghe
Rezoning of a portion from RF to C-8
Development Permit / Development Variance Permit
to permit the development of a single-storey multi-tenant commercial building.

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

It was

Moved by Councillor Gill
Seconded by Councillor Steele
That:

1. a Bylaw be introduced to rezone the portion of the property shown as Block A on the Survey Plan attached in Appendix I from "Single Family Residential Zone (RF)" to "Community Commercial Zone (C-8)" and a date be set for Public Hearing.
2. Council approve the applicant's request to vary the Sign By-law as described in Appendix II.

- 3. Council authorize staff to draft Development Permit No. 7915-0410-00 including a comprehensive sign design package generally in accordance with the attached drawings (Appendix III).
- 4. Council approve Development Variance Permit No. 7915-0410-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north setback of the C-8 Zone from 7.5 metres (25 ft.) to 4.8 metres (16 ft.) to the principal building face and 3.3 metres (11 ft.) to the attached weather protection canopy;
 - (b) to reduce the minimum south setback of the C-8 Zone from 7.5 metres (25 ft.) to 2.7 metres (9 ft.) to the principal building face and 1.1 metres (4 ft.) to the attached weather protection canopy; and
 - (c) to reduce the minimum west setback of the C-8 Zone from 7.5 metres (25 ft.) to 5.2 metres (17 ft.) to the principal building face and 3.1 metres (10 ft.) to the roof overhang.
- 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) 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;
 - (d) registration of a 1.5-metre (5 ft.) wide right-of-way for public access along a portion of the north property line, to accommodate the Hook Greenway; 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.R16-1541

Carried

It was

Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2016, No. 18822" pass its first reading.

RES.R16-1542

Carried

The said Bylaw was then read for the second time.

RES.R16-1543
 It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2016, No. 18822" pass its second reading.
Carried

RES.R16-1544
 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. 18822" be held at the City
 Hall on September 12, 2016, at 7:00 p.m.
Carried

2. **7916-0182-00**
16236 - 50 Avenue
Doug Birch, Krahn Engineering Ltd. / Avtar S Sihota
 Development Variance Permit
*to reduce the minimum rear yard setback of an agricultural building in the A-1 Zone
 to permit the construction of an addition to an existing farm storage building.*

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

RES.R16-1545
 It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Council approve Development Variance
 Permit No. 7916-0182-00, to reduce the minimum rear yard setback of an addition
 to an agricultural (farm produce storage) building in the A-1 Zone, from 15 metres
 (50 ft.) to 11.18 metres (37 ft.), to proceed to Public Notification.
Carried

3. **7916-0219-00**
17567 - 57 Avenue
Brett Standerwick, Surrey City Development Corporation / Cloverdale
(British Columbia/Yukon Command No. 6) Branch of the Royal
Canadian Legion
 Development Permit / Development Variance Permit
*to permit development of a reconfigured parking lot for an existing building
 (Legion Hall) with reduced parking.*

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

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

1. Council authorize staff to draft Development Permit No. 7916-0219-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7916-0219-00, to vary the following, to proceed to Public Notification.
 - (a) to vary the Zoning By-law to reduce the minimum number of required off-street parking spaces from 99 to 67 for an existing neighbourhood pub (Legion Hall) on the lot; and
 - (b) to eliminate the requirement in CD By-law No. 17464, as amended by Bylaw No. 18407 for a 1.5-metre (5 ft.) wide continuous landscape strip along the fronting portion of 57 Avenue and the adjoining lane.
3. Council instruct staff to resolve the following issue prior to approval:
 - (a) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

RES.R16-1546

Carried

FLEETWOOD/GUILDFORD

4. **7916-0155-00**
9055 - 176 Street
Gurinder Grewal / 1017539 BC Ltd
Directors: Gurparkash Sekhon
No Officer Information filed
 Development Variance Permit
to vary the maximum setback of a single family dwelling and the maximum depth of the farm residential footprint on an agricultural 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. 7916-0155-00, varying the following, to proceed to Public Notification:

- (a) to increase the maximum setback of all portions of a single family dwelling from the front lot line in the A-1 Zone from 50 metres (164 ft.) to 171 metres (561 ft.); and

- (b) to increase the maximum depth of the farm residential footprint from the front lot line in the A-1 Zone from 60 metres (197 ft.) to 176 metres (578 ft.).

RES.R16-1547

Carried

SOUTH SURREY

- 5. **7916-0184-00**
19131 - 33 Avenue
Christian Hamm, Integrated Construction / Brisk Holdings Inc
 Development Permit
in order to permit the development of an industrial building.

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

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

- 1. Council authorize staff to draft Development Permit No. 7916-0184-00 generally in accordance with the attached drawings (Appendix II).
- 2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

RES.R16-1548

Carried

SURREY CITY CENTRE/WHALLEY

- 6. **7915-0375-00**
10346-132 Street
10347-133 Street
10357-133 Street
Robert McGill, Walter Francl Architect / City of Surrey
 Development Permit / Development Variance Permit
to permit the development of a City district energy facility on a City park site.

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

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

- 1. Council authorize staff to draft Development Permit No. 7915-0375-00 generally in accordance with the attached drawings (Appendix II).

- 2. Council approve Development Variance Permit No. 7915-0375-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear (west) yard setback of a principal building in the RF Zone, from 7.5 metres (25 ft.) to 0 metre (0 ft.); and
 - (b) to reduce the minimum side (north) yard setback of a principal building in the RF Zone, from 1.8 metres (6 ft.) to 0 metre (0 ft.).
- 3. Council instruct staff to resolve the following issue prior to final approval:
 - (a) completion of the associated subdivision and lane closure under Application No. 7915-0267-00.

RES.R16-1549

Carried

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

- 7. **7916-0302-00**
6490 - 194 Street
Maciej Dembek, Barnett Dembek Architects Inc. / H J Property Investment Ltd
 Development Permit
to permit design revisions to Building No. 8 of a multi-phased, multiple unit, 4-storey residential development, in East Clayton.

It was Moved by Councillor Gill
Seconded by Councillor Steele
That the Mayor and Clerk be authorized to
 execute Development Permit No. 7916-0302-00.

RES.R16-1550

Carried

SOUTH SURREY

- 8. **7916-0099-00**
16650 Edgewood Drive
Erin McCutcheon, Aspen Developments Ltd. / 1065845 B.C. Ltd.
Director Information: Brock Dorward
No Officer Information filed
NCP Amendment from "Low Density Residential 6-10 upa" to "Medium Density Residential 10-15 upa" / Rezoning from RA to RF-10 and RF-12 to allow subdivision into eleven 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 in 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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; 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 the Sunnyside Heights Neighbourhood Concept Plan (NCP) to redesignate the site from "Low Density Residential 6-10 upa" to "Medium Density Residential 10-15 upa" when the project is considered for final adoption.

RES.R16-1551

Carried
with Councillors Woods and Starchuk
opposed

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No.18823" pass its first reading.

RES.R16-1552

Carried
with Councillors Woods and Starchuk
opposed

The said Bylaw was then read for the second time.

- (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" on a portion of proposed Lot 2 until future consolidation with the adjacent property at 5671 - 146 Street;
- (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
- (g) the applicant address the 15% cash-in-lieu of open space associated with gross density type lots.

RES.R16-1555

Carried

It was

Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18824" pass its first reading.

RES.R16-1556

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. 18824" pass its second reading.

RES.R16-1557

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. 18824" be held at the City Hall on September 12, 2016, at 7:00 p.m.

RES.R16-1558

Carried

SURREY CITY CENTRE/WHALLEY

10. 7912-0248-00

12182 - 97 Avenue

Roger Jawanda, Citiwest Consulting Ltd. / Robert H Hiltz, Azadwinder Sumal
Rezoning a portion from RF to RF-10 / Development Variance Permit
to allow subdivision of the southern portion of the property into two (2) 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 a portion of the subject lot shown as Block A on the attached Survey Plan (Appendix II) from "Single Family Residential Zone (RF)" to "Single Family Residential (10) Zone (RF-10)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7912-0248-00, varying the following, to proceed to Public Notification:
 - (a) to vary the RF-10 Zone to permit a driveway from the fronting street (96A Avenue) instead of a lane for proposed Lots 1 and 2; and
 - (b) to vary the RF-10 Zone to permit an attached garage on a Type I RF-10 lot for proposed Lots 1 and 2.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) 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) removal of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) registration of a restrictive covenant to prohibit a double wide garage on proposed Lots 1 and 2; and

- (h) registration of a restrictive covenant on proposed Lots 1 and 2 to require a minimum 6.5-metre (21 ft.) setback to the garage and a minimum 6.0-metre (20 ft.) wide driveway (measured from the side lot line), to provide enough space for two vehicles to park side-by-side in the driveway.

RES.R16-1559 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. 18825" pass its first reading.

RES.R16-1560 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. 18825" pass its second reading.

RES.R16-1561 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. 18825" be held at the City
Hall on September 12, 2016, at 7:00 p.m.

