



Regular Council - Land Use Minutes

Council Chambers
City Hall
13450 - 104 Avenue
Surrey, B.C.
MONDAY, FEBRUARY 6, 2017
Time: 5:42 p.m.

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

A. ADOPTION OF MINUTES

B. LAND USE APPLICATIONS

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

CLOVERDALE/CLAYTON

1. 7916-0371-00
17835 - 62 Avenue
17763 - 62 Avenue
Karen Archibald, c/o Clover Ventures Ltd. / City of Surrey
Temporary Use Permit
*to allow for the temporary sale of non-restricted firearms, for a 3-day event
(April 28 - 30, 2017), at the Cloverdale Fairgrounds.*

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 Temporary Use Permit

No. 7916-0371-00 proceed to Public Notification.

RES.R17-234

Carried

2. 7914-0321-00
7315 - King George Boulevard
Doreen Kerr / High Noon Investment Corporation
Temporary Use Permit
to allow temporary vehicle parking on site.

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

- RES.R17-235

Carried

3. 7916-0701-00
2133 - 191 Street
John Kristianson, CTA Design Group, Architecture and Engineering
KCH 21 Avenue (2) Holdings Ltd.
Development Variance Permit
to reduce the required parking for an existing industrial building.

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That that Council approve Development
Variance Permit No. 7916-0701-00, to reduce the minimum number of on-site
parking spaces from 92 to 84, to proceed to Public Notification.

Carried

4. 7916-0366-00
3525 - 191 Street
Jordan Levine, Collabor8 Architecture + Design Inc. / Macava Holdings Ltd.
Development Permit
to permit the development of an industrial building.

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

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

1. Council authorize staff to draft Development Permit No. 7916-0366-00 generally in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (b) registration of a Section 219 Restrictive Covenant to restrict the maximum amount of mezzanine space.

RES.R17-237

Carried

RESIDENTIAL/INSTITUTIONAL

FLEETWOOD/GUILDFORD

5. 7916-0235-00
16971 - Fraser Highway
Theresa Rawle, H.Y. Engineering Ltd. / Simarjit S Pahal
Rezoning from RA to RF
to allow subdivision into 4 single family lots.

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

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

1. a Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" 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) submission of a finalized landscape plan and cost estimate for the landscape buffer along the south lot line of proposed Lots 3 and 4 to the satisfaction of the City Landscape Architect;
 - (e) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) submission of an acoustical report for the units adjacent to Fraser Highway and registration of a Section 219 Covenant to ensure implementation of noise mitigation measures;
 - (h) registration of a Section 219 Covenant to ensure the installation and maintenance of the 3-metre (10-ft.) wide landscape buffer at the rear of proposed Lots 3 and 4; and
 - (i) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

RES.R17-238

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

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

Amendment Bylaw, 2017, No. 19125" pass its first reading.

RES.R17-239

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, 2017, No. 19125" pass its second reading.

RES.R17-240

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, 2017, No. 19125" be held at the City Hall on February 20, 2017, at 7:00 p.m.

RES.R17-241

Carried

6. 7915-0412-00

Adjacent to 15814 - 95A Avenue

Tawny Verigin, Cypress Land Services Inc. / City of Surrey

Development Variance Permit

to increase the height of a free-standing telecommunications tower from 12 metres (40 ft.) to 20 metres (66 ft.).

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

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

That Council approve Development Variance

Permit No. 7915-0412-00, to vary Part 4 General Provisions of the Zoning By-law to increase the maximum height of a free-standing telecommunications tower from 12 metres (40 ft.) to 20 metres (66 ft.), to proceed to Public Notification.

RES.R17-242

Carried

7. 7916-0032-00

17795, 17821, 17845 and 17855 - Barnston Drive E

9849, 9863 and 9873 - Lyncean Drive

Anya Paskovic, Aplin & Martin Consultants Ltd.

Canadian Horizons (Abbey Ridge) Land Corp.

OCP Amendment from Suburban to Urban / Rezoning from RA to CD (based on RF) and RF-13

to allow subdivision into 49 single family lots

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

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

That:

1. a Bylaw be introduced to amend the OCP by redesignating 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 shown as Blocks I, II and III on Schedule A of the attached CD Bylaw (Appendix IX) 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 a portion of the subject site shown as Blocks A, B, C and D on the attached Survey Plan (Appendix I) from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) approval from the Ministry of Forests, Lands and Natural Resource Operations under the Water Act;
 - (e) approval from the Department of Fisheries and Oceans;
 - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) the applicant secure road dedication for the extension of the new Huckleberry Drive from the property to the east at 9843 - Lyncean Drive;
 - (i) submission of an acoustical report and registration of a Section 219 Covenant to ensure implementation of noise mitigation measures;
 - (j) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (k) Stage 2 approval of the Abbey Ridge Local Area Plan; and
 - (l) final adoption of Zoning Amendment By-law, 2016, By-law No. 18772, incorporating the RF-13 Zone in the Zoning By-law.

RES.R17-243

Carried

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2017, No. 19126" pass its first reading.
RES.R17-244 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, 2017, No. 19126" pass its second reading.
RES.R17-245 Carried

It was then Moved by Councillor Gill
Seconded by Councillor Hayne
That the Public Hearing on "Surrey Official
Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19126" be
held at the City Hall on February 20, 2017, at 7:00 p.m.
RES.R17-246 Carried

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19127" pass its first reading.
RES.R17-247 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, 2017, No. 19127" pass its second reading.
RES.R17-248 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, 2017, No. 19127" be held at the City Hall
on February 20, 2017, at 7:00 p.m.
RES.R17-249 Carried

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19128" pass its first reading.
RES.R17-250 Carried

It was

Seconded by Councillor Hayne

Amendment Bylaw, 2017, No. 19128" pass its second reading.

