

**Present:**

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

**Absent:**

Councillor Martin

**Staff Present:**

City Clerk  
City Manager  
City Solicitor  
General Manager, Engineering  
Acting 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

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**A. ADOPTION OF MINUTES**

**B. LAND USE APPLICATIONS**

**COMMERCIAL/INDUSTRIAL/AGRICULTURAL**

**CLOVERDALE/CLAYTON**

**1. 7916-0649-00**

**5738 - 175 Street**

**Ross Moore, Hawthorne Residences Inc. / Hawthorne Residences Inc.**

Development Permit / Development Variance Permit

*to convert ground floor commercial space into eleven (11) residential units and to reconfigure surface parking spaces and landscaping for a mixed-use apartment building under construction.*

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

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That:

1. Council approve the applicant's request to further reduce the amount of required indoor amenity space from 218 square metres (2,347 square feet) to 73 square metres (791 square feet).
2. Council authorize staff to draft Development Permit No. 7916-0649-00 generally in accordance with the attached drawings (Appendix II).

3. Council approve Development Variance Permit No. 7916-0649-00, to vary the Off-Street Parking requirements of CD By-law No. 17464, as amended by By-law No. 18407 to allow twelve (12) residential parking spaces to be located at grade in the surface parking lot, and to proceed to Public Notification.
4. Council instruct staff to resolve the following issues prior to approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) modification of the existing Section 219 Restrictive Covenant (CA5541365) registered on title to reflect the proposed ninety-seven (97) rental dwelling units;
  - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
  - (d) the applicant adequately address the impact of reduced indoor amenity space.

RES.R16-3075

Carried**FLEETWOOD/GUILDFORD**

2. **7916-0446-00**  
**10258 - 152 Street**  
**Andrea Scott, Lovick Scott Architects Ltd. / McDonald's Restaurants of Canada Ltd.**  
Development Permit  
*to permit renovations to an existing drive-through restaurant (McDonald's) in Guildford 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 Villeneuve  
That:

1. Council approve the applicant's request to vary the Sign By-law as described in Appendix II.
2. Council authorize staff to draft Development Permit No. 7916-0446-00 including a comprehensive sign design package generally in accordance with the attached drawings (Appendix III).

3. Council instruct staff to resolve the following issue prior to final approval:

- (a) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

RES.R16-3076

Carried

### SOUTH SURREY

3. 7916-0671-00

19195 - 33 Avenue

James Weng, Prism Construction Ltd. / 028138813 Holdings Lot 8 Ltd.

Director Information: Amin Rawji, Omar Amin Rawji

Officer Information As At December 14, 2013:

Ali Nanji (President, Secretary), Ayaz Velji (Vice President)

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 Villeneuve

That Council approve Development Variance

Permit No. 7916-0671-00, 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.R16-3077

Carried

4. 7916-0687-00

2052 and 2076 - 192 Street

Karla Castellanos, KCC Architecture and Design Ltd.

Bridon Developments Ltd.

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 Villeneuve

That Council approve Development Variance

Permit No. 7916-0687-00, 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.R16-3078

Carried



SURREY CITY CENTRE/WHALLEY

5. 7915-0346-00

9410 - 195 Street

**Marco Varnier, Noble Corporation / Earthsa Enterprises Ltd.**

Development Variance Permit

*to reduce the side yard setback on a flanking street (94 Avenue) and to increase the maximum height for an accessory structure, in order to bring an existing exterior racking structure into conformity with the IL Zone.*

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

It was

Moved by Councillor Gill

Seconded by Councillor Villeneuve

That Council approve Development Variance

Permit No. 7915-0346-00, varying the following, to proceed to Public Notification:

- (a) to reduce the minimum side yard on a flanking street (south) setback of the IL Zone from 7.5 metres (25 ft.) to 5.9 metres (19.5 ft.) for an accessory structure; and
- (b) to increase the maximum height of an accessory structure in the IL Zone from 6.0 metres (20 ft.) to 6.7 metres (22 ft.).

RES.R16-3079

CarriedRESIDENTIAL/INSTITUTIONALFLEETWOOD/GUILDFORD

6. 7916-0689-00

17078 - 80 Avenue

**Jasdev Singh Randhawa / Kamaljeet K Randhawa, Jasdev S Randhawa**

Development Variance Permit

*to reduce the north side yard on a flanking street setback and the south side yard setback in order to construct a single family dwelling.*

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



It was Moved by Councillor Gill  
 Seconded by Councillor Villeneuve  
 That Council approve Development Variance  
 Permit No. 7916-0689-00, varying the following setbacks in the RF Zone, to  
 proceed to Public Notification:

- (a) to reduce the minimum north side yard on a flanking street setback for the principal building from 3.6 metres (12 ft.) to 2.1 metres (7 ft.); and
- (b) to reduce the minimum south side yard setback for the principal building from 1.8 metres (6 ft.) to 1.2 metres (4 ft.).

RES.R16-3080

CarriedNEWTON

7. **7913-0221-01**  
**14136 - 68 Avenue**  
**Dharam Kajal, Westridge Engineering & Consulting Ltd.**  
**Manpreet K Aujla, Balreen S Aujla**  
 Development Variance Permit  
*to reduce the minimum streamside setback in order to facilitate subdivision into 3 single family lots and one City 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 Villeneuve  
 That Council approve Development Variance  
 Permit No. 7913-0221-01, to reduce the minimum setbacks distance from the top-of-bank for a "Natural Class B Stream" in Part 7A of the Zoning By-law No 12000, from 15 metres (50 ft.) to not less than 7.3 metres (24 ft.), measured from top-of-bank, to proceed to Public Notification.

RES.R16-3081

CarriedRESIDENTIAL/INSTITUTIONALCLOVERDALE/CLAYTON

8. **7915-0095-00**  
**7915-0098-00**  
**7916-0672-00**  
**6221 and 6239 - 188 Street**  
**Mike Kompter, Hub Engineering Inc.**  
**Manjeet S Chhokar, Dreamstar Enterprises Ltd.**  
**Director Information: Mandeep Johal**  
**Officer Information as at July 27, 2016: Mandeep Johal (President, Secretary)**

**Panama Enterprises Ltd.**

**Director Information:** Swarnjeet Johal (formerly Joahl, Swarn)

**Officer Information as at May 11, 2016:** Swarnjeet Johal (President)

**0909749 B.C. Ltd.**

**Director Information:** Surinder Johal

**No Officer Information Filed as at May 5, 2016**

Development Variance Permit

*to allow subdivision into 15 single family 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 Villeneuve

That Council approve Development Variance

Permit No. 7916-0672-00, varying the following, to proceed to Public Notification:

- (a) to increase the maximum allowable area of a driveway within the front yard in the RF Zone from 53% to 58% of the total area of the front yard for proposed Lot 1;
- (b) to reduce the west rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 2.4 metres (8 ft.) for the principal building for proposed Lot 9;
- (c) to reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) for the garage face and 5.5 metres (18 ft.) for the remaining width of the principal building for proposed Lot 10;
- (d) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for the principal building for proposed Lot 10;
- (e) to reduce the minimum lot depth of the RF Zone from 28 metres (92 ft.) to 17.5 metres (57 ft.) for proposed Lot 10; and
- (f) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 6 metres (20 ft.) for the principal building for proposed Lot 11.