RES.R16-1562 Carried

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

- 11. **7916-0010-00**
7263 - 184 Street, 18225 - 72 Avenue, 18360 - 73 Avenue, 18241 - 72 Avenue,
18320 - 73 Avenue, 18259 - 72 Avenue, 18284 - 73 Avenue, 18281 - 72 Avenue
18260 - 73 Avenue, 18311 - 72 Avenue, 18222 - 73 Avenue, 18341 - 72 Avenue
7236 - 182 Street, 18355 - 72 Avenue
Mike Kompter, Hub Engineering Inc.
Kulvinder K Sangha, Shingara Kang, Hugh C Skinner, Elaine B Skinner,
Gordon W Baizley, Karampal Dhaliwal, Balwinder K Dhaliwal, Jean M Olmr,
George A Olmr, Herbert G Broerken, Donna M Broerken, Judith M Tecklenborg,
Anthony F Tecklenborg, Susan M Macrae, Gregory A Macrae, Kam Kuen Fung,
Li Zhen Shen, 100 West Clayton Development Ltd, John H Boogaart,
Betty N Boogaart, Sherley A Wetzal, Donald R Wetzal, Wilfred J Moffatt,
Eunice M Moffatt, Kulvinder K Thoor, Phapinder S Thoor

Zoning By-law Text Amendment / Rezoning from RA to RF and RF-13
Development Variance Permit
to incorporate a new RF-13 Zone and allow subdivision into 6 single family lots and
125 small single family lots.

Note: Prior to the May 16, 2016 Regular Council – Public Hearing meeting, the Applicants requested that the item be withdrawn from the agenda. The Applicants have subsequently revised the Development proposal as detailed in this Additional Planning Report.

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 Text Amendment Bylaw be introduced to incorporate the new "Part 16B Single Family Residential (13) Zone (RF-13)" into Zoning By-law No. 12000 and a date be set for Public Hearing.
2. Council instruct staff to bring forward the necessary amendments to applicable regulatory bylaws, to incorporate the new RF-13 Zone, including Development Cost Charge Bylaw, 2016, No. 18664, Tree Protection Bylaw, 2006, No. 16100, Development Application Fees Bylaw, 2016, No. 18641 and Subdivision and Development By-law, 1986, No. 8830.
3. Council rescind Second Reading of Bylaw No. 18730, given under resolution RES.R16-821 of the May 2, 2016 Regular Council – Land Use meeting.
4. Council amend Bylaw No. 18730 to rezone the portion of the subject site shown as Block A on the revised Survey Plan attached as Appendix I from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and the portion of the subject site shown as Block B from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)", give Second Reading as amended and a date be set for Public Hearing.
5. Council approve Development Variance Permit No. 7916-0010-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot depth of the RF-13 Zone (Type I) for proposed Lots 125 to 131 from 28 metres (92 ft.) to 26.6 metres (87 ft.); and
 - (b) to reduce the minimum lot depth of the RF-13 Zone (Type II) for proposed Lots 33 to 35, 51 to 97, and 106 to 124 from 24 metres (79 ft.) to 22 metres (72 ft.).

6. Council instruct staff to resolve the following issues prior to final adoption:
- (a) 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 finalized landscaping plan and landscaping cost estimate for the 182 Street landscape buffer 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 specifying the dimensions and locations of lane-accessed garages on proposed RF-13 Lots 1 to 26, 43 to 50, 98 to 111 and 106 to 131;
 - (g) registration of a Section 219 Restrictive Covenant for "no build" on the western portions of proposed Lots 26 and 33 to increase the minimum west side yard setback from 3.6 metres (12 ft.) to 7 metres (23 ft.) for the installation and maintenance of a 5.0-metre (16.5-ft.) wide landscape buffer along 182 Street, and to restrict vehicle access to the rear lane;
 - (h) registration of a Section 219 Restrictive Covenant for "no build" on proposed Lots 27 to 32 to increase the minimum front yard setback from 7.5 metres (25 ft.) to 10 metres (33 ft.) for the installation and maintenance of a 5.0-metre (16.5-ft.) wide landscape buffer along 182 Street; and
 - (i) registration of a Section 219 Restrictive Covenant for "no build" on proposed Lot 105 until future consolidation with the adjacent property to the east (7219 - 184 Street).

RES.R16-1563

Carried

Council requested clarification regarding the parking arrangements associated with Application No. 7916-0010-00. Staff, in response noted the parking is in compliance with an RF-13 zone and there is sufficient parking on site. Staff clarified that the RF-13 incorporates larger parking than an RF-12 and also allows for a spot in the driveway.

Council requested clarification regarding staff in terms of the accuracy of comments from the School Board, funding has been approved for a new school in Clayton.

Staff clarified that the comments from the School Board contained in the Planning Report do not discuss the new school planned for the Clayton neighbourhood as that is new information. The School Board's comments will be available for Council review prior to the Public Hearing.

RES.R16-1564 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Text Amendment Bylaw, 2016, No. 18772" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R16-1565 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Text Amendment Bylaw, 2016, No. 18772" pass its second reading.
Carried

RES.R16-1566 It was then Moved by Councillor Gill
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2016, No. 18772" be held at the
City Hall on September 12, 2016, at 7:00 p.m.
Carried

RES.R16-1567 It was Moved by Councillor Gill
Seconded by Councillor Steele
That Council rescind Second Reading of
"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18730",
granted by resolution RES.R16-821 at the May 2, 2016 Regular Council – Land Use
meeting.
Carried

RES.R16-1568 It was Moved by Councillor Gill
Seconded by Councillor Steele
That Council amend "Surrey Zoning Bylaw,
1993, No. 12000, Amendment Bylaw, 2016, No. 18730", by rezoning the portion of
the subject site shown as Block A on the revised Survey Plan from "One-Acre
Residential Zone (RA)" to "Single Family Residential Zone (RF)" and the portion of
the subject site shown as Block B from "One-Acre Residential Zone (RA)" to
"Single Family Residential (13) Zone (RF-13)".
Carried

RES.R16-1569 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18730" pass its second reading, as amended.
Carried

RES.R16-1570 It was Moved by Councillor Gill
Seconded by Councillor Steele
That the Public Hearing on " Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18730" be held at the City
Hall on September 12, 2016, at 7:00 p.m.
Carried

NEWTON

12. **7916-0072-00**
13521 - 62 Avenue
Scott Netherton
Rezoning of a portion from RF to CD (based on RF-12)
Development Variance Permit
to allow subdivision into 3 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 a portion of the subject site from "Single Family Residential Zone" (RF) to "Comprehensive Development Zone (CD)" for Block A on the Survey Plan (attached as Appendix I) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7916-0072-00 varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard (north) setback of the "Single Family Residential Zone" (RF) from 7.5 metres (25 ft.) to 2.8 metres (9.2 ft.) for proposed Lot 3.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
- (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.

RES.R16-1571

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Steele

Amendment Bylaw, 2016, No. 18826" pass its first reading.

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

RES.R16-1572

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill

Seconded by Councillor Steele

Amendment Bylaw, 2016, No. 18826" pass its second reading.

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

RES.R16-1573

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Steele

Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18826" be held at the City Hall on September 12, 2016, at 7:00 p.m.

That the Public Hearing on "Surrey Zoning

RES.R16-1574

Carried

C. ITEMS REFERRED BACK

RESIDENTIAL/INSTITUTIONAL

NEWTON

1. 7914-0286-00

5750 Panorama Drive

Jess Dhillon, Redekop (Panorama) Homes Ltd.

Partial OCP Amendment from "Commercial" to "Multiple Residential"

NCP Amendment from "Institutional" to "Commercial", "Townhouses 25 upa max",

"Apartment 65 upa max", and "Park"

Rezoning from CD (By-law No. 12282) to RA, C-8, RM-30 and RM-70
Development Permit / Development Variance Permit
to permit the development of 181 townhouse units, 106 apartment units and a
commercial plaza.

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

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

1. That Council grant Third Reading to OCP Amendment Bylaw No. 18683
and Rezoning Bylaw No. 18684.
2. That Development Variance Permit No. 7914-0286-00, which has received
Public Notification, be supported and that staff be authorized to bring the
Permit forward for issuance and execution by the Mayor and City Clerk in
conjunction with final adoption of the related rezoning bylaw.
3. In addition to the items identified in the June 13, 2016 planning report,
Council instruct staff to resolve the following item prior to final adoption:
 - (a) registration of a Section 219 Restrictive Covenant to regulate the
phasing of the residential portion of the site, as identified in this
report.

RES.R16-1575

Carried
with Councillor Woods opposed

Council requested staff to provide an outline regarding the "phased in"
construction with the school. Staff noted that the application has revised the
phasing plan to coincide with the building of the elementary schools planed for
the neighbourhood. The phasing of Application No. 7914-0286-00 would be
contiguous with the construction and the completion of the new schools.

Council asked if there would be a housing agreement in place to ensure the rental
housing units would be secured and not converted into condo units and stratified.
Staff noted that the Applicant is working with a third-party representative on the
rental unit agreement. Council requested the terms of the housing agreement be
determined and provided for review by final adoption.

Council noted that the rental housing piece of the project is appealing due to lack
of affordable rental housing stock and requested clarification from staff as to when
the rental housing component would be built. Staff in response noted that a
phasing plan has been provided by the Applicant and the rental housing is part of
Phase 1 of the plan.

Council asked for clarification regarding the restrictive covenant that is placed on
the development and if there is an opportunity for the phasing to be re-examined
if new schools were built at a faster rate than projected. Staff, in response noted

that there will be a restrictive covenant to coincide with the phasing, if something happened faster in terms of new schools being built, staff can come back with a report requesting that the restrictive covenant be amended.

Council requested a representative from the School Board to speak to the Application in terms of the phasing and the construction of the Schools.

E. Watson, Manager of Demographics and Facilities Planning: The School Board Representative noted that a lot of other developments are being planned for and that the challenging part is in knowing what the scope is of the project and the phasing. Commentary from the School Board has been provided to staff along with the details on what is asked for in the capital plan moving forward.

Council requested clarification from staff as to whether the previously noted access and egress concerns have been addressed. Staff noted that they have been addressed.