Carried

It was then

Seconded by Councillor Hayne

Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19128" be held at the City Hall on February 20, 2017, at 7:00 p.m.

Carried

8. 7916-0365-00

Rajeev Mangla, Mainland Engineering Design Corporation

Rezoning from RA to RF-10 and RF-13 / Development Variance Permit

to allow subdivision into four (4) single family residential lots.

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

It was

Seconded by Councillor Hayne

That:

1. a Bylaw be introduced to rezone the subject site shown on the Rezoning Block Plan (Appendix II) Block A from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)"; and Block B from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)", and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7916-0365-00, to reduce the minimum lot depth of Type I lots under the RF-13 Zone from 28 metres (92 ft.) to 26.4 metres (87 ft.) for proposed Lots 1-3, to proceed to proceed to Public Notification.
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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (e) the applicant satisfies the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
- (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R17-253

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

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

Amendment Bylaw, 2017, No. 19129" pass its first reading.

RES.R17-254

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, 2017, No. 19129" pass its second reading.

RES.R17-255

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, 2017, No. 19129" be held at the City Hall on February 20, 2017, at 7:00 p.m.

RES.R17-256

Carried

9.

7917-0001-00**8338 – 120 Street****Harj Samra, RGHS Investments Inc. / Janda Group Holdings Inc.**

Development Variance Permit

to vary the minimum 400-metre separation requirement between a small-scale drug store and an existing drug store.

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. 7917-0001-00, to vary Section E.28 of Part 4, General Provisions,
reducing the minimum separation distance from the lot line between drug stores,
small-scale drug stores or methadone dispensaries from 400 metres (1,300 ft.) to
130 metres (427 ft.) to permit a small-scale drug store at 8338 - 120 Street, to
proceed to Public Notification.

RES.R17-257

CarriedSOUTH SURREY

10. 7916-0482-00
12557 - 20 Avenue
Larry S. Thomas / Larry S. Thomas, Heather J. Campbell
Development Variance Permit
*to vary the minimum side yard setback on a flanking street to permit the
construction of a detached garage.*

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. 7916-0482-00, to reduce the minimum side yard setback on a flanking
street of the Single Family Residential (RF) Zone from 7.5 metres (25 ft.) to
1.8 metres (6 ft.), to proceed to Public Notification.

RES.R17-258

Carried

11. 7916-0715-00
17412 - 29 Avenue
Tom Ostby / Karla Ostby
Development Variance Permit
to reduce the minimum rear yard setback for an existing accessory structure.

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

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That Council approve Development Variance
Permit No. 7916-0715-00, to reduce the minimum rear yard (south) setback of an
accessory structure in the "Acreage Residential Gross Density Zone (RA-G)" from
1.8 metres (6 ft.) to 1.3 metres (4.3 ft.), to proceed to Public Notification.

RES.R17-259

Carried

12. 7917-0024-00
13675 - 27 Avenue
Qi Heng (Steven) Zhang / Ying Chen
Development Permit / Development Variance Permit
to reduce the minimum streamside setback, to facilitate 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 Villeneuve
That:

1. Council approve Development Variance Permit No. 7917-0024-0, to reduce the minimum setback distance from top of bank of a "Natural Class B Stream" in Part 7A of the Zoning By-law from 15 metres (50 ft.) to a minimum of 3 metres (10 ft.), to proceed to Public Notification.
2. Council authorize staff to draft Development Permit No. 7917-0024-00 for Sensitive Ecosystems.
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
 - (b) submission of a landscape planting plan and landscaping cost estimate for the enhancement of Streamside Setback Area, to the satisfaction of the General Manager, Parks, Recreation & Culture.

RES.R17-260

Carried

SURREY CITY CENTRE/WHALLEY

13. 7916-0215-00
9689 - 140 Street
Oleg Verbenkov, Pacific Land Group / 110 Holdings Ltd.
Rezoning from RF to CD (based upon RM-70) / Development Permit
to permit the development of a 5-to 6-storey apartment building with a 2-storey townhouse base, consisting of approximately 121 dwelling 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 Villeneuve
That:

1. a Bylaw be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" 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 363 square metres (3,907 square feet) to 303 square metres (3,261 square feet).
3. Council authorize staff to draft Development Permit No. 7916-0215-00 generally in accordance with the attached drawings (Appendix II).
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 road dedication plan to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a 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) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (h) the applicant adequately address the impact of reduced indoor amenity space.

RES.R17-261

Carried

It was

Moved by Councillor Gill
Seconded by Councillor Villeneuve
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19130" pass its first reading.

RES.R17-262

Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill
Seconded by Councillor Villeneuve
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19130" pass its second reading.
RES.R17-263 Carried

It was then Moved by Councillor Gill
Seconded by Councillor Villeneuve
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19130" be held at the City Hall
on February 20, 2017, at 7:00 p.m.
RES.R17-264 Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

SURREY CITY CENTRE/WHALLEY

14. 7916-0698-00
Portion of 14150 - Green Timbers Way
Andris Ozols c/o Bird Design Build Construction Inc. / City of Surrey
Temporary Use Permit
to allow a temporary parking lot for a 3-year period.

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 Temporary Use Permit
No. 7916-0698-00 for a temporary parking lot for a 3-year period, to proceed to
Public Notification.
RES.R17-265 Carried

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

15. 7916-0372-00
5243 - 176 Street
Sundeep S. Kajla
Development Variance Permit
*to vary the farm residential footprint and setbacks of the A-1 Zone in order to
construct a single family dwelling away from the 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. 7916-0372-00, varying the following, to proceed to Public Notification:

- (a) to increase the maximum front yard setback of the A-1 Zone from 50 metres (164 ft.) to 295 metres (968 ft.);
- (b) to increase the maximum depth of the farm residential footprint of the A-1 Zone from 60 metres (197 ft.) to 310 metres (1,020 ft.); and
- (c) to reduce the minimum south side yard setback for a single family dwelling in the A-1 Zone from 13.5 metres (45 ft.) to 10 metres (33 ft.).

