

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****RESIDENTIAL/INSTITUTIONAL****NEWTON**

- 1. 7916-0036-00**
13120 - 76 Avenue
Glenn Worner, Redstone Enterprises Ltd. / Owner:Redstone Enterprises Ltd.
Development Permit / Development Variance Permit
to permit a new free-standing sign for 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 Martin
That:

1. Council approve Development Variance Permit No. 7916-0036-00, to reduce the minimum setback required under the Surrey Sign By-law from 2.0 metres (6.5 ft.) to 1.0 metres (3.3 ft.) from the front lot line, and to 0.5 metres (1.6 ft.) from the west side lot line, to proceed to Public Notification.
2. Council authorize staff to draft Development Permit No. 7916-0036-00 generally in accordance with the attached drawings.

RES.R16-2040

Carried

SOUTH SURREY

2. **7916-0379-00**
19055 - 34A Avenue
Teri Hudson, Teck Construction LLP / The Owners of Strata Lot EPS3507
Development Variance Permit
to reduce the required parking for an existing 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 Council approve Development Variance Permit No. 7916-0379-00, to vary Part 5 "Off Street Parking and Loading/Unloading" of Zoning By-law 12000 to allow office uses that are ancillary to Light Impact Industrial Uses to be calculated at a rate of 1 parking space per 100 square metres (1,075 sq. ft.) of gross floor area, to proceed to Public Notification.

RES.R16-2041

Carried

3. **7916-0390-00**
2278 - 192 Street
Nathan Ma, Beedie Development Group / Beedie (600 Series) Holdings Ltd.
Development Variance Permit
to reduce the required parking for a new 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 Council approve Development Variance Permit No. 7916-0390-00, to vary Part 5 "Off Street Parking and Loading/Unloading" of Zoning By-law 12000 to allow office uses that are ancillary to Light Impact Industrial Uses to be calculated at a rate of 1 parking space per 100 square metres (1,075 sq. ft.) of gross floor area, to proceed to Public Notification.

RES.R16-2042

Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURALFLEETWOOD/GUILDFORD

4. **7913-0041-01**
16664 - 84 Avenue
Clarence Arychuk, WSP Group / Dream Castle Homes Ltd.
 Development Variance Permit
to relax the minimum streamside setback in order to permit subdivision into six (6) single family lots and open space.

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. 7913-0041-01, to reduce the minimum distance (setback) from top-of-bank for a "Natural Class A Stream" from 30 metres (98 ft.) to 10 metres (33 ft.) measured to the southern lot line of proposed Lot 6, and to 0 metre (0 ft.) for the "hooked" panhandle portion of proposed Lot 6, to proceed to Public Notification.

RES.R16-2043

Carried

5. **7915-0270-00**
8333 - 164 Street
Maciej Dembek, Barnett Dembek Architects Inc. / Amrit S. Bath,
Resham K. Bath, Baldev S. Bath
 Rezoning from RM-15 to RM-30
 Development Permit / Development Variance Permit
to permit the development of approximately 33 townhouse units in Fleetwood.

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

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

1. a Bylaw be introduced to rezone the subject site from "Multiple Residential 15 Zone (RM-15)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 99 square metres (1,065 sq. ft.) to 93 square metres (996 square feet).
3. Council authorize staff to draft Development Permit No. 7915-0270-00 generally in accordance with the attached drawings (Appendix II).

4. Council approve Development Variance Permit No. 7915-0270-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the building face and to 2.5 metres (8.0 ft.) to the building overhangs and columns;
 - (b) to reduce the minimum west side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) to the building overhangs and columns and to 6.0 metres (20 ft.) to the rear decks of the townhouse units;
 - (c) to reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face and to 4.0 metres (13 ft.) to the building overhangs and columns of proposed Building 1 only; and
 - (d) to reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the building face and to 2.5 metres (13 ft.) to the building overhangs and columns of proposed Building 5 only.

5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) removal of the camper located on the subject site to the satisfaction of the Planning and Development Department;
 - (g) submission of an acoustical report for the units adjacent to Fraser Highway and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;

- (h) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
- (i) the applicant adequately address the impact of reduced indoor amenity space; and
- (j) registration of a shared access easement to facilitate a shared driveway access to 164 Street, for the property to the south-east at 16379 Fraser Highway.

RES.R16-2044

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

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

Amendment Bylaw, 2016, No. 18884" pass its first reading.

RES.R16-2045

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

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

Amendment Bylaw, 2016, No. 18884" pass its second reading.

RES.R16-2046

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Hayne

That the Public Hearing on "Surrey Zoning

Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18884" be held at the City Hall on October 24, 2016, at 7:00 p.m.

RES.R16-2047

CarriedNEWTON

6. 7915-0035-00

6388 King George Boulevard**Wilson Chang, Wilson Chang Architect Inc. / 1022081 BC Ltd.****Director Information: Eddie Chiu****Officer Information as at March 16, 2016: Eddie Chiu (Director)**

OCP Amendment from "Commercial" to "Multiple Residential"

NCP Amendment from "Mixed Commercial/Residential Apartments" and "Creeks and Riparian Setback" to "Apartment/Townhouse"

Rezoning from CD (By-law No. 10667) to CD (based on RM-45)

Development Permit / Development Variance Permit

to permit the development of approximately 36 apartment units and 40 townhouse units.

