

**Present:**

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

**Absent:**

Councillor Martin  
Councillor Woods

**Staff Present:**

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

A. ADOPTION OF MINUTES

B. LAND USE APPLICATIONS

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

FLEETWOOD/GUILDFORD

1. 7915-0394-00  
15251 - 101 Avenue  
David Atkinson, Five Star Permits / Vandy Developments Ltd.  
Development Variance Permit  
*to permit one (1) additional fascia sign for an existing commercial retail unit in the Boardwalk Plaza in Guildford.*

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 that Council approve Development

Variance Permit No. 7915-0394-00, to vary Part 5 Section 27(2)(a) of the Sign By-law to increase the number of allowable fascia signs per premises from two (2) to three (3) for an existing commercial retail unit, to proceed to Public Notification.

RES.R17-1785

Carried

SOUTH SURREY

2. 7915-0446-00  
12823 - Crescent Road  
Oleg Verbenkov, Pacific Land Group / Alldritt Development Limited  
Rezoning from C-5 to CD  
*to permit a licensee retail store (private liquor store) in an existing commercial building.*

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

Council requested clarification regarding the ownership group for the project prior to the application coming forward to a public hearing.

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

1. a Bylaw be introduced to rezone the subject site from "Neighbourhood Commercial Zone (C-5)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issue prior to final adoption:
  - (a) the applicant enter into a "Good Neighbour Agreement" for the proposed Licensee Retail Store (private liquor store).

RES.R17-1786

Carried

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2017, No. 19288" pass its first reading.

RES.R17-1787

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. 19288" pass its second reading.

RES.R17-1788

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. 19288" be held at the City

Hall on June 26, 2017, at 7:00 p.m.

RES.R17-1789

Carried

### RESIDENTIAL/INSTITUTIONAL

#### CLOVERDALE/CLAYTON

3. **7916-0431-00**  
**17675 - No. 10 (56 Ave.) Highway; 17671 - No. 10 (56 Ave.) Highway;**  
**17735 - No. 10 (56 Ave.) Highway**  
**5642 - 176A Street; 17710 - 56A Avenue; Portion of lane**  
**Peter Joyce, City of Surrey / City of Surrey**  
 Heritage Revitalization Agreement  
 Development Permit / Development Variance Permit  
*to permit the expansion of the Surrey Museum and relocation and preservation of Anderson Cabin.*

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 for a Heritage Revitalization Agreement to allow for the relocation and conservation of the Anderson Cabin.
2. Council authorize staff to draft Development Permit No. 7916-0431-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7916-0431-00, to reduce the minimum number of required off-street parking spaces from 182 to 104, 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) 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 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; and
- (g) completion of the road closure and acquisition of a portion of the existing lane on the west portion of the subject site.

RES.R17-1790

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

That "Surrey Heritage Revitalization

Agreement Bylaw, 2017, No. 19289" pass its first reading.

RES.R17-1791

Carried

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

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

That "Surrey Heritage Revitalization

Agreement Bylaw, 2017, No. 19289" pass its second reading.

RES.R17-1792

Carried

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

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

That "Surrey Heritage Revitalization

Agreement Bylaw, 2017, No. 19289" pass its third reading.

RES.R17-1793

Carried**RESIDENTIAL/INSTITUTIONAL****FLEETWOOD/GUILDFORD**

4. **7917-0234-00**  
**10219 - 176 Street**  
**Anya Paskovic, Aplin & Martin Consultants Ltd. / His Grace Holdings Inc.**  
 Amend CD Bylaw No. 18653 (based on RH-G)  
*to allow for an increased house size on five (5) recently approved small suburban lots in Abbey Ridge.*

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 "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18653", as described in Appendix IV, 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; and
  - (b) approval from the Ministry of Transportation and Infrastructure.

RES.R17-1794

Carried

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18653, Amendment Bylaw, 2017, No. 19290" pass its first reading.

RES.R17-1795

Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18653, Amendment Bylaw, 2017, No. 19290" pass its second reading.

RES.R17-1796

Carried

It was then Moved by Councillor Gill  
Seconded by Councillor Hayne  
That the Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18653, Amendment Bylaw, 2017, No. 19290" be held at the City Hall on June 26, 2017, at 7:00 p.m.