RES.R16-3082

Carried

#### **FLEETWOOD/GUILDFORD**

9. 7916-0224-00

16472 and 16484 - Fraser Highway

Jessie Arora, DF Architecture Inc. / Gurdev K. Sran, Balwinder S. Sran,

1046121 BC Ltd.

**Director Information:** Bhupinder Johal, Jagdip Purewal

**No Officer Information Filed as at July 20, 2016**

Rezoning from RA to RM-30 / Development Permit / Development Variance Permit  
*to permit the development of approximately 58 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 Woods  
That:

1. a Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)", and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 172 square metres (1,855 square feet) to 129 square metres (1,385 square feet).
3. Council authorize staff to draft Development Permit No. 7916-0224-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7916-0224-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum south rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (13 ft.) to the building face and to 3.5 metres (11.5 ft.) to the roof overhangs;
  - (b) to reduce the minimum west side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (10 ft.) to the building face and to 5.0 metres (16.5 ft.) to the roof overhangs; and
  - (c) to reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the building face and to 2.5 metres (8.0 ft.) to the roof overhangs.
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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;



- (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (e) 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;
- (f) 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;
- (g) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture; and
- (h) the applicant adequately address the impact of reduced indoor amenity space.

RES.R16-3083

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Woods

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

Amendment Bylaw, 2016, No. 19061" pass its first reading.

RES.R16-3084

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill

Seconded by Councillor Woods

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

Amendment Bylaw, 2016, No. 19061" pass its second reading.

RES.R16-3085

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Woods

That the Public Hearing on "Surrey Zoning

Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 19061" be held at the City Hall on January 16, 2017, at 7:00 p.m.

RES.R16-3086

Carried

**SOUTH SURREY**

10. 7915-0311-00  
1667, 1669, 1681, 1683, 1695 and 1697 - King George Boulevard  
1642, 1658, 1664 and 1666 - 160 Street  
Baljit Johal, 1046150 B.C. Ltd.  
1068702 B.C. Ltd.  
**Director Information:** Sahib S. Bath, Gurhimat S. Gill  
**No Officer Information Filed**

1046150 B.C. Ltd.  
**Director Information:** Sahib Singh Bath  
**No Officer Information Filed as at August 18, 2016**

OCP Amendment from Urban to Multiple Residential  
LAP Amendment to introduce a new land use designation: "Townhouse (30 upa)"  
LAP Amendment from "Townhouse (15 upa)" to "Townhouse (30 upa)"  
Rezoning from RF and RM-D to RM-30  
Development Permit / Development Variance Permit  
*to permit the development of 57 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 Woods  
That:

1. a Bylaw be introduced to amend the OCP by re-designating the subject site 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 subject site from "Single Family Residential Zone (RF)" and "Duplex Residential Zone (RM-D)" 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 171 square metres (1,840 square feet) to 151 square metres (1,625 square feet).
5. Council authorize staff to draft Development Permit No. 7915-0311-00 generally in accordance with the attached drawings (Appendix II).
6. Council approve Development Variance Permit No. 7915-0311-00, varying the following, to proceed to Public Notification:

- (a) to reduce the minimum south setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (19 ft.) for Buildings 2 and 10 and 4.5 metres (14.7 ft.) for Building 11;
  - (b) to reduce the minimum north setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (19 ft.) for Building 6 and 5.8 metres (19 ft.) for Building 12;
  - (c) to reduce the minimum west setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (14.7 ft.) for Buildings 11 and 12; and
  - (d) to reduce the minimum east setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (14.7 ft.) for Buildings 1, 2 and 6.
7. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation & Infrastructure;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (g) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
  - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;



- (j) registration of a 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; and
- (k) the applicant adequately address the impact of reduced indoor amenity space.

8. Council pass a resolution to introduce a new land use designation: "Townhouse (30 upa)" in the King George Highway Corridor Plan and to amend the King George Highway Corridor Plan to redesignate the land from "Townhouse (15 upa)" to "Townhouse (30 upa)" when the project is considered for final adoption.

RES.R16-3087

Carried

It was

Moved by Councillor Gill  
Seconded by Councillor Woods  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw 2016, No. 19062" pass its first reading.

RES.R16-3088

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill  
Seconded by Councillor Woods  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw 2016, No. 19062" pass its second reading.

RES.R16-3089

Carried

It was then

Moved by Councillor Gill  
Seconded by Councillor Woods  
That the Public Hearing on "Surrey Official  
Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw 2016, No. 19062" be  
held at the City Hall on January 16, 2017, at 7:00 p.m.

RES.R16-3090

Carried

It was

Moved by Councillor Gill  
Seconded by Councillor Woods  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2016, No. 19063" pass its first reading.

RES.R16-3091

Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill  
 Seconded by Councillor Woods  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2016, No. 19063" pass its second reading.  
 RES.R16-3092 Carried

It was then Moved by Councillor Gill  
 Seconded by Councillor Woods  
 That the Public Hearing on "Surrey Zoning  
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 19063" be held at the City  
 Hall on January 16, 2017, at 7:00 p.m.  
 RES.R16-3093 Carried

- 11. 7916-0022-00**  
**16653 and 16679 – 16 Avenue**  
**Anya Paskovic, Aplin & Martin Consultants Ltd. / Logos Investment Inc.**  
 OCP Amendment for a portion from "Suburban" to "Urban"  
 NCP Amendment for a portion from "Suburban Transitional (2-4 upa)" and  
 "Cluster Residential (6-10 upa)" to "Low Density Residential (6-10 upa)" as well as  
 to allow for changes to the road network and the relocation of drainage swales  
 along 16A Avenue  
 Rezoning for a portion from RA to RF-13  
*to allow subdivision into 12 single family lots and one remainder parcel.*

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

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

1. a Bylaw be introduced to amend the OCP by re-designating a portion of the  
 subject site from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons,  
 organizations and authorities that are considered to be affected by the  
 proposed amendment to the Official Community Plan, as described in the  
 Report, to be appropriate to meet the requirement of Section 475 of the  
Local Government Act.
3. a Bylaw be introduced to rezone a portion of the subject site, as shown in  
 Block A, on the attached Survey Plan from "One-Acre Residential Zone"  
 (RA) to "Single Family Residential [13] Zone" (RF-13) and a date set for  
 Public Hearing.
4. Council authorize staff to draft Development Permit No. 7916-0022-00 for  
 Hazard Lands.