Staff clarified that there is no housing agreement associated with the rental aspect of the property; if Council wished to have something outlined in that regard they would need to provide staff with direction.

Council requested that a housing agreement be added to the recommendation with a sunset clause outlining a minimum number of years before an amendment can be applied for strata conversion. Council requested that staff work with the Applicant to devise a suitable restrictive covenant, specific to preserving the rental housing component prior to final adoption.

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

That:

1. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2016, No. 18683" pass third reading;
2. staff work with the Applicant to devise a housing agreement, prior to final adoption, to ensure the rental housing units will be secured via restrictive covenant; and
3. that the agreement also contain a specific clause denoting a set period of time before an amendment can be applied for strata conversion.

RES.R16-1576

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. 18684" pass its third reading.
 RES.R16-1577 Carried
 with Councillor Woods opposed

SOUTH SURREY

2. **7915-0392-00**
16280 - 16 Avenue, 16288 - 16 Avenue, 16321 - 15 Avenue, 16351 - 15 Avenue,
16343 - 15 Avenue, 16363 - 15 Avenue, 16310 - 16 Avenue
Ted Dawson, Dawson & Sawyer
Cynthia F Cox, Norman R Cox, Joanne E Marsh, Bradley C Marsh, Fiona Lee,
Monika E Latecki, Jacek K Latecki, Rennie L Hanson, Sandra Carpenter,
Bonniejean E Rogan, Glen Rogan
 OCP Amendment from Urban to Multiple Residential / Rezoning from RF and
 RM-D to RM-30 / Development Permit / Development Variance Permit
to permit the development of 79 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 Steele
 That:

1. Council grant Third Reading to OCP Amendment Bylaw 18748 and Rezoning Bylaw 18749.
2. That Development Variance Permit No. 7915-0392-00, which has received Public Notification, be supported and that staff be authorized to bring the Permit forward for issuance and execution by the Mayor and the City Clerk in conjunction with Final Adoption of OCP Amendment By-law No. 18748 and Rezoning By-law No. 18749.
3. Council instruct staff to resolve the following issues prior to final adoption, which supersedes the list of issues presented in the May 30, 2016 report to Council:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;

- (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (g) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
- (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (i) submission of an acoustical report and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (j) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
- (k) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
- (l) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (m) the applicant adequately address the impact of reduced indoor amenity space;
- (n) registration of a shared access and maintenance easement between the western and eastern development sites (Lots 1 and 3) for shared use of the proposed indoor amenity building located on the eastern site;
- (o) resolution of issues related to shared access with the townhouse property to the west, at 16228 – 16 Avenue; and
- (p) the applicant enter into a P-15 agreement to permit habitat compensation works on lands to be conveyed to the City, to the satisfaction of the General Manager, Engineering and the General Manager, Parks, Recreation and Culture.

RES.R16-1578

Carried

Council requested clarification regarding the road network access arrangement. Staff noted the existing document provides the Pier 16 Strata with control of the bollards, meaning that removal of bollards is at the discretion of the strata. Staff clarified that a reciprocal access agreement could be placed within the agreement.

In terms of traffic and safety, the proposal eliminates the issue of the left turn on 16 Avenue and allows the traffic to flow through the east but would have a long circuitous route. Staff clarified that the bollards would restrict traffic, the Pier 16 Strata Council would have control of the bollards, if the current easement were amended, Pier 16 could have control when the bollards would be used or not, subject to Council approval.

RES.R16-1579	It was 2013, No. 18020, Amendment Bylaw,	Moved by Councillor Gill Seconded by Councillor Steele That "Surrey Official Community Plan Bylaw, 2016, No. 18748" pass its third reading. <u>Carried</u>
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RES.R16-1580	It was Amendment Bylaw 2016, No. 18749"	Moved by Councillor Gill Seconded by Councillor Steele That "Surrey Zoning Bylaw, 1993, No. 12000, pass its third reading. <u>Carried</u>
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D. LAND USE CONTRACT TERMINATION

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

1. **7916-0268-00**
63A Avenue and 193B Street
63A Avenue and 195B Street
 Terminate Land Use Contract No. 275
to permit the existing underlying RF Zone to come into effect.

The Planning & Development Department recommends that a Bylaw be introduced to terminate Land Use Contract No. 275 and a date be set for Public Hearing.

RES.R16-1581	It was Termination Bylaw, 2016, No. 18810"	Moved by Councillor Gill Seconded by Councillor Martin That "Surrey Land Use Contract No. 275, pass its first reading. <u>Carried</u>
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The said Bylaw was then read for the second time.

RES.R16-1582 It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Land Use Contract No. 275,
 Termination Bylaw, 2016, No. 18810" pass its second reading.
Carried

RES.R16-1583 It was then Moved by Councillor Gill
 Seconded by Councillor Martin
 That the Public Hearing on "Surrey Land Use
 Contract No. 275, Termination Bylaw, 2016, No. 18810" be held at the City Hall on
 September 12, 2016, at 7:00 p.m.
Carried

- 2. **7916-0279-00**
62A Avenue & 173A Street
63A Avenue & Sorrel Place
 Terminate Land Use Contract No. 51
to permit the existing underlying RF and RM-D Zones to come into effect.

The Planning & Development Department recommends that a Bylaw be introduced to terminate Land Use Contract No. 51 and a date be set for Public Hearing.

RES.R16-1584 It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Land Use Contract No. 51,
 Termination Bylaw, 2016, No. 18811" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R16-1585 It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Land Use Contract No. 51,
 Termination Bylaw, 2016, No. 18811" pass its second reading.
Carried

RES.R16-1586 It was then Moved by Councillor Gill
 Seconded by Councillor Martin
 That the Public Hearing on "Surrey Land Use
 Contract No. 51, Termination Bylaw, 2016, No. 18811" be held at the City Hall on
 September 12, 2016, at 7:00 p.m.
Carried

3. **7916-0278-00**
61B Avenue & 172 Street, 61A Avenue & 172A Street
 Terminate Land Use Contract No. 274
to permit the existing underlying RF Zone to come into effect.

The Planning & Development Department recommends that a Bylaw be introduced to terminate Land Use Contract No. 274 and a date be set for Public Hearing.

RES.R16-1587 It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Land Use Contract No. 274,
 Termination Bylaw, 2016, No. 18812" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R16-1588 It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Land Use Contract No. 274,
 Termination Bylaw, 2016, No. 18812" pass its second reading.
Carried

RES.R16-1589 It was then Moved by Councillor Gill
 Seconded by Councillor Martin
 That the Public Hearing on "Surrey Land Use
 Contract No. 274, Termination Bylaw, 2016, No. 18812" be held at the City Hall on
 September 12, 2016, at 7:00 p.m.
Carried

4. **7916-0280-00**
6301 - 175B Street, 6304 - 175B Street, 6309 - 175B Street, 6310 - 175B Street,
6311 - 175B Street, 6318 - 175B Street, 17529 - 63 Avenue, 17537 - 63 Avenue
 Terminate Land Use Contract No. 228
to permit the existing underlying RF Zone to come into effect.

The Planning & Development Department recommends that a Bylaw be introduced to terminate Land Use Contract No. 228 and a date be set for Public Hearing.

RES.R16-1590 It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Land Use Contract No. 228,
 Termination Bylaw, 2016, No. 18813" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R16-1591 It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Land Use Contract No. 228,
 Termination Bylaw, 2016, No. 18813" pass its second reading.
Carried

RES.R16-1592 It was then Moved by Councillor Gill
 Seconded by Councillor Martin
 That the Public Hearing on "Surrey Land Use
 Contract No. 228, Termination Bylaw, 2016, No. 18813" be held at the City Hall on
 September 12, 2016, at 7:00 p.m.
Carried

- 5. **7916-0275-00**
17243 - 60 Avenue, 17232 - 61A Avenue, 17242 - 61A Avenue, 6031 - 172A Street,
6041 - 172A Street, 6053 - 172A Street, 6061 - 172A Street, 6071 - 172A Street,
6081 - 172A Street, 6091 - 172A Street, 6101 - 172A Street, 6111 - 172A Street
 Terminate Land Use Contract No. 52
to permit the existing underlying RF Zone to come into effect.

The Planning & Development Department recommends that a Bylaw be introduced to terminate Land Use Contract No. 52 and a date be set for Public Hearing.

RES.R16-1593 It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Land Use Contract No. 52,
 Termination Bylaw, 2016, No. 18814" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R16-1594 It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Land Use Contract No. 52,
 Termination Bylaw, 2016, No. 18814" pass its second reading.
Carried

RES.R16-1595 It was then Moved by Councillor Gill
 Seconded by Councillor Martin
 That the Public Hearing on "Surrey Land Use
 Contract No. 52, Termination Bylaw, 2016, No. 18814" be held at the City Hall on
 September 12, 2016, at 7:00 p.m.
Carried

- 6. **7916-0273-00**
5719 - 172 Street, 5729 - 172 Street, 5741 - 172 Street,
17140 Friesian Drive, 17150 Friesian Drive

Terminate Land Use Contract No. 484
to permit the existing underlying RF Zone to come into effect.

The Planning & Development Department recommends that a Bylaw be introduced to terminate Land Use Contract No. 484 and a date be set for Public Hearing.