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

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

1. a Bylaw be introduced to amend the OCP by re-designating the subject site in Development Application No. 7915-0035-00 from Commercial to Multiple Residential and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. a Bylaw be introduced to rezone the subject site from "Comprehensive Development Zone" (CD) (By-Law No. 10667) to "Comprehensive Development Zone" (CD) and a date be set for Public Hearing.
4. Council approve Development Variance Permit No. 7915-0035-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum setback distance from the top of bank from a Class A stream from 30.0 metres (100 ft.) to 5.0 metres (16 ft.) at the closest point to allow for retention of the existing parkade structure and proposed multi-family building.
5. Council approve the applicant's request to reduce the amount of required indoor amenity space from 228 square metres (2,450 sq. ft.) to 170 square metres (1,830 sq. ft.).
6. Council authorize staff to draft Development Permit (No. 7915-0035-00) for Form and Character, for Hazard Lands, and for Sensitive Ecosystems generally in accordance with the attached drawings (Appendix II).
7. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) demolition of existing buildings and structures, with the exception of the parkade structure, to the satisfaction of the Planning and Development Department;

- (e) submission of an acoustical report for the units adjacent to King George Boulevard and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (f) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
- (g) the applicant adequately address the impact of reduced indoor amenity space;
- (h) completion of a Development Permit for Hazard Lands, including completion of a Development Feasibility Study to the satisfaction of the General Manager, Planning & Development Department;
- (i) completion of the P-15 agreement associated with Development Application No. 7911-0301-00; and
- (j) completion of a Sensitive Ecosystem Development Permit, including submission of an Ecosystem Development Plan to the satisfaction of the General Manager, Planning & Development Department.

8. Council pass a resolution to amend the South Newton NCP to redesignate the land from "Mixed Commercial/Residential Apartments" and "Creeks and Riparian Setback" to "Apartment/Townhouse" when the project is considered for final adoption.

RES.R16-2048

Carried

It was

Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2016, No. 18885" pass its first reading.

RES.R16-2049

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2016, No. 18885" pass its second reading.

RES.R16-2050

Carried

RES.R16-2051 It was then Moved by Councillor Gill
Seconded by Councillor Hayne
That the Public Hearing on "Surrey Official
Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2016, No. 18885" be
held at the City Hall on October 24, 2016, at 7:00 p.m.
Carried

RES.R16-2052 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18886" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R16-2053 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18886" pass its second reading.
Carried

RES.R16-2054 It was then Moved by Councillor Gill
Seconded by Councillor Hayne
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18886" be held at the City
Hall on October 24, 2016, at 7:00 p.m.
Carried

SOUTH SURREY

7. **7916-0373-00**
14073 - 34A Avenue
Anya Paskovic, Aplin & Martin Consultants Ltd. / Gurinder G Dhaliwal
Development Variance Permit
to reduce the minimum side yard setback on a flanking street.

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

RES.R16-2055 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That Council approve Development Variance
Permit No. 7916-0373-00, to reduce the minimum side yard (east) flanking street
setback of the Half-Acre Residential Gross Density (RH-G) zone from 7.5 metres
(25 ft.) to 3.0 metres (10 ft.), to proceed to Public Notification.
Carried

SURREY CITY CENTRE/WHALLEY

8. **7911-0120-01**
14178 – 88 Avenue
14212 – 88 Avenue
Mr. Matti Saar, M. Saar Architecture / Gurdwara Nanaksar Satsang
Sabha Society
 Development Variance Permit
to vary the minimum required streamside protection setback to allow for an expansion of the existing temple.

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

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That Council approve Development Variance Permit No. 7911-0120-01, to reduce the minimum setback distance from the top-of-bank of a "Natural Class A Stream", in Part 7A of Zoning By-law No. 12000, from 30 metres (100 ft.) to a minimum of 13 metres (43 ft.), to proceed to Public Notification.

RES.R16-2056

Carried

9. **7916-0110-00**
9711 - 123A Street
Roger Jawanda, CitiWest Consulting Ltd. / Kulwinder Singh Thandi
Taranjit Kaur Thandi, Kashmir Singh Thandi, Bhupinder Kaur Thandi
 Development Variance Permit
to relax the flanking side yard setback requirement for a new house on proposed Lot 2, located along a collector road (123A Street).

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

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That Council approve Development Variance Permit No. 7916-0110-00, to reduce the minimum side yard on a flanking street setback of the RF Zone from 3.6 metres (12 ft.) to 1.7 metres (6 ft.) for the principal building on proposed Lot 2, to proceed to Public Notification.

RES.R16-2057

Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURALFLEETWOOD/GUILDFORD

10. 7914-0365-00
16556 - 88 Avenue
Mike Kompter, Hub Engineering Inc. / Chain Kang, Gurvinder Brar
Tejinder Grewal, Balbindra Singh, Serena Khuman, 1067170 B.C. Ltd.
Director Information: Manjit Singh Sadhra
No Officer Information Filed
OCP Text Amendment to amend the Suburban designation
TCP Amendment of a portion from Parks & Linear Corridors to Single Family
Suburban
Rezoning from RA to CD (based on RH-G) / Development Permit
to permit subdivision into 10 small suburban residential lots.