RES.R17-266

Carried

NEWTON

16. 7916-0145-00

5690 - 144 Street

Mike Helle, Coastland Engineering and Surveying Ltd. / 1074539 B.C. Ltd.

Director Information: Satnam Singh Minhas / Sukhjinder Singh Sidhu

No Officer Information Filed

Rezoning from RH to RF and CD (based on RH-G)

to permit subdivision into three 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 a portion of the site shown as Block A on the Survey Plan attached to Appendix VII, from "Half-Acre Residential Zone (RH)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
- 2. a Bylaw be introduced to rezone a portion of the site shown as Block B on the Survey Plan attached as Appendix I, from "Half-Acre Residential Zone (RH)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
- 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) 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;
- (g) registration of a Section 219 Restrictive Covenant for tree protection; and
- (h) the applicant address the open space associated with gross density type lots, to the satisfaction of the Planning & Development Department.

RES.R17-267

Carried

It was

Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19131" pass its first reading.

RES.R17-268

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, 2017, No. 19131" pass its second reading.

RES.R17-269

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, 2017, No. 19131" be held at the City Hall
on February 20, 2017, at 7:00 p.m.

RES.R17-270

Carried

It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19132" pass its first reading.
RES.R17-271 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, 2017, No. 19132" pass its second reading.
RES.R17-272 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, 2017, No. 19132" be held at the City Hall
on February 20, 2017, at 7:00 p.m.
RES.R17-273 Carried

17. **7915-0365-00**
7561 - 140 Street
Patrick Stewart, Patrick R. Stewart Architect / Kekinow Native Housing
Society
Rezoning from RM-15 to CD (based on RM-45)
Development Permit / Housing Agreement
to permit the development of three, three- and four-storey apartment buildings for
affordable, non-market housing.

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 "Multiple Residential 15 Zone (RM-15)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. a Housing Agreement Bylaw be introduced to restrict the buildings to affordable rental housing operated by a non-profit organization.
3. Council authorize staff to draft the general Development Permit No. 7915-0365-00 and the detailed Development Permit No. 7915-0365-01 generally in accordance with the attached drawings (Appendix II).
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 road dedication plan to the satisfaction of the Approving Officer;
- (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (d) submission of a 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) 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 ensure that if the buildings are repurposed for a different use in the future, the City's needs with respect to public art will be met, to the satisfaction of the General Manager Parks, Recreation and Culture; and
- (h) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

RES.R17-274

Carried

Council requested clarification regarding timing of the different build phases. Staff noted that the first phase is proposed to be completed by the end of 2018, in terms of subsequent phases the applicant has not indicated.

Mayor Hepner requested staff to have the Applicant provide details regarding the project phasing during the Regular Council Public Hearing.

It was

Moved by Councillor Gill

Seconded by Councillor Woods

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

Amendment Bylaw, 2017, No. 19133" pass its first reading.

RES.R17-275

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, 2017, No. 19133" pass its second reading.

RES.R17-276

Carried

It was then
Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19133" be held at the City Hall
on February 20, 2017, at 7:00 p.m.
RES.R17-277
Moved by Councillor Gill
Seconded by Councillor Hayne
That the Public Hearing on "Surrey Zoning
Carried

It was
Housing Agreement, Authorization Bylaw, 2017, No. 19134" pass its first reading.
RES.R17-278
Moved by Councillor Gill
Seconded by Councillor Woods
That "Kekino Native Housing Society
Carried

The said By-law was then read for the second time.

It was
Housing Agreement, Authorization Bylaw, 2017, No. 19134" pass its second reading.
RES.R17-279
Moved by Councillor Gill
Seconded by Councillor Woods
That "Kekino Native Housing Society
Carried

The said By-law was then read for the third time.

It was
Housing Agreement, Authorization Bylaw, 2017, No. 19134" pass its third reading.
RES.R17-280
Moved by Councillor Gill
Seconded by Councillor Woods
That "Kekino Native Housing Society
Carried

C. ITEMS REFERRED BACK

D. LAND USE CONTRACT TERMINATION

RESIDENTIAL/INSTITUTIONAL

NEWTON

1. 7916-0580-00
13563 and 13573 - 84 Avenue
Terminate Land Use Contract No. 312
to permit the existing underlying RF Zone to come into effect.

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 312 and a date be set for Public Hearing.

It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Land Use Contract No. 312,
Termination Bylaw, 2017, No. 19110" pass its first reading.
RES.R17-281 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Land Use Contract No. 312,
Termination Bylaw, 2017, No. 19110" pass its second reading.
RES.R17-282 Carried

It was then Moved by Councillor Gill
Seconded by Councillor Woods
That the Public Hearing on "Surrey Land Use
Contract No. 312, Termination Bylaw, 2017, No. 19110" be held at the City Hall on
Tuesday, March 7, 2017 at the City Hall at 6:00 p.m.
RES.R17-283 Carried

SURREY CITY CENTRE/WHALLEY

2. 7916-0632-00
13909, 13921 and 13931 - 92 Avenue; 13904 and 13914 - 92A Avenue
13906, 13917, 13919 and 13921 - Falkirk Drive
Terminate Land Use Contract No. 183
to permit the existing underlying RF Zone to come into effect.

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 183 and a date be set for Public Hearing.