RES.R16-1596 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Land Use Contract No. 484,
Termination Bylaw, 2016, No. 18815" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R16-1597 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Land Use Contract No. 484,
Termination Bylaw, 2016, No. 18815" pass its second reading.
Carried

RES.R16-1598 It was then Moved by Councillor Gill
Seconded by Councillor Martin
That the Public Hearing on "Surrey Land Use
Contract No. 484, Termination Bylaw, 2016, No. 18815" be held at the City Hall on
September 12, 2016, at 7:00 p.m.
Carried

7. **7916-0272-00**
Northwest corner of 56A Avenue and 180 Street
Terminate Land Use Contract No. 3
to permit the existing underlying RF Zone to come into effect.

The Planning & Development Department recommends that a Bylaw be introduced to terminate Land Use Contract No. 3 and a date be set for Public Hearing.

RES.R16-1599 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Land Use Contract No. 3,
Termination Bylaw, 2016, No. 18816" pass its first reading.
Carried

The said Bylaw was then read for the second time.

- RES.R16-1600 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Land Use Contract No. 3,
Termination Bylaw, 2016, No. 18816" pass its second reading.
Carried
- RES.R16-1601 It was then Moved by Councillor Gill
Seconded by Councillor Martin
That the Public Hearing on "Surrey Land Use
Contract No. 3, Termination Bylaw, 2016, No. 18816" be held at the City Hall on
September 12, 2016, at 7:00 p.m.
Carried

8. **7916-0269-00**
62A Avenue and 193B Street
Terminate Land Use Contract No. 401
to permit the existing underlying RF Zone to come into effect.

The Planning & Development Department recommends that a Bylaw be introduced to terminate Land Use Contract No. 401 and a date be set for Public Hearing.

- RES.R16-1602 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Land Use Contract No. 401,
Termination Bylaw, 2016, No. 18817" pass its first reading.
Carried

The said Bylaw was then read for the second time.

- RES.R16-1603 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Land Use Contract No. 401,
Termination Bylaw, 2016, No. 18817" pass its second reading.
Carried
- RES.R16-1604 It was then Moved by Councillor Gill
Seconded by Councillor Martin
That the Public Hearing on "Surrey Land Use
Contract No. 401, Termination Bylaw, 2016, No. 18817" be held at the City Hall on
September 12, 2016, at 7:00 p.m.
Carried

9. **7916-0277-00**
Northwest corner of 62 - Avenue and 172 - Street
Terminate Land Use Contract No. 413
to permit the existing underlying RF Zone to come into effect.

The Planning & Development Department recommends that a Bylaw be introduced to terminate Land Use Contract No. 413 and a date be set for Public Hearing.

RES.R16-1605 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Land Use Contract No. 413,
Termination Bylaw, 2016, No. 18818" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R16-1606 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Land Use Contract No. 413,
Termination Bylaw, 2016, No. 18818" pass its second reading.
Carried

RES.R16-1607 It was then Moved by Councillor Gill
Seconded by Councillor Martin
That the Public Hearing on "Surrey Land Use
Contract No. 413, Termination Bylaw, 2016, No. 18818" be held at the City Hall on
September 12, 2016, at 7:00 p.m.
Carried

- 10. **7916-0271-00**
58A Avenue and 184 Street
Terminate Land Use Contract No. 497
to permit the existing underlying RF Zone to come into effect.

The Planning & Development Department recommends that a Bylaw be introduced to terminate Land Use Contract No. 497 and a date be set for Public Hearing.

RES.R16-1608 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Land Use Contract No. 497,
Termination Bylaw, 2016, No. 18819" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R16-1609 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Land Use Contract No. 497,
Termination Bylaw, 2016, No. 18819" pass its second reading.
Carried

It was then
 Moved by Councillor Gill
 Seconded by Councillor Martin
 That the Public Hearing on "Surrey Land Use
 Contract No. 497, Termination Bylaw, 2016, No. 18819" be held at the City Hall on
 September 12, 2016, at 7:00 p.m.
 RES.R16-1610 Carried

- 11. 7916-0274-00**
Friesian Drive and 170A Street
 Terminate Land Use Contract No. 449
to permit the existing underlying RF Zone to come into effect.

The Planning & Development Department recommends that a Bylaw be introduced to terminate Land Use Contract No. 449 and a date be set for Public Hearing.

It was
 Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Land Use Contract No. 449,
 Termination Bylaw, 2016, No. 18820" pass its first reading.
 RES.R16-1611 Carried

The said Bylaw was then read for the second time.

It was
 Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Land Use Contract No. 449,
 Termination Bylaw, 2016, No. 18820" pass its second reading.
 RES.R16-1612 Carried

It was then
 Moved by Councillor Gill
 Seconded by Councillor Martin
 That the Public Hearing on "Surrey Land Use
 Contract No. 449, Termination Bylaw, 2016, No. 18820" be held at the City Hall on
 September 12, 2016, at 7:00 p.m.
 RES.R16-1613 Carried

- 12. 7916-0276-00**
61A Avenue & 171 Street, 61A Avenue & 171A Street
 Terminate Land Use Contract No. 435
to permit the existing underlying RF and RM-D Zones to come into effect.

The Planning & Development Department recommends that a Bylaw be introduced to terminate Land Use Contract No. 435 and a date be set for Public Hearing.

RES.R16-1614 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Land Use Contract No. 435,
Termination Bylaw, 2016, No. 18821" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R16-1615 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Land Use Contract No. 435,
Termination Bylaw, 2016, No. 18821" pass its second reading.
Carried

RES.R16-1616 It was then Moved by Councillor Gill
Seconded by Councillor Martin
That the Public Hearing on "Surrey Land Use
Contract No. 435, Termination Bylaw, 2016, No. 18821" be held at the City Hall on
September 12, 2016, at 7:00 p.m.
Carried

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. 18556"
7915-0159-00 – Irene Schimkat
c/o Coastland Engineering & Surveying Ltd. (Michael Helle)
RA to RF - Portion of 16240 – 110 Avenue - to subdivide into 6 single family lots,
parkland and one remainder lot.

Approved by Council: November 16, 2015

RES.R16-1617 It was Moved by Councillor Villeneuve
Seconded by Councillor Gill
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18556" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

- 2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18617"
7914-0299-00 – Hugette Dore
c/o Hub Engineering Inc. (Mike Kompter)
RA to RH - 3186 – 144 Street – to subdivide into 2 lots.

Approved by Council: November 30, 2015

- * Planning and Development advise (see memorandum dated July 19, 2016 in back-up) that it is in order for Council to pass a resolution amending the Central Semiahmoo Peninsula Local Area Plan (LAP) to redesignate the site from "Suburban Residential (One Acre)" to "Suburban Residential (Half Acre)".

It was Moved by Councillor Villeneuve
Seconded by Councillor Gill
That Council amend the Central Semiahmoo Peninsula Local Area Plan (LAP) to redesignate the site from "Suburban Residential (One Acre)" to "Suburban Residential (Half Acre)".

RES.R16-1618

Carried

It was Moved by Councillor Villeneuve
Seconded by Councillor Gill
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18617" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R16-1619

Carried

- 3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18708"
7916-0020-00 – 1071596 B.C. Ltd. (Director Information: Kenneth Mitchell)
c/o Citiwest Consulting Ltd. (Roger Jawanda)
RA to RF-10 and RF-12 – 2532 – 164 Street - to subdivide into 17 small single family lots.

Note: Change in ownership

Approved by Council: April 11, 2016

- * Planning and Development advise (see memorandum dated July 20, 2016 in back-up) that it is in order for Council to pass a resolution amending the Orchard Grove NCP to adjust the alignment of a proposed east-west lane to become a north-south lane.

It was Moved by Councillor Villeneuve
Seconded by Councillor Gill
That Council amend the Orchard Grove NCP to adjust the alignment of a proposed east-west lane to become a north-south lane.

RES.R16-1620

Carried
with Councillor Woods opposed

It was Moved by Councillor Villeneuve
 Seconded by Councillor Gill
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2014, No. 18308" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
 RES.R16-1624 Carried

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16445"
 7907-0152-00 – 0736222 B.C. Ltd. (Director Information: Jaspreet Gill)
 c/o WSP Canada Inc. (Clarence Arychuk)
 RA to RF-12 - 6135 - 146 Street - to permit subdivision into approximately 23 single
 family small lots, in conjunction with portions of the RF-12 properties at
 6105 - 145A Street and 6119 - 146 Street.

Note: Change in ownership and agent

Approved by Council: July 23, 2007

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2007, No. 16445" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
 RES.R16-1625 Carried

7. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18470"
 7914-0200-00 – 1004673 B.C. Ltd. (Director Information: Rupinder Bhinder)
 c/o Mainland Eng (2007) Corp. (Avnash Banwait)
 RA to RF-12 - 5846 King George Boulevard - to subdivide into 2 single family lots.

Approved by Council: June 15, 2015

- * Planning and Development advise (see memorandum dated July 19, 2016 in
 back-up) that it is in order for Council to pass a resolution amending the South
 Newton Neighbourhood Concept Plan to redesignate the site from Single
 Family Residential to Single Family Small Lots.

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That Council amend the South Newton
 Neighbourhood Concept Plan to redesignate the site from Single Family
 Residential to Single Family Small Lots.
 RES.R16-1626 Carried

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2015, No. 18470" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
 RES.R16-1627 Carried

Before the motion was put, Councillor Gill declared a conflict of interest regarding Application No. 7914-0346-00 and left the meeting at 6:36 pm.

8. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18436"
 7914-0346-00 – Jaswinder Johal, Pawanjot Gill and Mortise Construction Ltd.
 c/o Hub Engineering Inc. (Mike Kompter)
 15560 – 109 Avenue - RA to RF – to subdivide into 6 single family lots.