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

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

1. an OCP Text Amendment Bylaw be introduced to amend the Suburban designation in order to permit allowable densities to be averaged over the entire site when the site has portions both within and beyond 200 metres (656 ft.) of the ALR edge, subject to neighbourhood compatibility, and a date be set for Public Hearing.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. a Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft Farm Protection Development Permit No. 7914-0365-00 generally in accordance with the attached drawings (Appendix VIII).
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) submission of a finalized tree survey and a statement regarding tree preservation and acceptable Raptor Study to the satisfaction of the City Landscape Architect;
- (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (e) the applicant address the 15% cash-in-lieu for parkland requirement associated with gross density type lots;
- (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (g) registration of a Section 219 Restrictive Covenant for "no build" and for the installation and maintenance of a 3.5-metre (12-ft.) wide landscape buffer along the northern portions of proposed Lots 1 and 2;
- (h) registration of a Section 219 Restrictive Covenant on proposed Lots 1 and 2 advising future homeowners of the potential farm operations on the adjacent agricultural lands to the northeast;
- (i) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (j) registration of a Section 219 Restrictive Covenant for "no build" on proposed Lots 9 and 10 until a statutory right-of-way can be obtained to facilitate a full 11.5 metre (38 ft.) wide half road or until such time that the property to the west (16524 – 88 Avenue) redevelops; and
- (k) submission of an acoustical report for the units fronting 88 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures.

6. Council pass a resolution to amend the Fleetwood Town Centre Plan to redesignate a portion of the land from "Parks & Linear Corridors" to "Single Family Suburban" when the project is considered for final adoption.

RES.R16-2058

Carried

Council requested clarification regarding the proposed OCP Text Amendment relative to the feedback received from Agriculture and Food Security Committee (AFSAC) regarding the potential for negative impact on other Agricultural Land Reserve (ALR) adjacent properties located within the City of Surrey.

It was then
 Moved by Councillor Gill
 Seconded by Councillor Hayne
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18887" be held at the City
 Hall on October 24, 2016, at 7:00 p.m.

RES.R16-2064

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

11. **7916-0440-00**
13625 - 72 Avenue
Linda McCabe, Newton Community Capital Inc. / Newton Community Capital Inc.
 Development Variance Permit
to allow two existing free-standing signs in Newton Town Centre.

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

It was
 Moved by Councillor Gill
 Seconded by Councillor Hayne
 That Council support Development Variance
 Permit No. 7916-0440-00, varying the following provisions of Surrey Sign By-law, 1999, to proceed to Public Notification:

- (a) to reduce the minimum separation distance between two free-standing signs on a lot line from 50 metres (150 ft.) to 39 metres (128 ft.); and
- (b) to increase the maximum height of a free-standing sign from 2.4 metres (8 ft.) to 7.7 metres (25 ft.).

RES.R16-2065

Carried**SOUTH SURREY**

12. **7916-0078-00**
2957 - 194 Street
Kuldip Randhawa, Acumar Consulting / Rajvinder S Grewal
 Temporary Use Permit
to permit the continued operation of an unauthorized truck parking facility for a period not to exceed 3 years.

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

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That Application No. 7916-0078-00 be referred back to staff to work with the Applicant in order to address the outstanding items of concern associated with the site and provide a report back to Council within the next six months.

RES.R16-2066

Carried
 with Councillor Woods opposed

Mayor Hepner called for the Applicant to speak to the staff recommendation of denial.

Agent (on behalf of the Applicant): The Agent expressed concern that there has not been much dialogue between Planning Staff and the Applicant and for that reason; it is unclear as to why the application has been denied. In response to a question from Council, the Agent clarified that over the next three years; the Applicant fully intends to engage in work to make the site compliant. The site requires extensive engineering work, the Applicant's intent is to present a nice looking site with a warehouse; however, before incurring additional expenses to undertake the various works required on the site, the Applicant has requested a Temporary Use Permit (TUP).

Mayor Hepner reiterated that before the TUP would be considered the Applicant would need to be in compliance.

Council noted there were concerns expressed by area residents regarding the pavement widths and the local aquifer.

13. **7916-0391-00**
19353 - 22 Avenue
19365 - 22 Avenue
Nathan Ma, Beedie Development Group / Beedie (600 Series) Holdings Ltd.,
The Owners of Strata Lot EPS2994
 Development Variance Permit
to reduce the required parking for one new and one existing 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 Hayne
 That Council approve Development Variance Permit No. 7916-0391-00, to vary Part 5 "Off Street Parking and Loading/Unloading" of Zoning By-law 12000 to allow office uses that are ancillary to Light Impact Industrial Uses to be calculated at a rate of 1 parking space per 100 square metres (1,075 sq. ft.) of gross floor area, to proceed to Public Notification.

RES.R16-2067

Carried

- 14. **7914-0093-00**
19370 - 32 Avenue
Raj Dhami / 1074132 B.C. Ltd.
Director Information: Raj Dhami
No Officer Information Filed
 Temporary Use Permit
to permit the continued operation of an unauthorized truck park facility for a period not to exceed 3 years.

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

It was Moved by Councillor Gill
Seconded by Councillor Villeneuve
That Application No. 7914-0093-00 be referred back to staff to work with the Applicant to resolve the outstanding issues associated with the Application and provide a report back to Council within 3 months' time.

RES.R16-2068

Carried
with Councillor Woods opposed

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

Applicant (Project Partner): The Applicant noted they were previous renters who were utilizing the truck parking facility and in June 2016 they acquired the site.