It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Land Use Contract No. 183,
Termination Bylaw, 2017, No. 19111" pass its first reading.
RES.R17-284 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Land Use Contract No. 183,
Termination Bylaw, 2017, No. 19111" pass its second reading.
RES.R17-285 Carried

It was then
Moved by Councillor Gill
Seconded by Councillor Woods
That the Public Hearing on "Surrey Land Use
Contract No. 183, Termination Bylaw, 2017, No. 19111" be held at the City Hall on
Tuesday, March 7, 2017 at the City Hall at 6:00 p.m.
RES.R17-286 Carried

3. 7916-0577-00
9254 to 9275 Monkland Place ; 9243, 9245, 9255 and 9265 - 140 Street
13939 - 92 Avenue
Terminate Land Use Contract No. 424
to permit the existing underlying RF Zone to come into effect.

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 424 and a date be set for Public Hearing.

It was
Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Land Use Contract No. 424,
Termination Bylaw, 2017, No. 19112" pass its first reading.
RES.R17-287 Carried

The said Bylaw was then read for the second time.

It was
Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Land Use Contract No. 424,
Termination Bylaw, 2017, No. 19112" pass its second reading.
RES.R17-288 Carried

It was then
Moved by Councillor Gill
Seconded by Councillor Woods
That the Public Hearing on "Surrey Land Use
Contract No. 424, Termination Bylaw, 2017, No. 19112" be held at the City Hall on
Tuesday, March 7, 2017 at the City Hall at 6:00 p.m.
RES.R17-289 Carried

4. 7916-0572-00
Falkirk Drive and Monkland Place, between 138 Street and 140 Street
Terminate Land Use Contract No. 71
to permit the existing underlying RF and RM-D Zones to come into effect.

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 71 and a date be set for Public Hearing.

It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Land Use Contract No. 71,
Termination Bylaw, 2017, No. 19113" pass its first reading.
RES.R17-290 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Land Use Contract No. 71,
Termination Bylaw, 2017, No. 19113" pass its second reading.
RES.R17-291 Carried

It was then Moved by Councillor Gill
Seconded by Councillor Woods
That the Public Hearing on "Surrey Land Use
Contract No. 71, Termination Bylaw, 2017, No. 19113" be held at the City Hall on
Tuesday, March 7, 2017 at the City Hall at 6:00 p.m.
RES.R17-292 Carried

5. 7916-0571-00
13965, 13967 and 13973 - 93A Avenue; 9349, 9355 and 9357 - 140 Street
Terminate Land Use Contract No. 238
to permit the existing underlying RF and RM-D Zones to come into effect.

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 238 and a date be set for Public Hearing.

It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Land Use Contract No. 238,
Termination Bylaw, 2017, No. 19114" pass its first reading.
RES.R17-293 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Land Use Contract No. 238,
Termination Bylaw, 2017, No. 19114" pass its second reading.
RES.R17-294 Carried

It was then Moved by Councillor Gill
Seconded by Councillor Woods
That the Public Hearing on "Surrey Land Use
Contract No. 238, Termination Bylaw, 2017, No. 19114" be held at the City Hall on
Tuesday, March 7, 2017 at the City Hall at 6:00 p.m.
RES.R17-295 Carried

6. 7916-0568-00
13921 and 13929 - Tallon Place; 13932 - 96 Avenue
Terminate Land Use Contract No. 215
to permit the existing underlying RF Zone to come into effect.

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 215 and a date be set for Public Hearing.

RES.R17-296 It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Land Use Contract No. 215,
Termination Bylaw, 2017, No. 19115" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R17-297 It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Land Use Contract No. 215,
Termination Bylaw, 2017, No. 19115" pass its second reading.
Carried

RES.R17-298 It was then Moved by Councillor Gill
Seconded by Councillor Woods
That the Public Hearing on "Surrey Land Use
Contract No. 215, Termination Bylaw, 2017, No. 19115" be held at the City Hall on
Tuesday, March 7, 2017 at the City Hall at 6:00 p.m.
Carried

7. 7916-0579-00
Generally between 88 Avenue & 90 Avenue and King George Boulevard &
139A Street
Terminate Land Use Contract No. 49
to permit the existing underlying RF Zone to come into effect.

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 49 and a date be set for Public Hearing.

RES.R17-299 It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Land Use Contract No. 49,
Termination Bylaw, 2017, No. 19116" pass its first reading.
Carried

The said Bylaw was then read for the second time.

- RES.R17-300 It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Land Use Contract No. 49,
Termination Bylaw, 2017, No. 19116" pass its second reading.
Carried
- RES.R17-301 It was then Moved by Councillor Gill
Seconded by Councillor Woods
That the Public Hearing on "Surrey Land Use
Contract No. 49, Termination Bylaw, 2017, No. 19116" be held at the City Hall on
Tuesday, March 7, 2017 at the City Hall at 6:00 p.m.
Carried

8. 7916-0377-00
Between 96 Avenue and Laurel Drive at 139 Street
Terminate Land Use Contract No. 429
to permit the existing underlying RF-G Zone to come into effect.

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 429 and a date be set for Public Hearing.

- RES.R17-302 It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Land Use Contract No. 429,
Termination Bylaw, 2017, No. 19117" pass its first reading.
Carried

The said Bylaw was then read for the second time.

- RES.R17-303 It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Land Use Contract No. 429,
Termination Bylaw, 2017, No. 19117" pass its second reading.
Carried

- RES.R17-304 It was then Moved by Councillor Gill
Seconded by Councillor Woods
That the Public Hearing on "Surrey Land Use
Contract No. 429, Termination Bylaw, 2017, No. 19117" be held at the City Hall on
Tuesday, March 7, 2017 at the City Hall at 6:00 p.m.
Carried

9. 7916-0578-00
**Between King George Boulevard and 138 Street, and Ursus Crescent and
90 Avenue**
Terminate Land Use Contract No. 80
to permit the existing underlying RF Zone to come into effect.