RES.R17-1797

Carried

5. **7916-0227-00**  
**10210 - 143A Street**  
**Natasha Hargreaves, Citiwest Consulting Ltd. / Amarpreet K Grewal,**  
**Balwinder S Grewal**  
Rezoning from RF to RF-10 / Development Variance Permit  
*to allow subdivision into 4 single family small lots and to reduce lot width on two of the proposed 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 "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. 7916-0227-00, to reduce the minimum lot width of a Type I Interior Lot of the RF-10 Zone for proposed Lots 3 and 4 from 9.7 metres (32 ft.) to 9.1 metres (30 ft.), 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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
  - (e) demolition and removal of existing structures including remaining building foundation, 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 on all proposed lots, to identify the specific location where garages can be constructed and

to specifically prohibit encroachment or construction, including fences or any other structures, between the proposed garages; and

- (h) registration of easements for reciprocal access for maintenance and access on all proposed lots.

RES.R17-1798

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

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

Amendment Bylaw, 2017, No. 19291" pass its first reading.

RES.R17-1799

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. 19291" pass its second reading.

RES.R17-1800

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. 19291" be held at the City Hall on June 26, 2017, at 7:00 p.m.

RES.R17-1801

Carried

6. **7916-0037-00**  
**9933 - Barnston Drive East**  
**Lance Barnett, Barnett Dembek Architects Inc. / 0794043 BC Ltd.**  
**Director Information: Joginder Dhaliwal**  
**Officer Information as at June 13, 2015: Joginder Dhaliwal (President, Secretary)**  
 OCP Amendment from Commercial to Multiple Residential  
 LAP Amendment from Neighbourhood Commercial to High Density Mixed-Use Apartments (30-45 UPA) and Medium Density Townhouses (15-30 UPA)  
 Rezoning from CD (By-law No. 17028, amended by 17882) to CD (based on RM-70, C-8 and RM-30)  
 Development Permit  
*to permit the development of a 51-unit, 5-storey mixed-use building and a 54-unit townhouse development.*

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

It was

Moved by Councillor Gill  
Seconded by Councillor Hayne  
That:

1. an OCP Amendment Bylaw be introduced to:
  - (a) amend "Figure 3: General Land Use Designations" by redesignating the subject site, from Commercial to Multiple Residential; and
  - (b) amend "Figure 42: Major Employment Areas" by removing the Commercial designation from the subject site;and a date be set for Public Hearing.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. a Bylaw be introduced to rezone the subject site from "Comprehensive Development Zone (CD)" (Bylaw No. 17028, amended by Bylaw No. 17882) to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.
4. Council approve the applicant's request to reduce the amount of required indoor amenity space on proposed Lot A, the mixed-use site, from 153 square metres (1,650 square feet) to 74.4 square metres (800 square feet).
5. Council approve the applicant's request to reduce the amount of required indoor amenity space on proposed Lot B, the townhouse site, from 162 square metres (1,745 square feet) to 134.5 square metres (1,450 square feet).
6. Council authorize staff to draft Development Permit No. 7916-0037-00 generally in accordance with the attached drawings (Appendix II).
7. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a 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) submission of an acoustical report due to proximity of Highway No. 1 and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures on proposed Lots A and B;
- (h) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space on proposed Lot B;
- (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 on proposed Lots A and B; and
- (j) the applicant adequately address the impact of reduced indoor amenity spaces on proposed Lots A and B.

8. Council pass a resolution to amend the Abbey Ridge Local Area Plan to redesignate the subject site, from Neighbourhood Commercial to High Density Mixed-Use Apartments (30-45 UPA) for proposed Lot A and to Medium Density Townhouses (15-30 UPA) for proposed Lot B, when the project is considered for final adoption.

RES.R17-1802

Carried

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19292" pass its first reading.

RES.R17-1803

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. 19292" pass its second reading.