The Applicants were only recently advised of the denial regarding the original TUP that had been in place and had no knowledge that the TUP had been denied in 2014 when they purchased the site.

The Applicant has updated the Land Title under the names of the new owners and would like to request time to seek out a new location for the truck parking.

In response to a question from Council, staff clarified that records indicate a business licence was indeed issued to the Applicant but for a separate property in order to operate the office but not for a truck parking application on the subject property.

RESIDENTIAL/INSTITUTIONALCLOVERDALE/CLAYTON

15. 7916-0208-00
5542 - 184 Street
5492 - 184 Street
Natasha Hargreaves, Citiwest Consulting Ltd. / Robin F Taylor, Paul S Taylor
1071877 BC Ltd.
Director Information: Gurdeep Singh Makkar, PrabhjitSingh Virk
No Officer Information Filed
Rezoning from RA to CD (based on RH-G)
to allow subdivision into eleven (11) small suburban 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 Martin
That:

1. a Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone" (RA) to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (f) registration of a Section 219 Restrictive Covenant for "no-build" on portions of proposed Lots 1 and 6 for the purpose of tree protection;
 - (g) registration of a Section 219 Restrictive Covenant on proposed Lots 7-11 to require garage access from 184A Street only;

- (h) 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;
- (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (j) the applicant address the 15% cash-in-lieu of open space associated with gross density type lots to the satisfaction of the General Manager, Planning and Development Department.

RES.R16-2069 Carried

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2016, No. 18888" pass its first reading.

RES.R16-2070 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2016, No. 18888" pass its second reading.

RES.R16-2071 Carried

It was then Moved by Councillor Gill
 Seconded by Councillor Martin
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18888" be held at the City
 Hall on October 24, 2016, at 7:00 p.m.

RES.R16-2072 Carried

FLEETWOOD/GUILDFORD

- 16. **7916-0200-00**
17443 - 100 Avenue
Mike Kompter, Hub Engineering Inc. / Randy M Kulba
 OCP Amendment from Suburban to Urban / Rezoning from RA to RF
to allow subdivision into 5 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 Martin
 That:

1. a Bylaw be introduced to amend the Official Community Plan (OCP) by re-designating the subject site from Suburban to Urban and a date be set for Public Hearing.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. a Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA) " to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (g) Stage 2 approval of the Abbey Ridge Local Area Plan.

RES.R16-2073

Carried

It was

Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2016, No. 18889" pass its first reading.

RES.R16-2074

Carried

The said Bylaw was then read for the second time.

RES.R16-2075 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2016, No. 18889" pass its second reading.
Carried

RES.R16-2076 It was then Moved by Councillor Gill
Seconded by Councillor Martin
That the Public Hearing on "Surrey Official
Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2016, No. 18889" be
held at the City Hall on October 24, 2016, at 7:00 p.m.
Carried

RES.R16-2077 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18890" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R16-2078 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18890" pass its second reading.
Carried

RES.R16-2079 It was then Moved by Councillor Gill
Seconded by Councillor Martin
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18890" be held at the City
Hall on October 24, 2016, at 7:00 p.m.
Carried

17. **7914-0300-01**
16540 Parkview Place
16582 Parkview Place
16618 - 102 Avenue
16591 - No 1 Highway
Jeremiah Boucher, Aplin & Martin Consultants Ltd.
Qualico Developments (Vancouver) Inc., City of Surrey
Development Variance Permit
to relax the minimum streamside setback in order to permit subdivision into 16 single family small lots and open space.

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

It was Moved by Councillor Gill
Seconded by Councillor Martin
That Council approve Development Variance Permit No. 7914-0300-01, to reduce the minimum setback distance for a "Natural Class B Stream" in Part 7A of Zoning By-law No. 12000, measured from 15 metres (49 ft.) from top-of-bank to 10 metres (33 ft.) measured from the high water mark for proposed Lot 1, and to proceed to Public Notification.

RES.R16-2080

Carried

18. **7914-0301-01**
16609 - 102 Avenue
16616 - Parkview Place
16618 - 102 Avenue
Jeremiah Boucher, Aplin & Martin Consultants Ltd.
Qualico Developments (Vancouver) Inc., City Of Surrey
Development Variance Permit
to relax the minimum streamside setback in order to permit subdivision into 7 single family small lots and open space.

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

It was Moved by Councillor Gill
Seconded by Councillor Martin
That Council approve Development Variance Permit No. 7914-0301-01, to reduce the minimum setback distance for a "Natural Class B Stream" in Part 7A of Zoning By-law No. 12000, from 15 metres (49 ft.) measured from top-of-bank to 10 metres (33 ft.) measured from the high water mark for proposed Lots 1 and 3-7, and to proceed to Public Notification.

RES.R16-2081

Carried

19. **7916-0206-00**
10131 - 176 Street
John Curran, John Curran Neville Graham & Associates / Kartar Matharu
Rezoning from RA to CD (based on RH-G)
to allow subdivision into 3 small suburban 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 Martin
That:

1. a Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone" (RA) to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant for no-build and maintenance of landscaping within the required 5-metre (16 ft.) buffer area on proposed Lot 1;
 - (h) submission of an acoustical report and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures on proposed Lots 1 to 3;
 - (i) the applicant address the 15% cash-in-lieu of parkland dedication associated with gross density type lots to the satisfaction of the General Manager, Planning and Development;

- (j) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture; and
- (k) Stage 2 approval of the Abbey Ridge Local Area Plan.