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) final approval from the Ministry of Transportation & Infrastructure;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) submission of a finalized lot grading plan to the satisfaction of the Planning and Development Department;
  - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (h) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (i) registration of a Section 219 Restrictive Covenant to ensure tree protection;
  - (j) registration of a Section 219 Restrictive Covenant (No Build) on Lot 13 until future redevelopment;
  - (k) registration of a Section 219 Restrictive Covenant (No Build) on a portion of Lot 12 for future consolidation with the adjacent properties created under Development Application No. 7915-0443-00; and
  - (l) discharge of Restrictive Covenant BE122213 for shared driveway access.
6. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan to:
  - (a) re-designate a portion of the subject property from "Suburban Transitional (2-4 upa)" and "Cluster Residential (6-10 upa)" to "Low Density Residential (6-10 upa)";



- (b) modify the future road network to extend 166A Street from 16A Avenue to 16 Avenue as well as remove the rear lanes; and
- (c) modify the location of drainage swales along 16A Avenue.

as illustrated in Appendix VIII when the project is considered for final adoption.

RES.R16-3094

Carried

It was

Moved by Councillor Gill  
Seconded by Councillor Woods  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw 2016, No. 19064" pass its first reading.

RES.R16-3095

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill  
Seconded by Councillor Woods  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw 2016, No. 19064" pass its second reading.

RES.R16-3096

Carried

It was then

Moved by Councillor Gill  
Seconded by Councillor Woods  
That the Public Hearing on "Surrey Official  
Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw 2016, No. 19064" be  
held at the City Hall on January 16, 2017, at 7:00 p.m.

RES.R16-3097

Carried

It was

Moved by Councillor Gill  
Seconded by Councillor Woods  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2016, No. 19065" pass its first reading.

RES.R16-3098

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill  
Seconded by Councillor Woods  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2016, No. 19065" pass its second reading.

RES.R16-3099

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Woods

That the Public Hearing on "Surrey Zoning

Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 19065" be held at the City Hall on January 16, 2017, at 7:00 p.m.

RES.R16-3100

Carried

12. **7916-0186-00**

**2660 - Croydon Drive**

**Maggie Koka, Aplin & Martin Consultants Ltd. / Norma Svab**

OCP Amendment from Mixed Employment to Town Centre

OCP Text Amendment to allow a higher density in the Town Centre designation for the subject property only

Rezoning from A-2 to RMC-150

*to facilitate the development of three 18-storey apartment buildings and one 8-storey commercial building.*

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

It was

Moved by Councillor Woods

Seconded by Councillor LeFranc

That Application No. 7916-01486-00 be

referred back to staff to work with the applicant to consider major revisions to the proposal that are consistent with the intent of both the Official Community Plan (OCP), the Highway 99 Corridor Local Area Plan (LAP) and Metro Vancouver's Regional Growth Strategy (RGS).

RES.R16-3101

Carried

13. **7916-0308-00**

**15779 - Cranley Drive**

**Lori Joyce, H.Y. Engineering Ltd. / Fiona N. Mulligan, Roger C. Mulligan**

LAP Amendment to introduce a new land use designation: Single Family Residential (Small Lots)

LAP Amendment from Mobile Home Park to Single Family Residential (Small Lots)

Rezoning from RF to RF-10 / Development Variance Permit

*to allow subdivision into four 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 Woods  
That:

1. a Bylaw be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential (10) Zone (RF-10)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7916-0308-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot depth of the Type I Interior Lot of the RF-10 Zone for proposed Lots 1, 3, and 4 from 30 metres (98 ft.) to 28 metres (92 ft.);
  - (b) to reduce the minimum rear yard setback for accessory buildings of the Type I Interior Lot of the RF-10 Zone for proposed Lots 1, 3 and 4 from 1.2 metres (4 ft.) to 1.0 metre (3 ft.);
  - (c) to reduce the minimum separation distance required between the principal building and an accessory building for a Type I Interior Lot of the RF-10 Zone for proposed Lots 1, 3, and 4 from 6.5 metres (21 ft.) to 5 metres (16.5 ft.);
  - (d) to reduce the minimum lot width of the Type II Interior Lot of the RF-10 Zone for proposed Lot 2 from 12.3 metres (40 ft.) to 12.2 metres (40 ft.);
  - (e) to reduce the minimum rear yard setback of the Type II Interior Lot of the RF-10 Zone for proposed Lot 2 from 7.5 metres (25 ft.) to 1.0 metre (3 ft.) to the face of the garage and to 7.4 metres (24 ft.) to the remaining portion of the principal building; and
  - (f) to increase the maximum fence height for proposed lot 2 within a front yard from 1.2 metres (4 ft.) to 1.8 metres (6 ft.).
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation & Infrastructure;
  - (d) approval from BC Hydro;



- (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
  - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (h) submission of an acoustical report for the proposed lots adjacent to Highway 99 and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures, including the installation of a sound attenuation fence as detailed in Appendix VII.
4. Council pass a resolution to introduce a new land use designation "Single Family Residential (Small Lots)" in the King George Highway Corridor Land Use/Development Concept Plan; and to amend the King George Highway Corridor Land Use/Development Concept Plan to redesignate the land from "Mobile Home Park" to "Single Family Residential (Small Lots)" when the project is considered for final adoption.

RES.R16-3102

Carried

Council requested clarification from staff regarding the frontages associated with Lots 1 and 2.

Staff clarified that the project is an "infill" and the lot configuration was specifically designed to complement the lands to the West. There will be pedestrian access out to the frontages from the cul-de-sac; staff noted they were satisfied that Lots 1 and 2 are compliant with Regional Building Codes and clarified that there are no plans to build a sidewalk along 23B Avenue.

It was

Moved by Councillor Gill

Seconded by Councillor Woods

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

Amendment Bylaw, 2016, No. 19066" pass its first reading.

RES.R16-3103

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill

Seconded by Councillor Woods

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

Amendment Bylaw, 2016, No. 19066" pass its second reading.

RES.R16-3104

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Woods

That the Public Hearing on "Surrey Zoning

Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 19066" be held at the City Hall on January 16, 2017, at 7:00 p.m.