Note: Change in ownership

Approved by Council: April 13, 2015

It was Moved by Councillor Hayne
 Seconded by Councillor Villeneuve
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2015, No. 18436" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
 RES.R16-1628 Carried

Councillor Gill returned to the meeting at 6:37 pm

9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17503"
 7910-0298-00 – 1042514 B.C. Ltd. (Director Information: Lashman Dhaliwal and
 Manraj Khela)
 c/o Aplin & Martin Consultants Ltd. (Anya Paskovic)
 RA to CD – 9884 and 9912 – 179 Street - to permit subdivision into 7 suburban
 residential lots.

Note: Change in ownership and agent

Approved by Council: October 17, 2011

Prior to the start of the meeting, the Planning and Development Department requested that this item be removed from the agenda as all outstanding conditions have not been met. Therefore, "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17503" is out of order.

- 10. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18084"
7913-0017-00 – Bluejay Development Ltd.
c/o CitiWest Consulting Ltd. (Roger Jawanda)
A-1 to CD - 7763 – 155 Street - to permit subdivision into 15 single family lots and open space.

Note: Change in ownership and agent

Approved by Council: October 7, 2013

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18084" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R16-1629

Carried

- 11. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18418"
7914-0345-00 – Hardeep Samra
c/o Mainland Engineering Design Corp. (Avnash Banwait)
14064 – 60 Avenue - RA to RF-10 and RF-12 – to allow subdivision into 7 single family lots and 1 remainder portion for future development with the adjacent property.

Note: Change of agent

Approved by Council: February 23, 2015

Prior to the start of the meeting, the Planning and Development Department requested that this item be removed from the agenda. Therefore, "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18418" is out of order.

- 12. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18528"
7915-0062-00 – Malkait, Surjit, Davinder, Baljit and Ravinder Basran
c/o Citiwest Consulting Ltd. (Natasha Hargreaves)
RA to RF – 14674 St. Andrews Drive - to subdivide into 2 single family lots.

Note: Change in ownership and agent

Approved by Council: September 28, 2015

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2015, No. 18528" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
 RES.R16-1630 Carried

BYLAWS WITH PERMITS

13. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18625"
 7913-0041-00 – Dream Castle Homes Ltd.
 c/o WSP Canada Inc. (Clarence Arychuk)
 RA to RF-G and RF - 16664 – 84 Avenue - to subdivide into 6 small single family
 lots and open space.

Approved by Council: December 14, 2015

* Planning and Development advise (see memorandum dated July 19, 2016 in
 back-up) that it is in order for Council to pass a resolution amending portions
 of the Fleetwood Town Centre Plan from Parks and Linear Corridors to Single
 Family Urban and from Single Family Urban to Parks and Linear Corridors.

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Council amend portions of the
 Fleetwood Town Centre Plan from Parks and Linear Corridors to Single Family
 Urban and from Single Family Urban to Parks and Linear Corridors.
 RES.R16-1631 Carried

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2015, No. 18625" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
 RES.R16-1632 Carried

Development Variance Permit No. 7913-0041-00
 16664 – 84 Avenue

Supported by Council: January 11, 2016

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

- (a) In Section C, Lot Area, of Part 17 "Single Family Residential Gross Density
 Zone (RF-G)", the minimum site area for subdivision is reduced from 1
 hectare (2.5 acres) to 0.6 hectare (1.5 acres); and

- (b) In Section K.2, Subdivision, of Part 17 "Single Family Residential Gross Density Zone (RF-G)", the minimum lot depth for subdivision is reduced from 28 metres (90 ft.) to 24 metres (79 ft.) for proposed Lots 3 and 4.

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

It was Moved by Councillor Gill
Seconded by Councillor Steele
That Development Variance Permit No. 7913-0041-00 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.R16-1633

Carried

14. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18733" 7914-0177-00 – Robin & Mei Harper, and White Rock South Surrey Hospice Society c/o Geoff Lawlor Architecture Inc. (Geoff Lawlor)
RF to CD – 15433 and 15443 – 16A Avenue - to develop a two-storey commercial/office building for the White Rock and South Surrey Hospice Society.

Note: Additional owners added

Approved by Council: May 2, 2016

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18733" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R16-1634

Carried

Development Permit No. 7914-0177-00
15433 and 15443 – 16A Avenue

To permit the development of the White Rock and South Surrey Hospice Society.

Authorized to draft: May 2, 2016

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

It was Moved by Councillor Gill
Seconded by Councillor Steele
That the Mayor and Clerk be authorized to execute Development Permit No. 7914-0177-00 .

RES.R16-1635

Carried

- 15. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18555" 7915-0165-00 – 1063548 B.C. Ltd. (Director Information: Diane Balsor) and 1063550 B.C. Ltd. (Director Information: Diane Balsor) c/o WSP Canada Inc. (Clarence Arychuk) RA to RF-12 - 18320 – 68 Avenue - to subdivide into 7 single family small lots and a remainder lot.

Note: Change in ownership

Approved by Council: November 16, 2015

- * Planning and Development advise (see memorandum dated July 18, 2016 in back-up) that it is in order for Council to pass a resolution amending the North Cloverdale West Neighbourhood Concept Plan to redesignate the site from Single family Residential and Townhouse (15 upa) to Small Lots.

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Council amend the North Cloverdale West Neighbourhood Concept Plan to redesignate the site from Single Family Residential and Townhouse (15 upa) to Small Lots.

RES.R16-1636

Carried

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18555" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R16-1637

Carried

Development Variance Permit No. 7915-0165-00
 18320 – 68 Avenue

Supported by Council: November 30, 2015

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

- (a) In Section H.6 Off-Street Parking of Part 17A "Single Family Residential (12) Zone", the minimum width for a double garage (two vehicles parked side by side) is reduced from 13.4 metres (44 ft.) to 12 metres (39 ft.) for proposed Lot 3.

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

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Development Variance Permit No. 7915-0165-00 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.R16-1638

Carried

Development Variance Permit No. 7915-0165-01
 18320 – 68 Avenue

Supported by Council: March 7, 2016

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

- (a) In Section H.3 Off-Street Parking of Part 17A "Single Family Residential (12) Zone (RF-12)", the maximum width of a driveway is increased from 6.0 metres (20 ft.) to 7.8 metres (26 ft.) for proposed Lots 1, 2, 4, 6 and 7;
- (b) In Sub-Section H.5(b) Off-Street Parking of Part 17A "Single Family Residential (12) Zone (RF-12)", the maximum width of a double garage is increased from 5.5 metres (18 ft.) to 6.3 metres (21 ft.) for proposed Lots 1, 2 and 4 if the garage is a maximum of 5.5 metres (18 ft.) wide for at least 1 metre (3 ft.) measured perpendicular from the interior of the front garage door; and
- (c) In Section H.8 Off-Street Parking of Part 17A "Single Family Residential (12) Zone (RF-12)", the maximum number of vehicles that may be parked outside is increased from two (2) to three (3); for proposed Lots 1, 2, 4, 6 and 7;

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

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Development Variance Permit No. 7915-0165-01 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.R16-1639

Carried

16. "Surrey Land Use Contract No. 11 Authorization By-law, 1974, No. 4185, Discharge By-law, 2013, No. 17937"
7912-0217-00 – Berezan Management (32nd Avenue) Ltd.
c/o Berezan Management (BC) Ltd. (Ralph Berezan)
To discharge Land Use Contract No. 11 from the properties located at 15332 and 15360 – 32 Avenue to allow the underlying RA Zone to come into effect.

Approved by Council: May 6, 2013

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 11
Authorization By-law, 1974, No. 4185, Discharge By-law, 2013, No. 17937" be finally
adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R16-1640

Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17938"
RA to IB-3 - 15332 and 15360 – 32 Avenue - to permit the development of two
business park buildings.

Approved by Council: May 6, 2013

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 17938" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R16-1641

Carried

Development Variance Permit No. 7912-0217-00
15332 and 15360 – 32 Avenue

Supported by Council: May 27, 2013

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

- (a) In Section F, Part 22 to reduce the east side yard setback of the IB-3 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.);
- (b) In Section F, Part 22 to increase the maximum building height of the IB-3 Zone from 14.0 metres (46 ft.) to 17.8 metres (58 ft.).

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

It was Moved by Councillor Gill
Seconded by Councillor Steele
That Development Variance Permit No. 7912-0217-00 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.R16-1642

Carried

Development Permit No. 7912-0217-00
15332 and 15360 – 32 Avenue

To permit the development of two business park buildings.

Authorized to draft: May 6, 2013

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

It was Moved by Councillor Gill
Seconded by Councillor Steele
That the Mayor and Clerk be authorized to execute Development Permit No. 7912-0217-00 .

RES.R16-1643

Carried

- 17. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18444" 7914-0253-00 – Woodbridge Developments (Mountain View) Ltd. c/o Woodbridge Properties Ltd. (Munny Berar) RA to CD - Portion of 15687, 15715 and 15735 Mountain View Drive - to develop a 37 unit townhouse project.

Approved by Council: April 27, 2015

* Planning and Development advise (see memorandum dated July 20, 2016 in back-up) that it is in order for Council to pass a resolution amending the North Grandview Heights Neighbourhood Concept Plan to redesignate the site from "Cluster Housing (6-8 upa)" to "Multiple Residential (15-25 upa)" and "Single Family Small Lots".

It was Moved by Councillor Gill
Seconded by Councillor Steele
That Council amend the North Grandview Heights Neighbourhood Concept Plan to redesignate the site from "Cluster Housing (6-8 upa)" to "Multiple Residential (15-25 upa)" and "Single Family Small Lots".