RES.R16-2082

Carried

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2016, No. 18891" pass its first reading.

RES.R16-2083

Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2016, No. 18891" pass its second reading.

RES.R16-2084

Carried

It was then Moved by Councillor Gill
 Seconded by Councillor Martin
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18891" be held at the City
 Hall on October 24, 2016, at 7:00 p.m.

RES.R16-2085

Carried

- 20. 7916-0197-00**
17373 - 100 Avenue
17395 - 100 Avenue
Mike Kompter, Hub Engineering Inc. / Jian Li, Michaelangelo Cozzolino
 OCP Amendment from Suburban to Urban / Rezoning from RA to RF
to allow subdivision into 11 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 Martin
 That:

- 1. a Bylaw be introduced to amend the Official Community Plan (OCP) by re-designating the subject site from Suburban to Urban and a date be set for Public Hearing.

2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. a Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA) " to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (g) Stage 2 approval of the Abbey Ridge Local Area Plan.

RES.R16-2086

Carried

It was

Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2016, No. 18892" pass its first reading.

RES.R16-2087

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2016, No. 18892" pass its second reading.

RES.R16-2088

Carried

RES.R16-2089 It was then Moved by Councillor Gill
 Seconded by Councillor Martin
 That the Public Hearing on "Surrey Official
 Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2016, No. 18892" be
 held at the City Hall on October 24, 2016, at 7:00 p.m.
Carried

RES.R16-2090 It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2016, No. 18893" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R16-2091 It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2016, No. 18893" pass its second reading.
Carried

RES.R16-2092 It was then Moved by Councillor Gill
 Seconded by Councillor Martin
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18893" be held at the City
 Hall on October 24, 2016, at 7:00 p.m.
Carried

NEWTON

21. **7916-0069-00**
6230 - 120 Street
Kevin Chan, Woodbridge Properties Ltd. / Sunshine Ridge Baptist Church
 OCP Amendment of a portion of the site from Urban to Multiple Residential
 Rezoning of a portion of the site from PA-2 to RM-30
 Development Permit / Development Variance Permit
to permit the development of 38 townhouse units.

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

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

1. a Bylaw be introduced to amend the OCP by re-designating a portion of the subject site (as shown in Appendix VII) from "Urban" to "Multiple Residential" and a date for Public Hearing be set.

2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. a Bylaw be introduced to rezone the portion of the subject site shown as Block B on the Survey Plan attached as Appendix VIII from "Assembly Hall (2) Zone (PA-2)" to "Multiple Residential (30) Zone (RM-30)" and a date be set for Public Hearing.
4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 114 square metres (1,227 square feet) to 52 square metres (560 square feet).
5. Council authorize staff to draft Development Permit No. 7916-0069-00 generally in accordance with the attached drawings (Appendix II).
6. Council approve Development Variance Permit No. 7916-0069-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard (south) setback of the RM-30 Zone from 7.5 metres (25 ft.) to:
 - 4.5 metres (15 ft.) to the building face and 4.2 metres (13.8 ft.) to the bay window overhang of Building 1
 - 3.9 metres (13 ft.) to the balcony post of Building 8
 - (b) to reduce the minimum rear yard (north) setback of the RM-30 Zone from 7.5 metres (25 ft.) to:
 - 6.0 metres (20 ft.) to the building face and 5.1 metres (17 ft.) to the bay window overhang for Building 5
 - 0.8 metres (2.7 ft.) to the face of Building 4
 - 2.7 metres (8.9 ft.) to the building face and 2.4 metres (7.9 ft.) to the bay window overhang of Building 3
 - (c) to reduce the minimum side yard (west) setback of the RM-30 Zone from 7.5 metres (25 ft.) to:
 - 4.5 metres to the building face and 4.0 metres (15 ft.) to the bay window overhang and entry porches for Building 8
 - 2.0 metres (6.6 ft) to the building face and 1.6 metres (5.1 ft.) to the bay window overhang of Building 6

- 2.0 metres (6.6 ft) to the face of the indoor amenity building
 - (d) to reduce the minimum side yard (east) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 7.0 metres (23 ft.) to the building face and 6.6 metres (22 ft.) to the bay window overhang; and
 - (e) to reduce the minimum landscape strip of the PA-2 Zone from 3.0 metres (10 ft.) to 2.6 metres (8.5 ft.).
7. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (g) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
 - (h) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
 - (i) provision of a community benefit to satisfy the OCP Amendment policy for OCP Amendment applications; and
 - (j) the applicant adequately address the impact of reduced indoor amenity space.

RES.R16-2093

Carried

SURREY CITY CENTRE/WHALLEY

22. 7916-0381-00
10615 - 132 Street
Manjit Ganger / Balwinder S Nijjer, Satinder S Nijjer
Development Variance Permit
to vary the RF Zone to permit the second storey to exceed 80% of the main floor area (up to 85%) for a proposed new single family dwelling.

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

It was Moved by Councillor Gill
Seconded by Councillor Martin
That Council approve Development Variance Permit No. 7916-0381-00, varying the RF Zone, to increase the floor area of the second storey of the principal building from a maximum of 80% of the floor area of the main floor level to 85% of the floor area of the main floor, to proceed to Public Notification.