RES.R16-3105

Carried

## RESIDENTIAL/INSTITUTIONAL

### NEWTON

#### 14. 7916-0693-00

12666 - 72 Avenue

**Trevor Wong / Kwantlen Polytechnic University**

Development Permit

*to permit an addition on the Newton Kwantlen Polytechnic University campus.*

It was

Moved by Councillor Gill

Seconded by Councillor Woods

That Development Variance Permit

No. 7916-0693-00 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.R16-3106

Carried

#### 15. 7916-0057-00

14844 and 14876 – Highway 10 (56 Avenue)

**Joshua Turner, Infinity Properties Ltd. / Benchmark Estate (2009) Ltd.**

OCP Amendment from Suburban to Mixed Employment and Urban

LAP Amendment to introduce new land use designations: Assembly Hall and Residential (10 upa)

LAP Amendment from Residential Style Business Park and Suburban Residential (½ acre) to Assembly Hall and Residential (10 upa)

Rezoning from RA to PA-2 and CD (Based on RM-10)

Development Permit / Development Variance Permit

*to permit the development of a church and 36 townhouses.*

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

Before the motion was put:

Council requested clarification from staff concerning overall scope of the proposed project as related to the townhouse development and the Church.

Staff noted that the proposal requires an amendment to the OCP and also to the East Panorama Ridge Local Area Plan (LAP).

The design guidelines require lots with an industrial business park located directly behind, and the Applicant has proposed townhouses lots. Through the consultation process, concerns were expressed by local residents regarding both the location of the Church and the townhouse land use.

Staff noted that in response to concerns raised by residents, the Applicant did make some modifications to the original plan, the Church was moved to the east away from 148 Street, and the developer limited the number of townhouse units located along 148 Street.

The configuration of the plan is such that there are 5 duplex units interfacing from 148 Street and there are seven (7) half acre lots along 148 Street. There is a 7-metre landscape buffer, and the town house units are setback another 4-metres; they are approximately 10 - 11 metres from 148 Street.

Staff clarified that the project is not supported by the Panorama Ridge Ratepayers Association; however, the Applicant has attempted to respond to the concerns raised by residents. Staff noted that the units interfacing with 148 Street are located below the grade of 148 Street; therefore, only 1.5 storeys would be actually visible from the street.

Council requested clarification regarding the Church parking configuration. Staff noted parking would be handled directly behind the townhouse units and that there would be 645 parking stalls according to the zoning bylaw. The proposal meets the requirement by providing 645 stalls within an underground parkade which will be supplemented by a number of surface parking stalls.

Council noted that the Community has been vocal about the following: maintaining 0.5 acre lots, the density associated with the townhouse component of the project, and inconsistencies in the Public Consultation process; and for those reasons the project, cannot be supported.

Council suggested it would bode well to have the Community Association work with the Developer to ascertain if there are other configurations that would satisfy both parties.

Mayor Hepner noted that the Developer has prepared a project that is worthy to go through the Public Hearing process for consideration and that she would be supportive of this application going forward to undergo the public process.

It was

Moved by Councillor Woods  
Seconded by Councillor LeFranc  
That:

1. a Bylaw be introduced to amend the OCP by redesignating the subject site in Development Application No. 7916-0057-00 from Suburban to Mixed Employment and Urban and a date for Public Hearing be set (Appendix VII).



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 Block A as shown on the Survey Plan (Appendix II) from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. a Bylaw be introduced to rezone Block B as shown on the Survey Plan (Appendix II) and 14876 - Highway 10 (56 Avenue) from "One-Acre Residential Zone (RA)" to "Assembly Hall 2 Zone (PA-2)" and a date be set for Public Hearing.
5. Council authorize staff to draft Development Permit No. 7916-0057-00 for the proposed townhouses, generally in accordance with the attached drawings (Appendix II).
6. Council approve the applicant's request to reduce the amount of required indoor amenity space from 108 square metres (1,162 square feet) to 61 square metres (657 square feet).
7. Council approve Development Variance Permit No. 7916-0057-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard (Highway No. 10) setback of the "Assembly Hall 2 Zone (PA-2)" from 17.3 metres (56 feet) to 10 metres (32 feet);
  - (b) to increase the maximum building height allowed in the "Assembly Hall 2 Zone (PA-2)" from 9 metres (30 feet) to 17.3 metres (56 feet);
  - (c) to vary the "Assembly Hall 2 Zone (PA-2)" in order to permit off-street parking to be located within the side yard setback along a flanking street; and
  - (d) to reduce the minimum landscaping required on the east side yard of the "Assembly Hall 2 Zone (PA-2)" from 3 metres (10 feet) to 1.5 metres (5 feet).
8. 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) final approval from the Ministry of Transportation & Infrastructure;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) submission of a finalized 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 proposed townhouses will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
  - (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;
  - (j) provision of a community benefit to satisfy the OCP Amendment Policy for Type 2 OCP amendment applications;
  - (k) the applicant enter into a parking agreement with 5455-152 Street to the satisfaction of the Engineering Department; and
  - (l) the applicant enter into a Good Neighbour Agreement with respect to on-site parking for the proposed church to the satisfaction of the Engineering Department.
9. Council pass a resolution to introduce new land use designations "Assembly Hall" and "Residential (10 upa)" in the East Panorama Ridge Concept Plan; and to amend the East Panorama Ridge Concept Plan to redesignate the land from "Residential Style Business Park" and "Suburban Residential (1/2 acre)" to "Assembly Hall" and "Residential (10 upa)" when the project is considered for final adoption.

RES.R16-3107

Defeated

with Councillors Hayne, Gill, Villeneuve and Steele and Starchuk opposed

16. 7916-0265-00  
6074 and 6112 - 152 Street  
Mike Kompter, Hub Engineering Inc. / 1067330 B.C. Ltd.  
Director Information: Hardev Grewal  
No Officer Information Filed

1066867 B.C. Ltd.  
Director Information: Kulwinder Singh Grewal, Singh Hardev Grewal  
No Officer Information Filed

Rezoning from RA to RH-G  
to allow subdivision into 20 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 Woods  
That:

1. a Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Gross Density Zone (RH-G)" 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.

RES.R16-3108

Carried

It was Moved by Councillor Gill  
Seconded by Councillor Woods  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2016, No. 19070" pass its first reading.

RES.R16-3109

Carried



The said Bylaw was then read for the second time.