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 80 and a date be set for Public Hearing.

RES.R17-305 It was Moved by Councillor Gill
Termination Bylaw, 2017, No. 19118" pass its first reading. Seconded by Councillor Woods
That "Surrey Land Use Contract No. 80,
Carried

The said Bylaw was then read for the second time.

RES.R17-306 It was Moved by Councillor Gill
Termination Bylaw, 2017, No. 19118" pass its second reading. Seconded by Councillor Woods
That "Surrey Land Use Contract No. 80,
Carried

RES.R17-307 It was then Moved by Councillor Gill
Contract No. 80, Termination Bylaw, 2017, No. 19118" be held at the City Hall on Seconded by Councillor Woods
Tuesday, March 7, 2017 at the City Hall at 6:00 p.m. That the Public Hearing on "Surrey Land Use
Carried

10. **7916-0576-00**
Between 139A Street and 140 Street, and 89 Avenue and 89A Avenue
Terminate Land Use Contract No. 503
to permit the existing underlying RF and RM-D Zones to come into effect.

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 503 and a date be set for Public Hearing.

RES.R17-308 It was Moved by Councillor Gill
Termination Bylaw, 2017, No. 19119" pass its first reading. Seconded by Councillor Woods
That "Surrey Land Use Contract No. 503,
Carried

The said Bylaw was then read for the second time.

RES.R17-309 It was Moved by Councillor Gill
Termination Bylaw, 2017, No. 19119" pass its second reading. Seconded by Councillor Woods
That "Surrey Land Use Contract No. 503,
Carried

It was then
Contract No. 503, Termination Bylaw, 2017, No. 19119" be held at the City Hall on Tuesday, March 7, 2017 at the City Hall at 6:00 p.m.
RES.R17-310
Moved by Councillor Gill
Seconded by Councillor Woods
That the Public Hearing on "Surrey Land Use
Carried

11. 7916-0574-00
South Side 90 Avenue between 138 Street and 139A Street
Terminate Land Use Contract No. 48
to permit the existing underlying RF Zone to come into effect.

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 48 and a date be set for Public Hearing.

It was
Termination Bylaw, 2017, No. 19120" pass its first reading.
RES.R17-311
Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Land Use Contract No. 48,
Carried

The said Bylaw was then read for the second time.

It was
Termination Bylaw, 2017, No. 19120" pass its second reading.
RES.R17-312
Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Land Use Contract No. 48,
Carried

It was then
Contract No. 48, Termination Bylaw, 2017, No. 19120" be held at the City Hall on Tuesday, March 7, 2017 at the City Hall at 6:00 p.m.
RES.R17-313
Moved by Councillor Gill
Seconded by Councillor Woods
That the Public Hearing on "Surrey Land Use
Carried

12. 7916-0637-00
13950 and 13960 to 13997 - 90 Avenue; 8983 - 140 Street
Terminate Land Use Contract No. 261
to permit the existing underlying RF Zone to come into effect.

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 261 and a date be set for Public Hearing.

It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Land Use Contract No. 261,
Termination Bylaw, 2017, No. 19121" pass its first reading.
RES.R17-314 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Land Use Contract No. 261,
Termination Bylaw, 2017, No. 19121" pass its second reading.
RES.R17-315 Carried

It was then Moved by Councillor Gill
Seconded by Councillor Woods
That the Public Hearing on "Surrey Land Use
Contract No. 261, Termination Bylaw, 2017, No. 19121" be held at the City Hall on
Tuesday, March 7, 2017 at the City Hall at 6:00 p.m.
RES.R17-316 Carried

13. 7916-0636-00
Between 90A Avenue and 91 Avenue, from 139 Street to 140 Street
Terminate Land Use Contract No. 272
to permit the existing underlying RF Zone to come into effect.

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 272 and a date be set for Public Hearing.

It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Land Use Contract No. 272,
Termination Bylaw, 2017, No. 19122" pass its first reading.
RES.R17-317 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Land Use Contract No. 272,
Termination Bylaw, 2017, No. 19122" pass its second reading.
RES.R17-318 Carried

It was then Moved by Councillor Gill
Seconded by Councillor Woods
That the Public Hearing on "Surrey Land Use
Contract No. 272, Termination Bylaw, 2017, No. 19122" be held at the City Hall on
Tuesday, March 7, 2017 at the City Hall at 6:00 p.m.
RES.R17-319 Carried

14. 7916-0634-00
13812 to 13863 - 92A Avenue; 13813, 13819, 13835, and 13843 - 92 Avenue
Terminate Land Use Contract No. 94
to permit the existing underlying RF Zone to come into effect.

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 94 and a date be set for Public Hearing.

RES.R17-320 It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Land Use Contract No. 94,
Termination Bylaw, 2017, No. 19123" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R17-321 It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Land Use Contract No. 94,
Termination Bylaw, 2017, No. 19123" pass its second reading.
Carried

RES.R17-322 It was then Moved by Councillor Gill
Seconded by Councillor Woods
That the Public Hearing on "Surrey Land Use
Contract No. 94, Termination Bylaw, 2017, No. 19123" be held at the City Hall on
Tuesday, March 7, 2017 at the City Hall at 6:00 p.m.
Carried

15. 7916-0633-00
13879, 13885 and 13895 - 92 Avenue; 13872 to 13893 - 92A Avenue
13906 - Falkirk Drive
Terminate Land Use Contract No. 193
to permit the existing underlying RF Zone to come into effect.

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 193 and a date be set for Public Hearing.