RES.R16-2100

Carried**C. ITEMS REFERRED BACK**RESIDENTIAL/INSTITUTIONALSURREY CITY CENTRE/WHALLEY

1. 7914-0155-00
13756 - 112 Avenue
Daniel Romey , 1062054 BC Ltd.
Director Information: Scott Romey, Daniel Romey, Gagandeep Singh Dhillon
Officer Information: Scott Romey, Daniel Romey, Gagandeep Singh Dhillon
Rezoning from RF to RF-10
Heritage Revitalization Agreement / Development Variance Permit
to allow subdivision into 6 single family small lots and to preserve the Galbraith House on proposed Lot 1.

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

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

1. Council consider Third Reading of Zoning Amendment Bylaw No. 18728, rezoning the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential 10 Zone (RF-10)".

2. Council consider Third Reading of Heritage Revitalization Agreement Bylaw No. 18729 to allow the property owner and the City of Surrey to enter into a Heritage Revitalization Agreement to allow for the restoration and maintenance of the Galbraith House at 13756 - 112 Avenue, on proposed Lot 1.
3. Council support Development Variance Permit No. 7914-0155-00 to reduce the minimum front yard setback of the RF-10 Zone for proposed Lots 2 to 6, from 4 metres (13 ft.) to 2.5 metres (8 ft.) for the principal building and from 2.5 metres (8 ft.) to 1 metre (3 ft.) to the porch or veranda.
4. Council instruct staff to resolve the following additional issue prior to final adoption:
 - (a) the applicant provide a cash contribution in the amount of \$23,327.50 towards road network improvements in the City Centre.

RES.R16-2101

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

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

Amendment Bylaw, 2016, No. 18728" pass its third reading.

RES.R16-2102

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "Surrey Heritage Revitalization

Agreement Bylaw, 2016, No. 18729" pass its third reading.

RES.R16-2103

Carried

D. LAND USE CONTRACT TERMINATION

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

1. **7916-0342-00**
Brooks Crescent and 194A Street
 Terminate Land Use Contract No. 402
to permit the existing underlying RF-G Zone to come into effect.

The Planning & Development Department recommends that a Bylaw be introduced to terminate Land Use Contract No. 402 and a date be set for Public Hearing.

RES.R16-2104 It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Land Use Contract No. 402,
 Termination Bylaw, 2016, No. 18875" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R16-2105 It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Land Use Contract No. 402,
 Termination Bylaw, 2016, No. 18875" pass its second reading.
Carried

RES.R16-2106 It was then Moved by Councillor Gill
 Seconded by Councillor Martin
 That the Public Hearing on "Surrey Land Use
 Contract No. 402, Termination Bylaw, 2016, No. 18875" be held at the City Hall on
 November 16, 2016, at 3:00 p.m.
Carried

FLEETWOOD/GUILDFORD

- 2. **7916-0345-00**
15912 – 101A Avenue, 15920 – 101A Avenue, 15928 – 101A Avenue
15936 – 101A Avenue, 15940 – 101A Avenue, 15944 – 101A Avenue
15960 – 101A Avenue, 15990 – 101A Avenue, 15996 – 101A Avenue
 Terminate Land Use Contract No. 565
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. 565 and a date be set for Public Hearing.

RES.R16-2107 It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Land Use Contract No. 565,
 Termination Bylaw, 2016, No. 18876" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R16-2108 It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Land Use Contract No. 565,
 Termination Bylaw, 2016, No. 18876" 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. 565, Termination Bylaw, 2016, No. 18876" be held at the City Hall on
 November 16, 2016, at 3:00 p.m.
 RES.R16-2109 Carried

3. 7916-0348-00
 8847 - 156A Street, 8849 - 156A Street, 8861 - 156A Street, 8869 - 156A Street
 8879 - 156A Street, 8868 - 156 Street, 8876 - 156 Street, 8884 - 156 Street
 8886 - 156 Street
 Terminate Land Use Contract No. 378
 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. 378 and a date be set for Public Hearing.

It was
 Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Land Use Contract No. 378,
 Termination Bylaw, 2016, No. 18877" pass its first reading.
 RES.R16-2110 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. 378,
 Termination Bylaw, 2016, No. 18877" pass its second reading.
 RES.R16-2111 Carried

It was then
 Moved by Councillor Gill
 Seconded by Councillor Martin
 That the Public Hearing on "Surrey Land Use
 Contract No. 378, Termination Bylaw, 2016, No. 18877" be held at the City Hall on
 November 16, 2016, at 3:00 p.m.
 RES.R16-2112 Carried

RES.R16-2117 It was
Termination Bylaw, 2016, No. 18879" pass its second reading.
Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Land Use Contract No. 551,
Carried

RES.R16-2118 It was then
Contract No. 551, Termination Bylaw, 2016, No. 18879" be held at the City Hall on
November 16, 2016, at 3:00 p.m.
Moved by Councillor Gill
Seconded by Councillor Martin
That the Public Hearing on "Surrey Land Use
Carried

6. **7916-0426-00**
93A Avenue and 151A Street (south side)

Terminate Land Use Contract No. 550
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. 550 and a date be set for Public Hearing.

RES.R16-2119 It was
Termination Bylaw, 2016, No. 18880" pass its first reading.
Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Land Use Contract No. 550,
Carried

The said Bylaw was then read for the second time.