It was Moved by Councillor Gill  
Seconded by Councillor Woods  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2016, No. 19070" pass its second reading.  
RES.R16-3110 Carried

It was then Moved by Councillor Gill  
Seconded by Councillor Woods  
That the Public Hearing on "Surrey Zoning  
Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 19070" be held at the City  
Hall on January 16, 2017, at 7:00 p.m.  
RES.R16-3111 Carried

## C. ITEMS REFERRED BACK

### RESIDENTIAL/INSTITUTIONAL

#### SURREY CITY CENTRE/WHALLEY

1. **7915-0235-00**  
**12955, 12967 and 12969 - 108 Avenue**  
**Clarence Arychuk, WSP Canada Inc. / Nachatar S Kaila, N.K. Projects Ltd.**  
Rezoning portions from RF and RM-D to RF and RF-10  
*to allow subdivision into 2 single family lots and 5 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 Woods  
That:

1. Council consider Third Reading of Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18682, rezoning a portion of the subject site shown as Block A on the Survey Plan attached as Appendix I to the Initial Planning Report dated March 7, 2016, from "Single Family Residential Zone (RF)" to "Single Family Residential (10) Zone (RF-10)", the portion of the subject site shown as Block B on the Survey Plan from "Duplex Residential Zone (RM-D)" to "Single Family Residential (10) Zone (RF-10)" and the portion of the subject site shown as Block C on the Survey Plan from "Duplex Residential Zone (RM-D)" to "Single Family Residential Zone (RF)".

2. Council instruct staff to resolve the following additional issue prior to final adoption:

- (a) registration of a Section 219 Restrictive Covenant on proposed Lots 3 to 7 to require a tandem parking pad to accommodate parking for up to two vehicles next to the garage on each lot.

RES.R16-3112

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Woods

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

Amendment Bylaw, 2016, No. 18682" pass its third reading.

RES.R16-3113

Carried

## RESIDENTIAL/INSTITUTIONAL

### NEWTON

2. 7916-0259-00

13145 - 60 Avenue

**Sukhpreet K Punia / Sukhpreet K Punia, Dalwinder S Grewal**

Restrictive Covenant Amendment / Development Variance Permit

*to reduce the total area of tree protection on the property to reflect the removal of two protected trees, and to reduce the minimum front yard setback to allow for the construction of a single family dwelling.*

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

It was

Moved by Councillor Gill

Seconded by Councillor Woods

That:

1. Council approve the applicant's proposal to amend the restrictive covenant by reducing the total area of tree protection to reflect the removal of Tree #6 and #7 on Lot 1 located at 13145 - 60 Avenue, subject to the following conditions:

- (a) Planting 2 replacement trees for each tree that was removed, as per the letter from the Manager of Trees and Landscaping dated May 24, 2016 (Appendix III); and
- (b) Amend the restrictive covenant to reduce the total area of tree protection to reflect the removal of Tree #6 and #7.

2. Council approve Development Variance Permit No. 7916-0259-00, to reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.), to proceed to Public Notification:
- RES.R16-3114 Carried  
with Councillors Hayne, Villeneuve and LeFranc opposed

D. LAND USE CONTRACT TERMINATION

RESIDENTIAL/INSTITUTIONAL

NEWTON

1. 7916-0567-00  
13835 and 13847 - 79 Avenue  
Terminate Land Use Contract No. 469  
to permit the existing underlying RF Zone to come into effect.

The Planning & Development Department were recommending that a Bylaw be introduced to terminate Land Use Contract No. 469 and a date be set for Public Hearing.

- It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Land Use Contract No. 469,  
Termination Bylaw, 2016, No. 19043" pass its first reading.  
RES.R16-3115 Carried

The said Bylaw was then read for the second time.

- It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Land Use Contract No. 469,  
Termination Bylaw, 2016, No. 19043" pass its second reading.  
RES.R16-3116 Carried

- It was then Moved by Councillor Gill  
Seconded by Councillor Hayne  
That the Public Hearing on "Surrey Land Use  
Contract No. 469, Termination Bylaw, 2016, No. 19043" be held at the City Hall on  
Monday, January 23, 2017 at 3:00 p.m.  
RES.R16-3117 Carried



2. **7916-0537-00**  
**14052, 14056 and 14062 - 78 Avenue**  
**Terminate Land Use Contract No. 188**  
*to permit the existing underlying RF Zone to come into effect.*

The Planning & Development Department were recommending that a Bylaw be introduced to terminate Land Use Contract No. 188 and a date be set for Public Hearing.

It was  
RES.R16-3118  
Termination Bylaw, 2016, No. 19044" pass its first reading.  
Carried

Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Land Use Contract No. 188,

The said Bylaw was then read for the second time.

It was  
RES.R16-3119  
Termination Bylaw, 2016, No. 19044" pass its second reading.  
Carried

Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Land Use Contract No. 188,

It was then  
RES.R16-3120  
Contract No. 188, Termination Bylaw, 2016, No. 19044" be held at the City Hall on Monday, January 23, 2017 at 3:00 p.m.  
Carried

Moved by Councillor Gill  
Seconded by Councillor Hayne  
That the Public Hearing on "Surrey Land Use

3. **7916-0570-00**  
**7921, 7931 7939, 7947, and 7943 - 138A Street**  
**Terminate Land Use Contract No. 397**  
*to permit the existing underlying RF-G Zone to come into effect.*

The Planning & Development Department were recommending that a Bylaw be introduced to terminate Land Use Contract No. 397 and a date be set for Public Hearing.

It was  
RES.R16-3121  
Termination Bylaw, 2016, No. 19045" pass its first reading.  
Carried

Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Land Use Contract No. 397,

The said Bylaw was then read for the second time.

- RES.R16-3122      It was      Moved by Councillor Gill  
Termination Bylaw, 2016, No. 19045"      Seconded by Councillor Hayne  
pass its second reading.  
Carried
- RES.R16-3123      It was then      Moved by Councillor Gill  
Contract No. 397, Termination Bylaw, 2016, No. 19045" be held at the City Hall on  
Monday, January 23, 2017 at 3:00 p.m.  
Carried

4.      **7916-0533-00**  
**Between 72 Avenue and 74 Avenue, and 141A Street and 143 Street**  
**Terminate Land Use Contract No. 575**  
*to permit the existing underlying RF-G Zone to come into effect.*

The Planning & Development Department were recommending that a Bylaw be introduced to terminate Land Use Contract No. 575 and a date be set for Public Hearing.

- RES.R16-3124      It was      Moved by Councillor Gill  
Termination Bylaw, 2016, No. 19046" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

- RES.R16-3125      It was      Moved by Councillor Gill  
Termination Bylaw, 2016, No. 19046" pass its second reading.  
Carried
- RES.R16-3126      It was then      Moved by Councillor Gill  
Contract No. 575, Termination Bylaw, 2016, No. 19046" be held at the City Hall on  
Monday, January 23, 2017 at 3:00 p.m.  
Carried

5. **7916-0528-00**  
**Between 72 Avenue and 74 Avenue, and 140 Street and 141 Street**  
**Terminate Land Use Contract No. 576**  
*to permit the existing underlying RF-G Zone to come into effect.*

The Planning & Development Department were recommending that a Bylaw be introduced to terminate Land Use Contract No. 576 and a date be set for Public Hearing.