RES.R17-1804

Carried

RES.R17-1805 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. 19292" be  
held at the City Hall on June 26, 2017, at 7:00 p.m.  
Carried

RES.R17-1806 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2017, No. 19293" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R17-1807 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2017, No. 19293" pass its second reading.  
Carried

RES.R17-1808 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. 19293" be held at the City  
Hall on June 26, 2017, at 7:00 p.m.  
Carried

## RESIDENTIAL/INSTITUTIONAL

### SOUTH SURREY

7. **7917-0172-00**  
**2939 – 161B Street**  
**Kewal Athwal, Athwal Construction Inc. / Fleetwood Commerce Court Inc.**  
Development Variance Permit  
*to allow 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 Hayne  
 That Council approve Development Variance  
 Permit No. 7917-0172-00, varying the following, to proceed to Public Notification:

- (a) to reduce the minimum rear yard setback of a principal building in the "Single Family Residential (12) Zone (RF-12)" from 7.5 metres (25 ft.) to 4.5 (15 ft.) metres; and
- (b) to allow an attached double garage at the front of the dwelling, with access off the fronting street.

RES.R17-1809

Carried

8. **7916-0095-00**  
**307 - 171 Street**  
**Rick Johal, Zenterra Developments Ltd. / Zenterra Douglas Developments Ltd.**  
 NCP amendment from Townhouse (15 upa) to Townhouse (20 upa)  
 Rezoning from RA to RM-30  
 Development Permit / Development Variance Permit  
*to permit the development of 22 townhouse units.*

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

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

1. a Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Multiple Residential (30) Zone (RM-30)" and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7916-0095-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7916-0095-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard (east) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.); and
  - (b) to reduce the minimum side yard (south) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.9 (16 ft.) for Building 3 and 3.0 metres (10 ft.) for Building 4.
5. Council instruct staff to resolve the following issues prior to final adoption:

- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
- (b) approval from the Ministry of Transportation & Infrastructure;
- (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (f) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
- (g) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
- (h) registration of a Section 219 Restrictive Covenant to provide notice to future property owners that Peace Portal Golf Course is situated within the Agricultural Land Reserve and may be subject to intensive agricultural use in the future and is located within an area with active farming which may produce noise, odour and dust; and
- (i) the applicant adequately address the impact of no indoor amenity space.

6. Council pass a resolution to amend Douglas Neighbourhood Concept Plan to redesignate the land from Townhouse (15 upa) to Townhouse 20 (upa) when the project is considered for final adoption.

RES.R17-1810

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

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

Amendment Bylaw, 2017, No. 19294" pass its first reading.

RES.R17-1811

Carried

The said Bylaw was then read for the second time.

RES.R17-1812 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2017, No. 19294" pass its second reading.  
Carried

RES.R17-1813 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. 19294" be held at the City  
Hall on June 26, 2017, at 7:00 p.m.  
Carried

## COMMERCIAL/INDUSTRIAL/AGRICULTURAL

### NEWTON

9. 7916-0120-00  
13018 - 80 Avenue  
**Rebecca Hardin, Rising Tide Consultants / West-Bend Construction Ltd.**  
Rezoning from IL to CD / Liquor License Application  
*to allow ancillary retail sales and on-site purchase and consumption of alcoholic  
products manufactured on the premises, within a proposed lounge area associated  
with an existing brewery.*

The Planning & Development Department were recommending that a Bylaw be introduced to rezone the subject site from "Light Impact Industrial Zone (IL)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing to solicit resident opinions on the proposed rezoning and the lounge area endorsement.

RES.R17-1814 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2017, No. 19295" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R17-1815 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2017, No. 19295" pass its second reading.  
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. 19295" be held at the City  
 Hall on June 26, 2017, at 7:00 p.m.

RES.R17-1816

CarriedSOUTH SURREY

10. 7915-0185-00  
 3032 - Croydon Drive; 3035 - 156 Street  
 Maggie Koka, Aplin & Martin Consultants Ltd. / Rosemary Business Park Ltd.,  
 City of Surrey  
 OCP Amendment for a portion from "Urban" to "Mixed Employment"  
 Rezoning from RA and IB to CD (based on IB-3)  
 Development Permit / Development Variance Permit  
*to permit the development of a two-storey multi-tenant business park building and a  
 future three-storey business park 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. an OCP Amendment Bylaw be introduced to:
  - (a) amend "Figure 3: General Land Use Designations" by re-designating a portion of the subject property at 3035 - 156 Street from Urban to Mixed Employment; and
  - (b) amend "Figure 42: Major Employment Areas" by adding the Mixed Employment designation to a portion of the subject property at 3035 - 156 Street;

and a date be set for Public Hearing.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. a Bylaw be introduced to:
  - (a) rezone the subject site at 3032 - Croydon Drive from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)"; and