RES.R16-1644

Carried
with Councillor Woods opposed

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2015, No. 18444" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
 RES.R16-1645 Carried
 with Councillor Woods opposed

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18445"
 RA to RF-12 – Portion of 15687, 15715 and 15735 Mountain View Drive - to develop
 9 single family lots.

Approved by Council: April 27, 2015

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2015, No. 18445" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
 RES.R16-1646 Carried
 with Councillor Woods opposed

Development Permit No. 7914-0253-00
 15687, 15715 and 15735 Mountain View Drive

To permit the development of approximately 37 townhouse units and 9 single
 family small lots.

Authorized to draft: April 27, 2015

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

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7914-0253-00 .
 RES.R16-1647 Carried
 with Councillor Woods opposed

- 18.** "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18467"
 7914-0307-00 – Sukhbir Bains, Nirmal Dhillon, Sukhwinder Dhillon, Bhagwant Gill
 and Manjit Madhar
 c/o Coastland Engineering & Surveying Ltd. (Mike Helle)
 RA to RF and RH - 16671 – 78 Avenue - to subdivide with an adjoining RF lot into
 5 single family lots, 1 remnant lot (for future rezoning and subdivision potential),
 1 lot for riparian protection and a small portion for parkland.

Note: Change in ownership

Approved by Council: June 15, 2015

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2015, No. 18467" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.

RES.R16-1648

Carried

Development Variance Permit No. 7914-0307-00
 16671 – 78 Avenue

Supported by Council: June 29, 2015

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

- (a) In Section F, Part 14 "Half-Acre Residential Zone (RH)", the minimum east side yard setback for the principal building is reduced from 4.5 metres (15 ft.) to 1.8 metres (6.0 ft.) on proposed Lot 6.

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

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Development Variance Permit No.
 7914-0307-00 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.R16-1649

Carried

- 19. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18495"
 7915-0003-00 – Hardeep Malik
 c/o Citiwest Consulting Ltd (Roger Jawanda)
 RF to RF-12 – 10205 – 144 Street - to subdivide into 4 single family small lots.

Approved by Council: July 27, 2015

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2015, No. 18495" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.

RES.R16-1650

Carried

Development Variance Permit No. 7915-0003-00

10205 - 144 Street

Supported by Council: September 14, 2015

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

- (a) In Section F Yards and Setbacks, of Part 17A "Single Family Residential (12) Zone (RF-12)", the minimum lot depth for a Type II lot is reduced from 22 metres (72 ft.) to 21 metres (69 ft.) for proposed Lots 1-4

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

It was Moved by Councillor Gill
Seconded by Councillor Steele
That Development Variance Permit No.
 7915-0003-00 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.R16-1651

Carried

- 20. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18624"
 7915-0125-00 - Penmat Mana JV Ltd.
 c/o Focus Architecture Inc. (Colin Hogan)
 RF to RM-15 - 15747 and 15791 - 84 Avenue - to develop approximately 30 townhouse units.

Approved by Council: December 14, 2015

- * In response to Council's request that staff review traffic calming measures and concerns regarding parking at the nearby commercial shopping centre, Planning and Development advise (see memorandum dated July 20, 2016 in back-up) that the Transportation Division has stated that traffic diversion or high vehicle speeds as a result of the widening of 157A Street is not expected. The introduction of traffic calming measures is not recommended at this time. The proposed development requires six visitor parking stalls and the applicant has provided a total of nine. Some on-street parking is also available along Venture Way, northeast of the subject site.

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2015, No. 18624" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R16-1652

Carried

Development Variance Permit No. 7915-0125-00

15747 and 15791 – 84 Avenue

Supported by Council: January 11, 2016

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

- (a) to reduce the minimum west side yard setback of the RM-15 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face and to 3.7 metres (12 ft.) to building columns and roof overhangs;
- (b) to reduce the minimum front yard (south) setback of the RM-15 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face and to 3.8 metres (12.5 ft.) to building columns and roof overhangs;
- (c) to reduce the minimum east side yard setback of the RM-15 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face and to 4.3 metres (14 ft.) to building columns and roof overhangs; and
- (d) to reduce the minimum rear yard (north) setback of the RM-15 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to the building face and to 5.3 metres (17 ft.) to building columns and roof overhangs.

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

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That Development Variance Permit No.

7915-0125-00 be approved; that the Mayor and Clerk be authorized to sign the Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R16-1653

Carried**Development Permit No. 7915-0125-00**

15747 and 15791 – 84 Avenue

To permit the development of 30 townhouse units.

Authorized to draft: December 14, 2015

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

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That the Mayor and Clerk be authorized to

execute Development Permit No. 7915-0125-00 .

RES.R16-1654

Carried

21. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18271"
7914-0017-00 – Potters Farm & Nursery Inc., BC Transportation Financing
Authority, Edward Holden, William Ringer, Torvan Developments Ltd. and
City of Surrey
c/o Avondale Development Corporation (Gerry Olma)
RA to CD – 3100, 3217 and 3231 – 152 Street, 3216 Croydon Drive, Portion of
15110 - 32 Avenue and Portions of Closed Roads (3199, 3201, and 3203 - 152 Street
and 3211 Croydon Drive), to develop a 4-storey commercial building with
underground and surface parking.

Approved by Council: July 7, 2014

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18271" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R16-1655

Carried

Development Permit No. 7914-0017-00

3100, 3217 and 3231 – 152 Street, 3216 Croydon Drive, Portion of 15110 – 32 Avenue and
Portions of Closed Roads (3199, 3201, and 3203 - 152 Street and 3211 Croydon Drive)

To permit the development of a commercial building.

Authorized to draft: July 7, 2014

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

It was Moved by Councillor Gill
Seconded by Councillor Steele
That the Mayor and Clerk be authorized to
execute Development Permit No. 7914-0017-00.

RES.R16-1656

Carried

22. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18561"
7915-0130-00 – Mosaic 27th Ave. Holdings Ltd.
c/o Mosaic Homes (Kyle Wright)
RA to RM-30 - 2685 – 160 Street, 15818, 15840, 15866, 15888 and 15912 – 27 Avenue -
to develop 185 townhouse units.

Note: Change in ownership

Approved by Council: November 16, 2015

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18561" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
RES.R16-1657 Carried
with Councillor Woods opposed

Development Variance Permit No. 7915-0130-00

2685 – 160 Street, 15818, 15840, 15866, 15888 and 15912 – 27 Avenue

Supported by Council: November 30, 2015

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

- (a) In Subsection F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone, the minimum north setback is reduced from 7.5 metres (25 ft.) to 4.3 metres (14 ft.) for Lots 1 and 2;
- (b) In Subsection F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone, the minimum south setback is reduced from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for Lots 1 and 2, and to 3.9 metres (13 ft.) for Buildings 4 and 5 on Lot 1;
- (c) In Subsection F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone, the minimum east setback for Lot 1 is reduced from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for Buildings 1 and 4, and to 3.0 metres (10 ft.) for Buildings 7 and 9;
- (d) In Subsection F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone, the minimum east setback for Lot 2 is reduced from 7.5 metres (25 ft.) to 2.5 metres (8 ft.);
- (e) In Subsection F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone, the minimum west setback for Lot 1 is reduced from 7.5 metres (25 ft.) to 2.5 metres (8 ft.);
- (f) In Subsection F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone, the minimum west setback for Lot 2 is reduced from 7.5 metres (25 ft.) to 3.9 metres (13 ft.);
- (g) Subsection A.2(a) General Requirements of Part 5 Off-Street Parking and Loading/Unloading is varied to allow 4 visitor parking spaces that are required for Lot 2 to be provided on Lot 1; and
- (h) Section B. Parking Dimensions and Standards of Part 5 Off-Street Parking and Loading/Unloading is varied to increase the allowable number of small car visitor parking spaces from 25% to 34%.

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

It was Moved by Councillor Gill
Seconded by Councillor Steele
That Development Variance Permit No. 7915-0130-00 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.R16-1658

Carried
with Councillor Woods opposed

Development Permit No. 7915-0130-00
2685 - 160 Street, 15818, 15840, 15866, 15888 and 15912 - 27 Avenue

To permit the development of 185 townhouse units.

Authorized to draft: November 16, 2015

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

It was Moved by Councillor Gill
Seconded by Councillor Steele
That the Mayor and Clerk be authorized to execute Development Permit No. 7915-0130-00.

RES.R16-1659

Carried
with Councillor Woods opposed

- 23. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18550" 7914-0348-00 - Anthem West Clayton Developments Ltd. c/o Anthem West Clayton Developments Ltd. (Steve Forrest) RA to RM-30 - 18490, 18522, 18542 and 18570 - 70 Avenue - to develop approximately 143 townhouse units.

Approved by Council: November 2, 2015

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18550" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R16-1660

Carried

Development Variance Permit No. 7914-0348-00

18490, 18522, 18542 and 18570 – 70 Avenue

Supported by Council: November 16, 2015

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

- (a) In Section F of Part 22 "Multiple Residential 30 Zone (RM-30)" the minimum front, rear, and side yard setbacks are reduced from 7.5 metres (25 ft.) to varying distances ranging from 3.0 metres (10 ft.) to 6.0 metres (20 ft.) as illustrated on the plan attached hereto as Schedule A.

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

It was
 Moved by Councillor Gill
 Seconded by Councillor Steele
 That Development Variance Permit No. 7914-0348-00 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.R16-1661

Carried**Development Permit No. 7914-0348-00**

18490, 18522, 18542 and 18570 – 70 Avenue

To permit the development of 143 townhouse units.