It was  
Termination Bylaw, 2016, No. 19047" pass its first reading.  
RES.R16-3127  
Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Land Use Contract No. 576,  
Carried

The said Bylaw was then read for the second time.

It was  
Termination Bylaw, 2016, No. 19047" pass its second reading.  
RES.R16-3128  
Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Land Use Contract No. 576,  
Carried

It was then  
Contract No. 576, Termination Bylaw, 2016, No. 19047" be held at City Hall on Monday, January 23, 2017 at 3:00 p.m.  
RES.R16-3129  
Moved by Councillor Gill  
Seconded by Councillor Hayne  
That the Public Hearing on "Surrey Land Use  
Carried

6. **7916-0529-00**  
**Between 72A Avenue and 75 Avenue, and 140 Street and 142 Street**  
**Terminate Land Use Contract No. 55**  
*to permit the existing underlying RF-G Zone to come into effect.*

The Planning & Development Department were recommending that a Bylaw be introduced to terminate Land Use Contract No. 55 and a date be set for Public Hearing.

It was  
Termination Bylaw, 2016, No. 19048" pass its first reading.  
RES.R16-3130  
Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Land Use Contract No. 55,  
Carried

The said Bylaw was then read for the second time.



RES.R16-3131      It was      Moved by Councillor Gill  
Termination Bylaw, 2016, No. 19048"      Seconded by Councillor Steele  
pass its second reading.  
Carried

RES.R16-3132      It was then      Moved by Councillor Gill  
Contract No. 55, Termination Bylaw, 2016, No. 19048" be held at the City Hall on  
Monday, January 23, 2017 at 3:00 p.m.  
Carried

7.      **7916-0554-00**  
**7438, 7448 & 7450 - 140 Street; 7427 & 7433 - Todd Crescent**  
**Terminate Land Use Contract No. 523**  
*to permit the existing underlying RF Zone to come into effect.*

The Planning & Development Department were recommending that a Bylaw be introduced to terminate Land Use Contract No. 523 and a date be set for Public Hearing.

RES.R16-3133      It was      Moved by Councillor Gill  
Termination Bylaw, 2016, No. 19049"      Seconded by Councillor Steele  
pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R16-3134      It was      Moved by Councillor Gill  
Termination Bylaw, 2016, No. 19049"      Seconded by Councillor Steele  
pass its second reading.  
Carried

RES.R16-3135      It was then      Moved by Councillor Gill  
Contract No. 523, Termination Bylaw, 2016, No. 19049" be held at the City Hall on  
Monday, January 23, 2017 at 3:00 p.m.  
Carried

The Planning & Development Department were recommending that a Bylaw be introduced to terminate Land Use Contract No. 395 and a date be set for Public Hearing.

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Land Use Contract No. 395,  
Termination Bylaw, 2016, No. 19050" pass its first reading.  
Carried

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Land Use Contract No. 395,  
Termination Bylaw, 2016, No. 19050" pass its second reading.  
Carried

It was then Moved by Councillor Gill  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Land Use  
Contract No. 395, Termination Bylaw, 2016, No. 19050" be held at the City Hall on  
Monday, January 23, 2017 at 3:00 p.m.  
Carried

The Planning & Development Department were recommending that a Bylaw be introduced to terminate Land Use Contract No. 63 and a date be set for Public Hearing.

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Land Use Contract No. 63,  
Termination Bylaw, 2016, No. 19051" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

- RES.R16-3140 It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Land Use Contract No. 63,  
Termination Bylaw, 2016, No. 19051" pass its second reading.  
Carried
- RES.R16-3141 It was then Moved by Councillor Gill  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Land Use  
Contract No. 63, Termination Bylaw, 2016, No. 19051" be held at the City Hall on  
Monday, January 23, 2017 at 3:00 p.m.  
Carried

10. **7916-0534-00**  
**Between 140 Street and 142 Street, and 75 Avenue and 76 Avenue**  
**Terminate Land Use Contract No. 64**  
*to permit the existing underlying RF Zone to come into effect.*

The Planning & Development Department were recommending that a Bylaw be introduced to terminate Land Use Contract No. 64 and a date be set for Public Hearing.

- RES.R16-3142 It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Land Use Contract No. 64,  
Termination Bylaw, 2016, No. 19052" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

- RES.R16-3143 It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Land Use Contract No. 64,  
Termination Bylaw, 2016, No. 19052" pass its second reading.  
Carried
- RES.R16-3144 It was then Moved by Councillor Gill  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Land Use  
Contract No. 64, Termination Bylaw, 2016, No. 19052" be held at the City Hall on  
Monday, January 23, 2017 at 3:00 p.m.  
Carried



11. **7916-0535-00**  
**Between 75A Avenue and 76 Avenue, and 140 Street and 142 Street**  
**Terminate Land Use Contract No. 536**  
*to permit the existing underlying RF and RM-D Zones to come into effect.*

The Planning & Development Department were recommending that a Bylaw be introduced to terminate Land Use Contract No. 536 and a date be set for Public Hearing.

RES.R16-3145 It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Land Use Contract No. 536,  
Termination Bylaw, 2016, No. 19053" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R16-3146 It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Land Use Contract No. 536,  
Termination Bylaw, 2016, No. 19053" pass its second reading.  
Carried

RES.R16-3147 It was then Moved by Councillor Gill  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Land Use  
Contract No. 536, Termination Bylaw, 2016, No. 19053" be held at the City Hall on  
Monday, January 23, 2017 at 3:00 p.m.  
Carried

12. **7916-0562-00**  
**Between 138 Street and 140 Street, and 77A Avenue and 78 Avenue**  
**Terminate Land Use Contract No. 53**  
*to permit the existing underlying RF Zone to come into effect.*

The Planning & Development Department were recommending that a Bylaw be introduced to terminate Land Use Contract No. 53 and a date be set for Public Hearing.

RES.R16-3148 It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Land Use Contract No. 53,  
Termination Bylaw, 2016, No. 19054" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Land Use Contract No. 53,  
Termination Bylaw, 2016, No. 19054" pass its second reading.  
RES.R16-3149 Carried

It was then Moved by Councillor Gill  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Land Use  
Contract No. 53, Termination Bylaw, 2016, No. 19054" be held at the City Hall on  
Monday, January 23, 2017 at 3:00 p.m.  
RES.R16-3150 Carried

13. **7916-0564-00**  
**Along 138 Street, between 78 Avenue and 79 Avenue**  
**Terminate Land Use Contract No. 184**  
*to permit the existing underlying RF Zone to come into effect.*

The Planning & Development Department were recommending that a Bylaw be introduced to terminate Land Use Contract No. 184 and a date be set for Public Hearing.