RES.R17-323 It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Land Use Contract No. 193,
Termination Bylaw, 2017, No. 19124" pass its first reading.
Carried

The said Bylaw was then read for the second time.

- RES.R17-324
- | | |
|--|---|
| It was | Moved by Councillor Gill |
| | Seconded by Councillor Woods |
| Termination Bylaw, 2017, No. 19124" pass its second reading. | That "Surrey Land Use Contract No. 193, |
| | <u>Carried</u> |
- RES.R17-325
- | | |
|---|---|
| It was then | Moved by Councillor Gill |
| | Seconded by Councillor Woods |
| Contract No. 193, Termination Bylaw, 2017, No. 19124" be held at the City Hall on | That the Public Hearing on "Surrey Land Use |
| Tuesday, March 7, 2017 at the City Hall at 6:00 p.m. | |
| | <u>Carried</u> |

- RES.R17-326
- | | |
|--------|------------------------------|
| It was | Moved by Councillor Gill |
| | Seconded by Councillor Woods |
| | That |
1. the Public Hearing meeting time for Land Use Contract Termination Bylaws that were considered at the January 16, 2017 Regular Council -Land Use meeting be rescheduled to Tuesday March 7, 2017 at 6:00 p.m.; and
 2. the Public Hearing for Land Use Contract Termination Bylaws that have been set for March 7, 2017 are to be delegated to the Acting Mayor.
- Carried

E. CORPORATE REPORTS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BYLAWS AND PERMITS

BYLAWS WITH PERMITS

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18549"
7915-0157-00 – Green Grove Development Ltd.
c/o Coastland Engineering & Surveying Ltd. (Mike Helle)
RA to RF-12 - 2820 – 160 Street - to subdivide into 3 single family residential lots.

Note: Change of ownership

Approved by Council: November 2, 2015

- * Planning and Development advise (see memorandum dated February 1, 2017 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 Single Detached (4-6 upa) to Single Family Small Lots.

RES.R17-327 It was Moved by Councillor Gill
Seconded by Councillor Starchuk
That Council amend the North Grandview Heights Neighbourhood Concept Plan to redesignate the site from Single Detached (4-6 upa) to Single Family Small Lots.
Carried
with Councillor Woods opposed

RES.R17-328 It was Moved by Councillor Gill
Seconded by Councillor Starchuk
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18549" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Carried
with Councillor Woods opposed

Development Variance Permit No. 7915-0157-00

2820 - 160 Street

To vary the off-street parking requirements to allow a driveway with a double car garage at the front of lot 3.

Supported by Council: June 13, 2016

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

- (a) Subsection H.1. Off-Street Parking of Part 17A Single Family Residential (12) Zone (RF-12), is varied to permit a front access driveway on proposed Lot 3; and
- (b) Subsection H.6. Off-Street Parking of Part 17A Single Family Residential (12) Zone (RF-12) is varied to permit a double garage at the front of proposed Lot 3.

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

RES.R17-329 It was Moved by Councillor Gill
Seconded by Councillor Starchuk
That Development Variance Permit No. 7915-0157-00 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.
Carried
with Councillor Woods opposed

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18648"
7915-0087-00 – Zenterra Developments (164 St) Ltd.
c/o Zenterra Developments Ltd. (Rick Johal)
RA to RM-30 – 2215 - 164 Street – to develop approximately 66 townhouse units.

Note: Change in ownership

Approved by Council: February 1, 2016

- * Planning and Development advise (see memorandum dated February 1, 2017 in back-up) that it is in order for Council to pass a resolution amending the Sunnyside Heights Neighbourhood Concept Plan to redesignate a portion of the site from "Cluster Housing 10-15 upa" to "Multiple Residential 15-25 upa", and delete the east-west flex road through the site and the associated drainage corridor.

It was Moved by Councillor Gill
Seconded by Councillor LeFranc
That Council amend the Sunnyside Heights
Neighbourhood Concept Plan to redesignate a portion of the site from "Cluster
Housing 10-15 upa" to "Multiple Residential 15-25 upa", and delete the east-west
flex road through the site and the associated drainage corridor.

RES.R17-330

Carried
with Councillor Woods opposed

It was Moved by Councillor Gill
Seconded by Councillor LeFranc
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18648" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R17-331

Carried
with Councillor Woods opposed

Development Variance Permit No. 7915-0087-00

2215 - 164 Street

To reduce setback in order to achieve a consistent streetscape with the other
proposed townhouse development to the west.

Supported by Council: March 7, 2016

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

- (a) to reduce the minimum northerly setback of the RM-30 Zone from
7.5 metres (25 feet) to 4.5 metres (15 feet) along 23 Avenue;
- (b) to reduce the minimum easterly setback of the RM-30 Zone from
7.5 metres (25 feet) to 4.5 metres (15 feet) along the proposed new
164 Street alignment and to 3.7 metres (12 feet) along the existing
164 Street alignment;

- (c) to reduce the minimum southerly setback of the RM-30 Zone from 7.5 metres (25 feet) to 3.0 metres (10 feet); and
- (d) to reduce the minimum westerly setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 feet) adjacent to the neighbouring westerly parcel (with Building 11 permitted to have a 4.5 metre (15 feet) setback), and to 4.5 metres (15 feet) along the proposed new 164 street alignment.

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

It was Moved by Councillor Gill
 Seconded by Councillor LeFranc
 That Development Variance Permit
 No. 7915-0087-00 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.R17-332

Carried
 with Councillor Woods opposed

Development Permit No. 7915-0087-00

2215 - 164 Street

To permit the development of approximately 66 townhouse units.

Supported by Council: February 1, 2016

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

It was Moved by Councillor Gill
 Seconded by Councillor LeFranc
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7915-0087-00.