Authorized to draft: November 16, 2015

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

It was
 Moved by Councillor Gill
 Seconded by Councillor Steele
 That the Mayor and Clerk be authorized to execute Development Permit No. 7914-0348-00.

RES.R16-1662

Carried

24. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18616" 7915-0031-00 – 1024007 B.C. Ltd.
 (Director Information: Amardeep Kevin Dhaliwal)
 c/o Essence Properties Inc. (Kevin Dhaliwal)
 RA to RM-30 - 2256 and 2286 – 164 Street - to develop approximately 30 townhouse units.

Note: Change in ownership

Approved by Council: November 30, 2015

- * Planning and Development advise (see memorandum dated July 20, 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 site from "Cluster Housing 10-15 upa" to "Multiple Residential 15-25 upa".

It was Moved by Councillor Gill
Seconded by Councillor Steele
That Council amend the Sunnyside Heights Neighbourhood Concept Plan to redesignate the site from "Cluster Housing 10-15 upa" to "Multiple Residential 15-25 upa".

RES.R16-1663 Carried

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18616" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R16-1664 Carried

Development Variance Permit No. 7915-0031-00
2256 and 2286 – 164 Street

Supported by Council: December 14, 2015

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

- (a) to reduce the minimum front yard (north) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.4 metres (11 ft.), with a cantilevered second floor at 3.1 metres (10 ft.) for Unit 15 only;
- (b) to reduce the minimum side yard (west) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.7 metres (9 ft.), and to 1.4 metres (5 ft.) for a garden shed; and
- (c) to reduce the minimum side yard (east) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.9 metres (13 ft.).

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

It was Moved by Councillor Gill
Seconded by Councillor Steele
That Development Variance Permit No. 7915-0031-00 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.R16-1665 Carried

Development Permit No. 7915-0031-00
2256 and 2286 – 164 Street

To permit the development of approximately 30 townhouse units.

Authorized to draft: November 30, 2015

- * Planning and Development advise (see memorandum dated July 20, 2016 in back-up) that subsequent to the project receiving Third Reading, the applicant was unable to secure use of indoor amenity space at the neighbouring site at 16458 - 23A Avenue ("The Hamptons"), as was proposed. The applicant has amended the proposal to include a 52 sq.m. (560 sq.ft.) indoor amenity building on the site. The applicant has paid cash-in-lieu for the 38 sq.m. (410 sq.m.) deficit. It is in order for Council to approve the applicant's request to reduce the amount of required indoor amenity space from 90 sq.m. (970 sq.ft.) to 52 sq.m. (560 sq.ft).

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

It was	Moved by Councillor Gill Seconded by Councillor Steele That Council approve the applicant's request to reduce the amount of required indoor amenity space and to provide cash-in-lieu for the deficit
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RES.R16-1666

Carried

It was	Moved by Councillor Gill Seconded by Councillor Steele That the Mayor and Clerk be authorized to execute Development Permit No. 7915-0031-00.
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RES.R16-1667

Carried

- 25. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2016, No. 18713"
7915-0229-00 – Laronde Woods Ltd.
c/o Aplin & Martin Consultants Ltd. (Maggie Koka)
To authorize the redesignation of 13160 – 20 Avenue from Suburban (SUB) to Urban (URB).

- * At May 9, 2016 Regular Council – Public Hearing, Council requested staff to ensure that there is traffic calming on Laronde Drive so that the extension of Laronde Drive to 20 Avenue does not create a shortcutting route for neighbourhood traffic. Council also requested that staff work with the Applicant to limit the size of the principal dwelling by ensuring no secondary suites be permitted. Planning and Development have addressed both of these concerns in the memorandum dated July 20, 2016 in the bylaw back-up.

Approved by Council: April 18, 2016

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Official Community Plan Bylaw,
 2013, No. 18020, Amendment Bylaw, 2016, No. 18713" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R16-1668 Carried
 with Councillor Woods opposed

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18714"
 RA to RF - 13160 - 20 Avenue - to subdivide into 20 single family residential lots.

Approved by Council: April 18, 2016

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2016, No. 18714" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
 RES.R16-1669 Carried
 with Councillor Woods opposed

Development Variance Permit No. 7915-0229-00
 13160 - 20 Avenue

Supported by Council: May 9, 2016

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

- (a) In Section F Yards and Setbacks of Part 16 "Single Family Residential Zone (RF)", the minimum rear yard setback on proposed Lot 4 is reduced from 7.5 metres (25 ft.) to 3.7 metres (12 ft.);
- (b) In Section F Yards and Setbacks of Part 16 "Single Family Residential Zone (RF)", the minimum front yard setback on proposed Lot 7 is reduced from 7.5 metres (25 ft.) to 3.0 metres (10 ft.);
- (c) In Section F Yards and Setbacks of Part 16 "Single Family Residential Zone (RF)", the minimum rear yard setback on proposed Lot 7 is reduced from 7.5 metres (25 ft.) to 5.0 metres (16 ft.);
- (d) In Section F Yards and Setbacks of Part 16 "Single Family Residential Zone (RF)", the minimum front yard setback on proposed Lot 12 is reduced from 7.5 metres (25 ft.) to 6.5 metres (21 ft.);
- (e) In Section F Yards and Setbacks of Part 16 "Single Family Residential Zone (RF)", the minimum front yard setback on proposed Lot 13 is reduced from 7.5 metres (25 ft.) to 6.1 metres (20 ft.);

- (f) In Section F Yards and Setbacks of Part 16 "Single Family Residential Zone (RF)", the minimum front yard setback on proposed Lot 14 is reduced from 7.5 metres (25 ft.) to 3.9 metres (13 ft.);
- (g) In Section F Yards and Setbacks of Part 16 "Single Family Residential Zone (RF)", the minimum front yard setback on proposed Lot 16 is reduced from 7.5 metres (25 ft.) to 3.8 metres (12 ft.);
- (h) In Section F Yards and Setbacks of Part 16 "Single Family Residential Zone (RF)", the minimum west rear yard setback on proposed Lot 16 is reduced from 7.5 metres (25 ft.) to 1.8 metres (6 ft.);
- (i) In Section F Yards and Setbacks of Part 16 "Single Family Residential Zone (RF)", the minimum rear yard setback on proposed Lot 19 is reduced from 7.5 metres (25 ft.) to 4.5 metres (15 ft.); and
- (j) In Section K Subdivision of Part 16 "Single Family Residential Zone (RF)" to reduce the minimum lot depth of the RF Zone on proposed Lot 16 from 28 metres (90 ft.) to 19.4 (64 ft.).

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

It was Moved by Councillor Gill
Seconded by Councillor Steele
That Development Variance Permit No.
7915 0229-00 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.R16-1670

Carried
with Councillor Woods opposed

- 26. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2015, No. 18496"
7906-0213-00 – Portrait Homes Viridian Ltd.
c/o Portrait Homes Ltd. (Randy Dick)
To authorize the redesignation of 15005 – 36 Avenue from Urban (URB) to Conservation and Recreation (C and R).

Note: Change in ownership

Approved by Council: July 27, 2015

- * Planning and Development advise (see memorandum dated July 20, 2016 in back-up) that it is in order for Council to pass a resolution amending the Rosemary Heights West Land Use Plan to adjust the boundaries between the Preservation Area/Open Space and the Cluster Housing designations.

RES.R16-1671 It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Council amend the Rosemary Heights
 West Land Use Plan to adjust the boundaries between the Preservation Area/Open
 Space and the Cluster Housing designations.
Carried
 with Councillor Woods opposed

RES.R16-1672 It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Official Community Plan Bylaw,
 2013, No. 18020, Amendment Bylaw, 2015, No. 18496" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
Carried
 with Councillor Woods opposed

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18497"
 7906-0213-00 - A-1 to CD - 15005 - 36 Avenue - to develop 57 townhouse units.

Approved by Council: July 27, 2015

RES.R16-1673 It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2015, No. 18497" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
Carried
 with Councillor Woods opposed

Development Permit No. 7906-0213-00
 15005 - 36 Avenue

To permit the development of 57 townhouse units.

Authorized to draft: July 27, 2015

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

RES.R16-1674 It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7906-0213-00 .
Carried
 with Councillor Woods opposed

PERMIT APPROVALS

- 27. **Development Permit No. 7916-0109-00**
 Garaventa (Canada) Ltd.
 c/o Krahn Engineering Ltd. (Navid Fereidonni)
 18920 – 36 Avenue

To permit the development of an industrial building.

Authorized to draft: June 13, 2016

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

It was
 Moved by Councillor Gill
 Seconded by Councillor Steele
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7916-0109-00.

RES.R16-1675

Carried

- 28. **Development Permit No. 7916-0027-00**
 1057725 B.C. Ltd. (Director Information: Mark Alan Halvorsen)
 c/o Foszyn Bartek Construction Ltd. (Bartek Fara)
 5219 - 188 Street

To permit the development of an industrial building.

Authorized to draft: June 13, 2016

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

It was
 Moved by Councillor Gill
 Seconded by Councillor Steele
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7916-0027-00.

RES.R16-1676

Carried

- 29. **Development Variance Permit No. 7915-0163-00**
 Aman Enterprises 1989 Ltd.
 c/o CTA Design Group, Architecture Engineering (John Kristianson)
 18795 – 24 Avenue: To develop a warehouse / distribution centre with outdoor trailer parking.

Note: Subject site has been consolidated from addresses 2421, 2449, 2477 and 2495 – 188 Street to one legal parcel.