- (b) rezone a portion of the subject site at 3035 – 156 Street, shown as Block B, on the attached Survey Plan (Appendix I) from "Business Park Zone (IB)" to "Comprehensive Development Zone (CD)";

and a date for Public Hearing be set.

- 4. Council authorize staff to draft Development Permit No. 7915-0185-00 for the following:

- (a) Form and Character; and
- (b) Sensitive Ecosystems;

generally in accordance with the attached drawings (Appendix II).

- 5. Council approve Development Variance Permit No. 7915-0185-00, to reduce the minimum setback requirement from the top-of-bank for a Class B watercourse from 15 metres (49 ft.) to 10 metres (33 ft.), at the closest point, to accommodate the proposed development, to proceed to Public Notification.

- 6. Council instruct staff to resolve the following issues prior to final adoption:

- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) successful acquisition of the westerly portion of 3035 – 156 Street;
- (d) final approval from the Ministry of Transportation & Infrastructure;
- (e) final approval from B.C. Hydro;
- (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (g) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (h) the applicant satisfy the deficiency in tree replacement on the site, to the specifications and satisfaction of the Planning and Development Department;
- (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (j) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (k) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
- (l) discharge of Restrictive Covenant BE1497713 on 3035 – 156 Street which prohibits the submission of a Development Permit application on the lands until adequate works and services are available; and
- (m) completion of a Sensitive Ecosystem Development Permit to the satisfaction of the General Manager, Planning & Development Department.

RES.R17-1817

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

That "Surrey Official Community Plan Bylaw,

2013, No. 18020, Amendment Bylaw, 2017, No. 19296" pass its first reading.

RES.R17-1818

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. 19296" pass its second reading.

RES.R17-1819

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. 19296" be held at the City Hall on June 26, 2017, at 7:00 p.m.

RES.R17-1820

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

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

Amendment Bylaw, 2017, No. 19297" pass its first reading.

RES.R17-1821

Carried

The said Bylaw was then read for the second time.



RES.R17-1822 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2017, No. 19297" pass its second reading.  
Carried

RES.R17-1823 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. 19297" be held at the City  
Hall on June 26, 2017, at 7:00 p.m.  
Carried

### SURREY CITY CENTRE/WHALLEY

11. **7915-0305-00**  
**13665 - 107A Avenue**  
**10740 - King George Boulevard; 10768 - King George Boulevard**  
**Roxanne Wahid, Tien Sher Management Group Inc.**  
**Tien Sher Investment (Flamingo) Group Inc.**  
OCP Amendment of Figure 16: Central Business District Densities from "3.5 FAR"  
to "5.5 FAR"  
City Centre Plan Amendment from "Mixed-Use 3.5 FAR" and "Residential Mid to  
High Rise 3.5 FAR" to "Mixed-Use 5.5 FAR" and "High Rise 5.5 FAR"  
Rezoning a portion from C-8 and C-15 to CD (based upon RM-135 and C-8)  
Development Permit  
*to permit the development of a mixed-use multiple unit residential and commercial  
development consisting of a 35-storey high rise and 6-storey low rise building as the  
first phase of a multi-phased project.*

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 close Land Development Project No. 7912-0172-00 and all applications associated with this project.
2. Council endorse the "Flamingo Block" Master Plan concept as shown on Appendix II.
3. a Bylaw be introduced to amend Figure 16: Central Business District Densities of the OCP for the subject site from "3.5 FAR" to "5.5 FAR" and a date be set for Public Hearing.
4. 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.