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Land Use Contract No. 184,  
Termination Bylaw, 2016, No. 19055" pass its first reading.  
RES.R16-3151 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Land Use Contract No. 184,  
Termination Bylaw, 2016, No. 19055" pass its second reading.  
RES.R16-3152 Carried

It was then Moved by Councillor Gill  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Land Use  
Contract No. 184, Termination Bylaw, 2016, No. 19055" be held at the City Hall on  
Monday, January 23, 2017 at 3:00 p.m.  
RES.R16-3153 Carried

14. **7916-0563-00**  
**7805, 7811, 7813, and 7825 - 140 Street**  
**Terminate Land Use Contract No. 367**  
*to permit the existing underlying RF Zone to come into effect.*

The Planning & Development Department were recommending that a Bylaw be introduced to terminate Land Use Contract No. 367 and a date be set for Public Hearing.

It was  
Termination Bylaw, 2016, No. 19056" pass its first reading.  
RES.R16-3154  
Carried

Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Land Use Contract No. 367,

The said Bylaw was then read for the second time.

It was  
Termination Bylaw, 2016, No. 19056" pass its second reading.  
RES.R16-3155  
Carried

Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Land Use Contract No. 367,

It was then  
Contract No. 367, Termination Bylaw, 2016, No. 19056" be held at the City Hall on Monday, January 23, 2017 at 3:00 p.m.  
RES.R16-3156  
Carried

Moved by Councillor Gill  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Land Use

15. **7916-0565-00**  
**7966, 7971, 7972, and 7973 - 141B Street**  
**Terminate Land Use Contract No. 186**  
*to permit the existing underlying RF Zone to come into effect.*

The Planning & Development Department were recommending that a Bylaw be introduced to terminate Land Use Contract No. 186 and a date be set for Public Hearing.

It was  
Termination Bylaw, 2016, No. 19057" pass its first reading.  
RES.R16-3157  
Carried

Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Land Use Contract No. 186,

The said Bylaw was then read for the second time.



It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Land Use Contract No. 186,  
Termination Bylaw, 2016, No. 19057" pass its second reading.  
RES.R16-3158 Carried

It was then Moved by Councillor Gill  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Land Use  
Contract No. 186, Termination Bylaw, 2016, No. 19057" be held at the City Hall on  
Monday, January 23, 2017 at 3:00 p.m.  
RES.R16-3159 Carried

16. **7916-0560-00**  
**Between 138 Street and 140 Street, and 77A Avenue and 78 Avenue**  
**Terminate Land Use Contract No. 46**  
*to permit the existing underlying RF Zone to come into effect.*

The Planning & Development Department were recommending that a Bylaw be introduced to terminate Land Use Contract No. 46 and a date be set for Public Hearing.

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Land Use Contract No. 46,  
Termination Bylaw, 2016, No. 19058" pass its first reading.  
RES.R16-3160 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Land Use Contract No. 46,  
Termination Bylaw, 2016, No. 19058" pass its second reading.  
RES.R16-3161 Carried

It was then Moved by Councillor Gill  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Land Use  
Contract No. 46, Termination Bylaw, 2016, No. 19058" be held at the City Hall on  
Monday, January 23, 2017 at 3:00 p.m.  
RES.R16-3162 Carried

17. **7916-0559-00**  
**Between 140 Street and 141B Street, and 78 Avenue and Suncrest Drive /**  
**Sunridge Place**  
**Terminate Land Use Contract No. 32**  
*to permit the existing underlying RF Zone to come into effect.*

The Planning & Development Department were recommending that a Bylaw be introduced to terminate Land Use Contract No. 32 and a date be set for Public Hearing.

It was  
Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Land Use Contract No. 32,  
Termination Bylaw, 2016, No. 19059" pass its first reading.  
RES.R16-3163 Carried

The said Bylaw was then read for the second time.

It was  
Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Land Use Contract No. 32,  
Termination Bylaw, 2016, No. 19059" pass its second reading.  
RES.R16-3164 Carried

It was then  
Moved by Councillor Gill  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Land Use  
Contract No. 32, Termination Bylaw, 2016, No. 19059" be held at the City Hall on  
Monday, January 23, 2017 at 3:00 p.m.  
RES.R16-3165 Carried

18. **7916-0536-00**  
**Between 75A Avenue and 77 Avenue, and 142 Street and 144 Street**  
**Terminate Land Use Contract No. 97**  
*to permit the existing underlying RF and RF-G Zone to come into effect.*

The Planning & Development Department were recommending that a Bylaw be introduced to terminate Land Use Contract No. 97 and a date be set for Public Hearing.

It was  
Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Land Use Contract No. 97,  
Termination Bylaw, 2016, No. 19060" pass its first reading.  
RES.R16-3166 Carried

The said Bylaw was then read for the second time.

- It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Land Use Contract No. 97,  
Termination Bylaw, 2016, No. 19060" pass its second reading.  
RES.R16-3167 Carried
- It was then Moved by Councillor Gill  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Land Use  
Contract No. 97, Termination Bylaw, 2016, No. 19060" be held at the City Hall on  
Monday, January 23, 2017 at 3:00 p.m.  
RES.R16-3168 Carried
- It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That the Public Hearing for Land Use  
Contract Termination Bylaws that have been set for January 23, 2017 are to be delegated to  
the Acting Mayor.  
RES.R16-3169 Carried

**E. CORPORATE REPORTS**

**F. CORRESPONDENCE**

**G. NOTICE OF MOTION**

**H. BYLAWS AND PERMITS**

**BYLAWS**

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18011"  
7912-0118-00 – Vishvkarma Development Ltd.  
c/o McElhanney Consulting Services Ltd. (James Pernu)  
RH to RF-12 - 14013 - 58A Avenue - to permit subdivision into 7 lots.

**Note:** Change in ownership

Approved by Council: July 8, 2013

- \* Planning and Development advise (see memorandum dated December 13, 2016 in back-up) that it is in order for Council to pass a resolution amending the South Newton Neighbourhood Concept Plan to re-designate the site from "Single Family Residential" to "Single Family Small Lots".