RES.R16-2120 It was
Termination Bylaw, 2016, No. 18880" pass its second reading.
Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Land Use Contract No. 550,
Carried

RES.R16-2121 It was then
Contract No. 550, Termination Bylaw, 2016, No. 18880" be held at the City Hall on
November 16, 2016, at 3:00 p.m.
Moved by Councillor Gill
Seconded by Councillor Martin
That the Public Hearing on "Surrey Land Use
Carried

- RES.R16-2126 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Land Use Contract No. 198,
Termination Bylaw, 2016, No. 18882" pass its second reading.
Carried
- RES.R16-2127 It was then Moved by Councillor Gill
Seconded by Councillor Martin
That the Public Hearing on "Surrey Land Use
Contract No. 198, Termination Bylaw, 2016, No. 18882" be held at the City Hall on
November 16, 2016, at 3:00 p.m.
Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

CLOVERDALE/CLAYTON

9. 7916-0341-00
5422 - 176 Street, 5438 - 176 Street, 5466 - 176 Street, 5504 - 176 Street
Terminate Land Use Contract No.570
to permit the existing underlying IL and IH Zones to come into effect

The Planning & Development Department recommends that a Bylaw be introduced to terminate Land Use Contract No. 570 and a date be set for Public Hearing.

- RES.R16-2128 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Land Use Contract No. 570,
Termination Bylaw, 2016, No. 18883" pass its first reading.
Carried

The said Bylaw was then read for the second time.

- RES.R16-2129 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Land Use Contract No. 570,
Termination Bylaw, 2016, No. 18883" pass its second reading.
Carried
- RES.R16-2130 It was then Moved by Councillor Gill
Seconded by Councillor Martin
That the Public Hearing on "Surrey Land Use
Contract No. 570, Termination Bylaw, 2016, No. 18883" be held at the City Hall on
November 16, 2016, at 3:00 p.m.
Carried

It was then
 Moved by Mayor Hepner
 Seconded by Councillor Villeneuve
 That the Public Hearing for Land Use
 Contract Termination Bylaws that have been set for November 16, 2016 are to be
 delegated to the Acting Mayor.

RES.R16-2131

Carried

E. CORPORATE REPORTS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BYLAWS AND PERMITS

BYLAWS

- 1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18296"
 7914-0089-00 – Yong Jin
 c/o McElhanney Consulting Services Ltd. (James Pernu)
 RA to RF - 2034 – 140 Street - to subdivide into 2 single family lots.

Note: Change in ownership and agent

Approved by Council: September 8, 2014

It was
 Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2014, No. 18296" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.

RES.R16-2132

Carried

BYLAWS WITH PERMITS

- 2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18802"
 7916-0119-00 – Ronald and Danielle Wilson
 c/o Cass Parel Limited (Cass Parel)
 RF to RF-O -12587 – 15A Avenue - to bring the existing dwelling into compliance
 and allow for an addition and pool.

Approved by Council: July 11, 2016

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2016, No. 18802" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
 RES.R16-2133 Carried

Development Variance Permit No. 7916-0119-00
 12587 - 15A Avenue

Supported by Council: September 12, 2016

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

- (a) In Section F, Yards and Setbacks, of Part 15.B Single Family Residential Oceanfront Zone, the minimum rear yard (north) setback is reduced from 10.0 metres (33 ft.) to 1.8 metres (6 ft.); and
- (b) In Section F, Yards and Setbacks, of Part 15.B Single Family Residential Oceanfront Zone, the minimum front yard (south) setback is reduced from 10 metres (33 ft.) to 3.6 metres (12 ft.); and
- (c) In Subsection K.1, Subdivision, of Part 15.B Single Family Residential Oceanfront Zone, the minimum lot depth is reduced from 45 metres (150 ft.) to 30 metres (100 ft.).

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

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That Development Variance Permit
 No. 7916-0119-00 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.R16-2134 Carried

Development Permit No. 7916-0119-00
 12587 - 15A Avenue

To allow for an addition to an existing non-conforming single family dwelling.

Authorized to draft: 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 Martin
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7916-0119-00 .
 RES.R16-2135 Carried

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18630"
 7915-0306-00 – Humble Developments Ltd.
 c/o Focus Architecture Inc. (Colin Hogan)
 RF to RM-30 and RA - 6479 – 192 Street - to develop approximately 5 townhouse
 units and an open space lot.

Note: Change in ownership

Approved by Council: December 14, 2015

- * Planning and Development advise (see memorandum dated September 28, 2016
 in back-up) that it is in order for Council to pass a resolution amending the East
 Clayton NCP to re-designate the land from "Specialty Community-Oriented
 Commercial" to "22 – 45 upa (High Density)" and "Riparian Protection Area".

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That Council amend the East Clayton NCP to
 re-designate the land from "Specialty Community-Oriented Commercial" to
 "22 - 45 upa (High Density)" and "Riparian Protection Area"
 RES.R16-2136 Carried

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2015, No. 18630" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
 RES.R16-2137 Carried

Development Variance Permit No. 7915-0306-00
 6479 – 192 Street

Supported by Council: January 11, 2016

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended is varied in Section F
 of Part 22 Multiple Residential 30 Zone (RM-30) as follows:

- (a) the minimum front yard setback is reduced from 7.5 metres (25 ft.) to 3.5
 metres (11.5 ft.) .) and 2.7 metres (8.5 ft.) to the porch canopy;

- (b) the minimum north side yard setback is reduced from 7.5 metres (25 ft.) to 2.0 metres (6.5 ft.);
- (c) the minimum south side yard setback is reduced from 7.5 metres (25 ft.) to 3.0 metres (10 ft.); and
- (d) the minimum rear yard setback to the required outdoor amenity space is reduced from 7.5 metres (25 ft.) to 4.5 metres (15.5 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. 7915-0306-00 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.R16-2138

Carried

Development Permit No. 7915-0306-00

6479 – 192 Street

To permit the development of approximately 5 townhouse units and an open space lot.