5. a Bylaw be introduced to rezone the portion of the subject site shown as Block A on the Survey Plan attached in Appendix XII from "Community Commercial 8 Zone (C-8)" and the portion of the subject site shown as Block B on the Survey Plan from "Community Commercial 15 Zone (C-15)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
6. Council approve the applicant's request to reduce the amount of required indoor amenity space from 1,047 square metres (11,270 square feet) to 703 square metres (7,567 square feet).
7. Council authorize staff to draft Development Permit No.7915-0305-00 generally in accordance with the attached drawings (Appendix III).
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) 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (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;
  - (h) amend Easement 302193C such that parking is provided on the remnant of Lot 1 (13665 - 107A Avenue) to the benefit of Parcel "A" (10740 King George Boulevard) until such time that the western portion of the subject site (west of future 136A Street) develops; and

(i) the applicant adequately address the impact of reduced indoor amenity space.

9. Council pass a resolution to amend the City Centre Plan to redesignate the subject site from "Mixed-Use 3.5 FAR" and "Residential Mid to High Rise 3.5 FAR" to "Mixed-Use 5.5 FAR" and "High Rise 5.5 FAR" as shown in Appendix IX, when the project is considered for final adoption.

RES.R17-1824

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

That "Surrey Official Community Plan Bylaw,

2013, No. 18020, Amendment Bylaw, 2017, No. 19298" pass its first reading.

RES.R17-1825

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. 19298" pass its second reading.

RES.R17-1826

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. 19298" be held at the City Hall on June 26, 2017, at 7:00 p.m.

RES.R17-1827

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

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

Amendment Bylaw, 2017, No. 19299" pass its first reading.

RES.R17-1828

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. 19299" pass its second reading.

RES.R17-1829

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. 19299" be held at the City  
 Hall on June 26, 2017, at 7:00 p.m.

RES.R17-1830

Carried

12. **7917-0162-00**  
**9808 - King George Boulevard; 9868 - King George Boulevard;**  
**9900 - King George Boulevard; 9889 - 137 Street;**  
**13677 - 98B Avenue; 13701 - Fraser Highway**  
**Brad Howard, PCI Developments Corp. / KGS Holdings Ltd., City of Surrey**  
 Rezoning from CD (By-law No. 17954) to CD (based on RM-135 and C-8)  
 Development Permit  
*to permit the Phase 2 development of a mixed-use project, consisting of stand-alone  
 2 storey restaurant, single-storey retail podium, 2 residential towers (40-storey and  
 29-storey) and 15-storey office building.*

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

Council expressed concerns regarding the design of the towers, and requested that the applicant be present at the public hearing in order to speak to the tower design.

Staff advised that the tower design is based on a previously approved Master Plan for the site, and that the design includes a variety of architectural features. Staff further noted that the tower design was supported by the Advisory Design Panel.

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

1. a Bylaw be introduced to rezone the subject site from "Comprehensive Development Zone (CD)" (By-law No. 17954) 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 for the 40-storey Tower B3 (at the southwest corner of Block B), from 1,302 square metres (14,015 square feet) to 780 square metres (8,396 square feet).
3. Council approve the applicant's request to reduce the amount of required indoor amenity space for the 29-storey Tower B4 (at the southeast corner of Block B), from 906 square metres (9,752 square feet) to 780 square metres (8,396 square feet).
4. Council approve the applicant's request to vary the Sign By-law as described in Appendix II.

5. Council authorize staff to draft Development Permit No.7917-0162-00 including a comprehensive sign design package, generally in accordance with the attached drawings (Appendix III).
6. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (d) registration of a revised 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;
  - (e) registration of a Section 219 No-Build Restrictive Covenant to ensure that the applicant provides the residential City Centre Amenity Contributions for future development within Block D, in accordance with the rates in Schedule G of Surrey Zoning By-law No. 12000, to the satisfaction of the Planning and Development Department;
  - (f) registration of a reciprocal access and parking easement for the entire subject site,
  - (g) registration of a volumetric statutory right-of-way for pedestrian rights-of-passage over the plaza;
  - (h) registration of revised statutory rights-of-way and Section 219 Restrictive Covenant to support the installation and operation of the District Energy system;
  - (i) the applicant adequately address the impact of reduced indoor amenity space for Tower B3 (at the southwest corner of Block B) in accordance with City policy; and
  - (j) the applicant adequately address the impact of reduced indoor amenity space for Tower B4 (at the southeast corner of Block B) in accordance with City policy.