RES.R17-333

Carried
 with Councillor Woods opposed

- 3. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2016, No. 18683"
 7914-0286-00 – Redekop (Panorama) Homes Ltd.
 c/o Redekop (Panorama) Homes Ltd. (Jess Dhillon)
 To redesignate a portion of the property at 5750 Panorama Drive from Commercial to Multiple Residential.

Approved by Council: June 13, 2016

- * Planning and Development advise (see memorandum dated February 1, 2017 in back-up) that it is in order for Council to pass a resolution amending the South Newton Neighbourhood Concept Plan to redesignate the site from "Institutional"

to "Commercial", "Townhouse 25 upa max.", "Apartments 65 upa max." and "Park", as well as adjust the road network.

It was

Moved by Councillor Gill

Seconded by Councillor LeFranc

That Council amend the South Newton

Neighbourhood Concept Plan to redesignate the site from "Institutional" to "Commercial", "Townhouse 25 upa max.", "Apartments 65 upa max." and "Park", as well as adjust the road network.

RES.R17-334

Carried

It was

Moved by Councillor Gill

Seconded by Councillor LeFranc

That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2016, No. 18683" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R17-335

Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw 2016, No. 18684" CD (By-law No. 12282) to RA, C-8, RM-30 and RM-70 – 5750 Panorama Drive - to develop 181 townhouse units, 106 apartment units and a commercial plaza on the property.

Approved by Council: June 13, 2016

It was

Moved by Councillor Gill

Seconded by Councillor LeFranc

That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw 2016, No. 18684" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R17-336

Carried

"The Redekop (Panorama) Homes Ltd Housing Agreement, Authorization Bylaw, 2016, No. 18916"

To regulate the tenure of a proposed 106 unit rental apartment building at 5750 Panorama Drive.

Approved by Council: October 24, 2016

It was

Moved by Councillor Gill

Seconded by Councillor LeFranc

That "The Redekop (Panorama) Homes Ltd Housing Agreement, Authorization Bylaw, 2016, No. 18916" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R17-337

Carried

Development Variance Permit No. 7914-0286-00

5750 Panorama Drive

To reduce setbacks, increase lot coverage and reduce parking requirements in order to achieve a more urban, pedestrian streetscape.

Supported by Council: July 25, 2016

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

- (a) In Subsection F. Yards and Setbacks of Part 36 Community Commercial Zone (C-8), the minimum setbacks are reduced from 7.5 metres (25 ft.) to:
 - i. 5.0 metres (16.5 ft.) for the east property line (along 152 Street);
 - ii. 4.25 metres (14 ft.) for the west property line; and
 - iii. 4.0 metres (13 ft.) for the north property line (along the new east-west road);
- (b) In Subsection F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone (RM-30), the minimum setbacks are reduced from 7.5 metres (25 ft.) to:
 - i. 4.5 metres (15 ft.) to the building face, and 3.5 metres (11 ft.) to the bay window, along Panorama Drive, the new east-west road and the new north-south road;
 - ii. 4.5 metres (15 ft.) to the building face, and 3.4 metres (11 ft.) to the bay window, along 152 Street;
 - iii. 3.0 (10 ft.) to the building face, and 1.9 metres (6 ft.) to the bay window, along the proposed park parcel;
 - iv. 4.4 metres (14.5 ft.) for Townhouse Building 4 in the southwest corner of the site;
- (c) In Subsection F. Yards and Setbacks of Part 24 Multiple Residential 70 Zone (RM-70), the minimum setbacks are reduced from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for the west, south and north setbacks;
- (d) In Subsection E. Lot Coverage of Part 24 Multiple Residential 70 Zone (RM-70), the maximum lot coverage is increased from 33% to 40%; and
- (e) In Table C.6 Parking Requirement for Residential Uses of Part 5 Off-Street Parking, the number of required parking spaces is reduced for the apartment site from 151 on-site resident parking spaces to 139 parking spaces.

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

It was

Moved by Councillor Gill

Seconded by Councillor LeFranc

That Development Variance Permit

No. 7914-0286-00 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.R17-338

Carried

Development Permit No. 7914-0286-00

5750 Panorama Drive

To permit the development of 181 townhouse units, 106 apartment units and a commercial plaza.

Supported by Council: 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 LeFranc

That the Mayor and Clerk be authorized to

execute Development Permit No. 7914-0286-00.

RES.R17-339

Carried

4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18533"
7915-0161-00 – Clayton Station Land Corp.
c/o Clayton Station Land Corp. (Mandeep Johal)
RA to RM-30 - 7020 – 192 Street and 19265 – 70 Avenue - to develop approximately
49 townhouse units.

Note: Change in ownership and agent

Approved by Council: October 20, 2015

- * Planning and Development advise (see memorandum dated February 1, 2017 in back-up) that it is in order for Council to pass a resolution amending the East Clayton Neighbourhood Concept Plan (NCP) to redesignate the site from Half-Acre Residential to 15-25 upa (Medium-High Residential).

It was

Moved by Councillor Gill

Seconded by Councillor LeFranc

That Council amend the East Clayton

Neighbourhood Concept Plan (NCP) to redesignate the site from Half-Acre Residential to 15-25 upa (Medium-High Residential).

RES.R17-340

Carried

It was

Moved by Councillor Gill

Seconded by Councillor LeFranc

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

Amendment Bylaw, 2015, No. 18533" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R17-341

Carried

Development Variance Permit No. 7915-0161-00

7020 - 192 Street and 19265 - 70 Avenue

To reduce setbacks in order to allow for better public frontage-oriented units along all street-facing property lines.