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. 7915-0306-00 .

RES.R16-2139

Carried

- 4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18538"
7914-0258-00 - T.M. Crest Homes (2007) Ltd.
c/o Barnett Dembek Architects Inc. (Maciej Dembek)
RA to CD - 15625 and 15651 Mountain View Drive, 2960 and 2982 – 156 Street - to develop a 66-unit townhouse project.

Approved by Council: October 20, 2015

- * Planning and Development advise (see memorandum dated September 28, 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 "Townhouse 15 upa max".

RES.R16-2140

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 "Townhouse 15 upa max".
Carried
 with Councillor Woods opposed

RES.R16-2141

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18538" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Carried
 with Councillor Woods opposed

Development Permit No. 7914-0258-00
 15625 and 15651 Mountain View Drive, 2960 and 2982 – 156 Street
 To permit the development of a 66-unit townhouse project.

Authorized to draft: October 20, 2015

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

RES.R16-2142

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That the Mayor and Clerk be authorized to execute Development Permit No. 7914-0258-00.
Carried
 with Councillor Woods opposed

PERMIT APPROVALS

5. **Development Variance Permit No. 7916-0219-00**
 Cloverdale (British Columbia/Yukon Command No. 6) Branch of the Royal Canadian Legion
 c/o Surrey City Development Corporation (Brett Standerwick)
 17567 – 57 Avenue: To reduce the minimum number of required off-street parking to accommodate the existing and future parking demands of the site.

Supported by Council: September 12, 2016

To vary "Surrey Zoning By-law, 1993, No. 12000 amendment Bylaw, 2011, No. 17464, Amendment Bylaw, 2015, No. 18407", as follows:

- (a) In Section I.2 the requirement to provide a minimum 1.5 metre (5 ft.) wide continuous landscaping strip along the developed sides of the lot which abuts a highway is eliminated along the property lines abutting 57 Avenue and the north-south access lane connecting 57 Avenue and 58 Avenue.

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

- (a) In Table C.2, of Part 5, Off-Street Parking and Loading/Unloading, the minimum number of required off-street parking spaces based on neighbourhood pubs (Legion Hall) is reduced from 99 to 67 on the subject property.

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. 7916-0219-00 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.R16-2143

Carried

Development Permit No. 7916-0219-00

17567 – 57 Avenue

To permit development of a reconfigured parking lot for an existing building (Legion Hall) with reduced parking.

Authorized to draft: July 25, 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. 7916-0219-00 .

RES.R16-2144

Carried

6. Development Variance Permit No. 7915-0237-00

Odyssey Tower Properties Ltd.

c/o Atelier Pacific architecture Inc. (Brian Shigetomi)

13852 – 101 Avenue: To reduce the minimum number of required onsite parking spaces to 178 spaces for the 167 dwelling units of a 23-storey, apartment building with a 2-storey townhouse/amenity building.

Supported by Council: September 28, 2015

To vary "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16304", as amended, as follows:

(a) To vary Section 2.H, by adding the following after Sub-section 2.H.2:

"3. Notwithstanding Section H.2, a minimum of 178 *parking spaces* is required for residential and residential visitor parking for 167 *dwelling units*."

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. 7915-0237-00 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.R16-2145

Carried

Development Permit No. 7915-0237-00

13852 – 101 Avenue

To permit a 24-storey, apartment building with a 2-storey townhouse/amenity building and a reduction in parking spaces.

Authorized to draft: September 14, 2015

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

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That the Mayor and Clerk be authorized to

execute Development Permit No. 7915-0237-00.

RES.R16-2146

Carried

- 7. **Development Permit No. 7916-0076-00**
 Polygon Harvard Gardens Ltd.
 c/o Polygon Harvard Gardens Ltd. (Kevin Shoemaker)
 15137 - 33 Avenue
 To permit the development of two four-storey apartment buildings.

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. 7916-0076-00.

RES.R16-2147

Carried

I. CLERKS REPORT

J. OTHER BUSINESS

K. ADJOURNMENT

It was Moved by Councillor Hayne
Seconded by Councillor Villeneuve
That the October 3, 2016 Regular Council -


Land Use meeting be adjourned.

RES.R16-2148

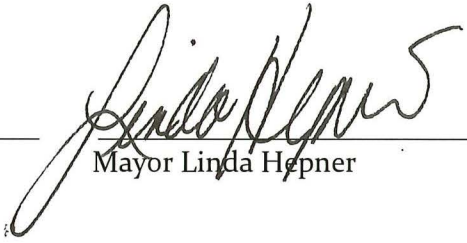
Carried

The Regular Council - Land Use meeting adjourned at 5:58 p.m.

Certified correct:



 Jane Sullivan, City Clerk



 Mayor Linda Hepner