It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That Council amend the South Newton  
Neighbourhood Concept Plan to re-designate the site from "Single Family  
Residential" to "Single Family Small Lots"  
RES.R16-3170 Carried

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2013, No. 18011" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.  
RES.R16-3171 Carried

#### BYLAWS WITH PERMITS

2. "Surrey Land Use Contract No. 404, Authorization Bylaw, 1977, No. 5349,  
Partial Discharge Bylaw, 2015, No. 18621"  
7915-0111-00 – Jawanda Developments Ltd. and Quantum Group Acquisitions Ltd.  
c/o Coastland Engineering & Surveying Ltd. (Mike Helle)  
18351 – 64 Avenue - to discharge LUC No. 404 from the property to allow the  
underlying Single Family Residential Zone (RF) to come into effect.

**Note:** Change in ownership

Approved by Council: December 14, 2015

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Land Use Contract No. 404,  
Authorization Bylaw, 1977, No. 5349, Partial Discharge Bylaw, 2015, No. 18621" be  
finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate  
Seal.  
RES.R16-3172 Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18622"  
RF to RF-12 - Portion of 18351 – 64 Avenue - to subdivide into 5 single family lots.

Approved by Council: December 14, 2015

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2015, No. 18622" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.  
RES.R16-3173 Carried

**Development Variance Permit No. 7915-0111-00**

18351 – 64 Avenue

To reduce the minimum lot width for proposed lots 2 and 3 from 12 metres (40 ft.) to 11 metres (36 ft.).

Supported by Council: January 11, 2016

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

- (a) In Section K.2 Subdivision of Part 17A "Single Family Residential (12) Zone", the minimum lot width for a Type I Interior Lot is reduced from 12 metres (40 ft.) to 11 metres (36 ft.) for proposed Lots 2 and 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. 7915-0111-00 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.R16-3174

Carried

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18918" 7916-0432-00 – North Harper Lands Development Ltd. c/o Lark Enterprises Ltd. (Matthew Alexander) CD (Bylaw Nos. 17437 & 18287) to CD – 9639 – 137A Street - to permit additional hospital related uses and an increase in density within a 12-storey office and commercial development.

Approved by Council: October 24, 2016

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18918" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R16-3175

Carried

**Development Permit No. 7916-0432-00**

9639 – 137A Street

To permit additional hospital related uses, an increase in density and additional signage as part of a comprehensive sign package.

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. 7916-0432-00.

RES.R16-3176

Carried**PERMIT APPROVALS****4. Temporary Use Permit Application No. 7915-0307-00**

Safeco Transport Ltd.

c/o Safeco Truck Lines Ltd. (Tony Sahota)

18150 Tynehead Drive

To allow temporary truck parking for oversized trucks and trailers that exceed 5,000 kilograms G.V.W. 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 the Mayor and Clerk be authorized to

execute Temporary Use Permit No. 7915-0307-00.

RES.R16-3177

Carried**MISCELLANEOUS****5. Development Variance Permit No. 7916-0052-00**

7916-0052-00 – Emma and Cornelis Flokstra

c/o Pacific Land Resources Group Inc. (Oleg Verbenkov)

2919 and 2967 – 188 Street

To reduce the minimum setback distance for a "Natural Class B Stream" from 15 metres (50 ft.) measured from top-of-bank to 10 metres (33 ft.) in order to allow future light industrial or business park uses and an open space lot.

The associated application is at Third Reading and is awaiting final approval. Zoning Text Amendment Bylaw No. 18809, which incorporates new streamside



protection regulations, was recently adopted, resulting in the requirement for this variance.

**Note:** At the December 5, 2016, Regular Council – Public Hearing meeting Council referred this Development Variance Permit application back to staff to address concerns raised by the Nicomekl Enhancement Society.

- \* The Planning and Development Department advises (see memo dated December 14, 2016 in back up) that the applicant has undertaken a number of studies and committed to a number of actions as described in the memo. The Planning and Development Department are recommending that Council support the issuance of DVP No. 7916-0052-00 upon final adoption of the associated Bylaws.

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That Development Variance Permit

No. 7916-0052-00 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.

RES.R16-3178

Carried

**6. Development Variance Permit No. 7915-0392-01**

7915-0392-01 – DS 15th Avenue Developments Ltd., Joanne and Bradley Marsh, Monika and Jacek Latecki, Rennie Hanson, Sandra Carpenter, Bonniejean and Glen Rogan

c/o Dawson & Sawyer (Ted Dawson)

16280, 16288, 16310 – 16 Avenue and 16321, 16343, 16351, 16363 – 15 Avenue  
(16365 – 15 Avenue)

To reduce the minimum setback distance for a "Natural Class A Stream" from 30 metres (98 ft.) measured from top-of-bank to 5.9 metres (19 ft.) in order to permit a 79 unit townhouse development and an open space lot.

The associated application is at Third Reading and is awaiting final approval. Zoning Text Amendment Bylaw No. 18809, which incorporates new streamside protection regulations, was recently adopted, resulting in the requirement for this variance.

**Note:** At the December 5, 2016, Regular Council – Public Hearing meeting Council referred this Development Variance Permit application back to staff to address concerns raised by the Semiahmoo Fish & Game Club regarding the bio-sensitivity in the area.

- \* The Planning and Development Department advises (see memo dated December 15, 2016 in back up) that the applicant has undertaken a number of studies and committed to a number of actions as described in the memo. The Planning and Development Department are recommending that Council support the issuance of DVP No. 7915-0392-01 upon final adoption of the associated Bylaws.

Before the motion was put:

Council requested clarification from staff regarding the correspondence received from the Semiahmoo Fish & Game Club regarding Development Variance Permit No. 7915-0392-01.

In response, staff noted that they contacted the Semiahmoo Fish & Game Club and that some of the concerns raised were relative to the servicing agreement, erosion management, sediment control and the fence location.

A follow-up meeting was planned with the Club in January 2017; staff noted the outstanding conditions can included within the final Development Permit (DP).

It was

Moved by Councillor Gill

Seconded by Councillor Villeneuve

That Development Variance Permit

No. 7915-0392-01 be referred back to staff to work with both the Semiahmoo Fish & Game Club, and the developer to address concerns raised regarding the bio-sensitivity of the area.

RES.R16-3179

Carried

with Councillors Gill, Starchuk and Mayor Hepner opposed

**I. CLERKS REPORT**

**J. OTHER BUSINESS**

**K. ADJOURNMENT**

It was

Moved by Councillor Woods

Seconded by Councillor Hayne

That the December 19, 2016 Regular Council

– Land Use meeting be adjourned.

RES.R16-3180

Carried

The Regular Council - Land Use meeting adjourned at 6:01 p.m.

Certified correct:

  
Jane Sullivan, City Clerk

  
Mayor Linda Hepner