Supported by Council: February 22, 2016

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

- (a) In Section J.2 of Special Regulations of "Comprehensive Development Zone (CD By-law No. 17536)" in Area A, outdoor storage of any goods, materials or supplies is permitted, including areas for parking of trucks and trailers.

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

It was
 Moved by Councillor Gill
 Seconded by Councillor Steele
 That Development Variance Permit No. 7915-0163-00 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.R16-1677

Carried

Development Permit No. 7915-0163-00
 18795 - 24 Avenue

To permit the development of a warehouse / distribution centre with outdoor trailer parking.

Authorized to draft: February 1, 2016

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

It was
 Moved by Councillor Gill
 Seconded by Councillor Steele
 That the Mayor and Clerk be authorized to execute Development Permit No. 7915-0163-00.

RES.R16-1678

Carried

- 30. **Development Variance Permit No. 7915-0048-00**
 7915-0048-00 - 1025467 B.C. Ltd. (Director Information: Ajmer Athwal and Inderjit Nijjar)
 c/o Igel Architecture (Andy Igel)
 6191 King George Boulevard: To redevelop an existing gasoline service station, car wash and convenience store.

Supported by Council: February 22, 2016

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

- (a) Subsection F. Yards and Setbacks of Part 41 CG-2 Zone, the minimum rear yard (south) setback is reduced from 12 metres (40 ft.) to 8.4 metres (28 ft.);
- (b) Subsection G. Height of Buildings of Part 41 CG-2 Zone, the maximum height of pump island canopies is increased from 6.0 metres (20 ft.) to 6.5 metres (21 ft.); and
- (c) Subsection I. Landscaping of Part 41 CG-2 Zone, the width of the landscaping strip along developed sides of the lot abutting a highway is reduced from 3 metres (10 ft.) to 2.4 metres (8 ft.) along 62 Avenue and 2.3 metres (8 ft.) along King George Boulevard.

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

It was Moved by Councillor Gill
Seconded by Councillor Steele
That Development Variance Permit No.
 7915-0048-00 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.R16-1679

Carried

Development Permit No. 7915-0048-00
 6191 King George Boulevard

To permit the redevelopment of a gasoline service station, car wash and convenience store.

Authorized to draft: February 1, 2016

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

It was Moved by Councillor Gill
Seconded by Councillor Steele
That Development Variance Permit No.
 7915-0048-00 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.R16-1680

Carried

- 31. **Development Variance Permit No. 7915-0353-00**
 7915-0353-00 - Subzero Cold Logistics Inc.
 c/o Integrated Construction (Christian Hamm)
 2525 - 188 Street: To develop a cold storage facility.

Note: Address also known as 18787 - 25 Avenue.

Supported by Council: July 11, 2016

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

- (a) to reduce the minimum width of the truck maneuvering aisle in Part 5. E.2.(b) Dimensions for Loading/Unloading Areas along the northern property line from 7.5 metres (25 ft.) to 5.5 metres (18 ft.).

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

It was Moved by Councillor Gill
Seconded by Councillor Steele
That Development Variance Permit No.
 7915-0353-00 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.R16-1681

Carried

Development Permit No. 7915-0353-00
 2525 - 188 Street

To permit the development of a cold storage facility.

Authorized to draft: June 27, 2016

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

It was Moved by Councillor Gill
Seconded by Councillor Steele
That the Mayor and Clerk be authorized to
 execute Development Permit No. 7915-0353-00.

RES.R16-1682

Carried

32. Temporary Use Permit Application No. 7916-0188-00

Allan and Alice Shen
c/o Porte Communities (Jessica Pullan)
10531 – 140 Street

To permit the construction of a temporary real estate sales centre for a period not to exceed three years.

Supported by Council: July 11, 2016

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

It was
Moved by Councillor Gill
Seconded by Councillor Steele
That Temporary Use Permit

No. 7916-0188-00 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.R16-1683

Carried

APPLICATIONS/BYLAWS/PERMITS TO BE CLOSED

- 33.** "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18236"
7911-0143-00 – 0993006 B.C. Ltd. (Director Information: Berinderpal Singh Dhaliwal)
RA to RM-30 and RF – 16604 and 16626 Fraser Highway to permit the development of 36 townhouse units and one lot for a future single family dwelling.

Note: Change in ownership

Approved by Council: June 9, 2014

- * Planning and Development advise (see memorandum dated July 18, 2016 in the back-up) that the applicant requests to close application No. 7911-0143-00 and all applications associated with this project and rezoning Bylaw No. 18236, as additional properties have been acquired and a new development application has been submitted.

It was
Moved by Councillor Gill
Seconded by Councillor Steele
That Council close Application

No. 7911-0143-00 and file "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18236".

RES.R16-1684

Carried

MISCELLANEOUS

- 34. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2016, No. 18657"
7915-0084-00 - Canadian Horizons (18th Avenue) Land Corp
c/o Aplin & Martin Consultants Ltd. (Maggie Koka)
To authorize the redesignation a portion of 16691 – 16 Avenue from Suburban (SUB) to Urban (URB).

Note: Change in ownership

Approved by Council: February 1, 2016

- * Planning and Development advise (see memorandum dated July 21, 2016 in back-up) that it is in order for Council to pass a resolution amending the Sunnyside Heights NCP to redesignate the site from Suburban Residential (1-2 upa), Suburban Transitional (2-4 upa) and Urban Transitional (up to 8 upa) to Low Density Residential (6-10 upa) as well as to accommodate a modified road pattern and relocation of drainage swales.

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Council amend the Sunnyside Heights NCP to redesignate the site from Suburban Residential (1-2 upa), Suburban Transitional (2-4 upa) and Urban Transitional (up to 8 upa) to Low Density Residential (6-10 upa) as well as to accommodate a modified road pattern and relocation of drainage swales.

RES.R16-1685

Carried
with Councillor Woods opposed

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2016, No. 18657" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R16-1686

Carried
with Councillor Woods opposed

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18658"
 RA to RF-12 – 1671, 1681, 1707, 1733, 1753 and 1785 – 168 Street, 16691 – 16 Avenue
 To subdivide into 104 single family lots.

Approved by Council: February 1, 2016

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18658" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R16-1687

Carried
with Councillor Woods opposed

Development Variance Permit No. 7915-0084-00

1643, 1671, 1681, 1707, 1733, 1753 and 1785 - 168 Street, 16691, 16715, 16733,
16755 - 16 Avenue

- * Planning and Development advise (see memorandum dated July 21, 2016 in back-up) that due to the recent changes proposed in terms of on-site tree retention, staff have determined the variances to reduce the minimum front yard setback for Lot 11 as well as rear yard setback for Lot 11 and 12 are no longer required and it is in order for Council to close Development Variance Permit No. 7915-0084-00.

It was Moved by Councillor Gill
Seconded by Councillor Steele
That Council close Development Variance

Permit No. 7915-0084-00.

RES.R16-1688

Carried
with Councillor Woods opposed

35. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18451"
7914-0357-00 - Gurvinder Khind, Marquee S Construction and Developments Ltd.,
Ajit Birak, Manjinder Bains and Santokh Dhaliwal
c/o Hub Engineering Inc. (Mike Kompter)
RA to RF - 7644, 7666 and 7690 - 155 Street - to subdivide into 12 single family lots,
with 1 remnant lot for future consolidation.

Note: Change in ownership

Approved by Council: April 27, 2015

- * Planning and Development advise (see memorandum dated July 22, 2016 in back-up) that it is in order for Council to pass a resolution amending the Fleetwood Enclave Infill Area Concept Plan to redesignate the site from "1/4 Acre Gross Density (4 upa)" to "Low-Medium density Cluster (5 upa)".

It was Moved by Councillor Gill
Seconded by Councillor Martin
That Council amend the Fleetwood Enclave
Infill Area Concept Plan to redesignate the site from "1/4 Acre Gross Density
(4 upa)" to "Low-Medium density Cluster (5 upa)".

RES.R16-1689

Carried

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18451" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R16-1690

Carried

36. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18545"
7915-0275-00 – Marquee S Construction and Developments Ltd.
c/o Hub Engineering Inc. (Mike Kompter)
RA to RF - 7706 – 155 Street - to subdivide into 4 single family lots with the
consolidation of the proposed lot to the south.

Note: Change in ownership

Approved by Council: November 2, 2015

- * Planning and Development advise (see memorandum dated July 22, 2016 in
back-up) that it is in order for Council to pass a resolution amending the
Fleetwood Enclave Infill Area Concept Plan to redesignate the site from "1/4 Acre
Gross Density (4 upa)" to "Low-Medium density Cluster (5 upa)".

It was Moved by Councillor Gill
Seconded by Councillor Martin
That Council amend the Fleetwood Enclave
Infill Area Concept Plan to redesignate the site from "1/4 Acre Gross Density
(4 upa)" to "Low-Medium density Cluster (5 upa)".

RES.R16-1691

Carried

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18545" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R16-1692

Carried

I. CLERKS REPORT

1. **Development Variance Permit No. 7915-0280-00**
20th Avenue Development Group Ltd.
c/o WSP Canada Inc. (Clarence Arychuk)
16465 and 16505 - 20 Avenue: To vary lot width for proposed Lot 12 and to vary
front yard setbacks for proposed Lots 28 to 40 in a 40-lot subdivision.
- * Planning and Development advise (see memorandum dated July 14, 2016 in
back-up) that due to an oversight Development Variance Permit No. 7915-0280-00
did not proceed to Public Notification.

It is now in order to proceed with Public Notification for Development Variance
Permit No. 7915-0280-00 and bring the Development Variance Permit forward for
an indication of support at the September 12, 2016 Regular Council – Public
Hearing meeting.