Supported by Council: November 2, 2015

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

- (a) In Section F of Part 22 "Multiple Residential 30 Zone (RM-30)" the minimum south (front), west and east setbacks are reduced from 7.5 metres (25 ft.) to 4.5 metres (14.5 ft.) to the building face and 3.0 metres (10 ft.) to the porch columns; and
- (b) In Section F of Part 22 "Multiple Residential 30 Zone (RM-30)" the minimum north (side) setback is reduced from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the building face.

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

It was

Moved by Councillor Gill

Seconded by Councillor LeFranc

That Development Variance Permit

No. 7915-0161-00 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.R17-342

Carried

Development Permit No. 7915-0161-00

7020 - 192 Street and 19265 - 70 Avenue

To permit the development of a 49-unit townhouse development.

Supported by Council: October 20, 2015

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

It was

Moved by Councillor Gill

Seconded by Councillor LeFranc

That the Mayor and Clerk be authorized to

execute Development Permit No. 7915-0161-00.

RES.R17-343

Carried

PERMIT APPROVALS

5. **Development Variance Permit No. 7915-0432-00**

Gurdeep Nijjer

11106 – 132 Street

To permit a basement access well between the principal building and the south side lot line to allow the construction of a new single family dwelling and to retain trees.

Supported by Council: October 3, 2016

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

- (a) In Section F of Part 17A "Single Family Residential (12) Zone (RF-12)" the minimum rear yard setback is reduced from 7.5 metres (25 ft.) to 1.8 metres (6 ft.).
- (b) In Section J.1 of Part 17A "Single Family Residential (12) Zone", basement access and basement well with staircase is permitted to encroach between the principal building and the side (south) lot line.

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

It was

Moved by Councillor Gill

Seconded by Councillor LeFranc

That Development Variance Permit

No. 7915-0432-00 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.R17-344

Carried6. **Development Variance Permit No. 7916-0337-00**

Shamsher Mann and Parminder Mann

c/o Shamsher Mann

12528 – 52A Avenue

To reduce the front yard (north) setback to facilitate construction of a single family dwelling.

Supported by Council: December 19, 2016

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

- (a) In Section F. Yards and Setbacks of Part 14 "Half-Acre Residential Zone (RH)" the minimum front yard (north) setback for a principal building is reduced from 7.5 metres (25 ft.) to 6.0 metres (19.5 ft.)

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

It was

Moved by Councillor Gill

Seconded by Councillor LeFranc

That Development Variance Permit

No. 7916-0337-00 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.R17-345

Carried

Development Permit No. 7916-0337-00

12528 – 52A Avenue

To permit the construction of a single family dwelling.

Supported by Council: December 5, 2016

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

It was

Moved by Councillor Gill

Seconded by Councillor LeFranc

That the Mayor and Clerk be authorized to

execute Development Permit No. 7916-0337-00.

RES.R17-346

Carried

7. Development Variance Permit No. 7916-0256-00

o85o611 B.C. Ltd. (Director Information: Fiona Sau Lan Lum)

c/o Mallen Gowing Berzins Architecture (PJ Mallen)

15190 – 101 Avenue

To reduce the number of off-street parking spaces from 54 to 42 to accommodate the existing TD Bank and proposed expansion of Nando's Restaurant.

Supported by Council: December 5, 2016

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

- (a) In Table C.1 of Part 5 Parking and Loading/Unloading, the minimum number of off-street parking spaces is reduced from 54 to 42 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 LeFranc

That Development Variance Permit

No. 7916-0256-00 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.R17-347

Carried

Development Permit No. 7916-0256-00

15190 - 101 Avenue

To permit exterior changes to a portion of the existing building (restaurant), new free-standing sign and the development of a reconfigured parking lot with reduced parking and additional landscaped areas.

Supported by Council: November 21, 2016

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

It was

Moved by Councillor Gill

Seconded by Councillor LeFranc

That the Mayor and Clerk be authorized to

execute Development Permit No. 7916-0256-00.

RES.R17-348

Carried

APPLICATIONS/BYLAWS/PERMITS TO BE CLOSED

8. "Surrey Land Use Contract No. 420 Authorization By-law 1977, No. 5367, Partial Discharge By-law, 2010, No. 17342"
7909-0177-00 - Kenstone Properties (King George) Ltd.
c/o Focus Architecture Inc. (Colin Hogan)
To discharge Land Use Contract No. 420 from the property located at 13586 - 98 Avenue to allow the underlying "Downtown Commercial Zone (C-35)" to come into effect.

Approved by Council: December 13, 2010

- * Planning and Development advise (see memorandum dated January 18, 2017 in back-up) that the property has been purchased by a new owner and the application has been replaced by Project No. 7916-0183-00. It is requested that Council close this application and file the associated Bylaws.

It was

Moved by Councillor Gill

Seconded by Councillor LeFranc

That application No. 7909-0177-00 be closed

and that "Surrey Land Use Contract No. 420 Authorization By-law 1977, No. 5367, Partial Discharge By-law, 2010, No. 17342" be filed

RES.R17-349

Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17343"
7909-0177-00 - C-35 to CD - 13586 - 98 Avenue - to permit the development of a
mixed-use development, consisting of a 206-unit, high-rise apartment building,
6 townhouses and ground-level retail/commercial space.

Approved by Council: December 13, 2010

It was

Moved by Councillor Gill

Seconded by Councillor LeFranc

Amendment By-law, 2010, No. 17343" be filed.

Carried

RES.R17-350

I. CLERKS REPORT

J. OTHER BUSINESS

K. ADJOURNMENT

It was

Moved by Councillor Gill

Seconded by Councillor Woods

That the February 6, 2017 Regular Council -


Land Use meeting be adjourned.

Carried

RES.R17-351

The Regular Council - Land Use meeting adjourned at 5:56 p.m.

Certified correct:


Jane Sullivan, City Clerk


Mayor Linda Hepner