RES.R17-1831

Carried

RES.R17-1832 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2017, No. 19301" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R17-1833 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2017, No. 19301" pass its second reading.  
Carried

RES.R17-1834 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. 19301" be held at the City Hall  
on June 26, 2017, at 7:00 p.m.  
Carried

## RESIDENTIAL/INSTITUTIONAL

### NEWTON

13. **7917-0120-00**  
**14268 – 66 Avenue**  
**Charanjit S. Mattu**  
Development Permit / Development Variance Permit  
*for Sensitive Ecosystems and to reduce the minimum front yard 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 Hayne  
That:

1. Council authorize staff to draft Development Permit No. 7917-0120-00 for Sensitive Ecosystems.
2. Council approve Development Variance Permit No. 7917-0120-00, to reduce the minimum front yard (north) setback of the "Single Family Residential Zone (RF)" from 7.5 metres (25 ft.) to 2.9 metres (9.5 ft.) to the house and 4 metres (13 ft.) to the garage, to proceed to Public Notification.

3. Council instruct staff to resolve the following issues prior to Development Permit issuance:
  - (a) submission of a landscaping planting plan and landscaping cost estimate for the enhancement of the Streamside Setback Area, to the satisfaction of the General Manager, Parks, Recreation & Culture and the City Landscape Architect; and
  - (b) registration of a combined Restrictive Covenant/Statutory Right-of-Way against the property to ensure safeguarding and maintenance of the riparian protection area in perpetuity.

RES.R17-1835

Carried

**D. LAND USE CONTRACT TERMINATIONS**

**RESIDENTIAL/INSTITUTIONAL**

**NEWTON**

1. **7917-0221-00**  
**5520 - 120 Street; 12035 and 12047 New Mclellan Road**  
 Terminate Land Use Contract No. 480  
*to permit the existing underlying RH Zone to come into effect.*

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 480 and a date be set for Public Hearing.

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Land Use Contract No. 480,  
 Termination Bylaw, 2017, No. 19283" pass its first reading.

RES.R17-1836

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. 480,  
 Termination Bylaw, 2017, No. 19283" pass its second reading.

RES.R17-1837

Carried

It was then Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That the Public Hearing on "Surrey Land Use  
 Contract No. 480, Termination Bylaw, 2017, No. 19283" be held at the City Hall on  
 Tuesday July 11, 2017, at 6:00 p.m.

RES.R17-1838

Carried

SOUTH SURREY

2. **7917-0224-00**  
**1329 and 1337 - 128A Street**  
 Terminate Land Use Contract No. 511  
*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. 511 and a date be set for Public Hearing.

RES.R17-1839 It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Land Use Contract No. 511,  
 Termination Bylaw, 2017, No. 19284" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R17-1840 It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Land Use Contract No. 511,  
 Termination Bylaw, 2017, No. 19284" pass its second reading.  
Carried

RES.R17-1841 It was then Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That the Public Hearing on "Surrey Land Use  
 Contract No. 511, Termination Bylaw, 2017, No. 19284" be held at the City Hall on  
 Tuesday July 11, 2017, at 6:00 p.m.  
Carried

3. **7917-0225-00**  
**Between 140 Street to 141 Street and 27A Avenue to 28 Avenue**  
 Terminate Land Use Contract No. 558  
*to permit the existing underlying RA Zone to come into effect.*

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 558 and a date be set for Public Hearing.

RES.R17-1842 It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Land Use Contract No. 558,  
 Termination Bylaw, 2017, No. 19285" pass its first reading.  
Carried

The said Bylaw was then read for the second time.



RES.R17-1843 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Land Use Contract No. 558,  
Termination Bylaw, 2017, No. 19285" pass its second reading.  
Carried

RES.R17-1844 It was then Moved by Councillor Gill  
Seconded by Councillor Hayne  
That the Public Hearing on "Surrey Land Use  
Contract No. 558, Termination Bylaw, 2017, No. 19285" be held at the City Hall on  
Tuesday July 11, 2017, at 6:00 p.m.  
Carried

#### SURREY CITY CENTRE/WHALLEY

4. **7917-0226-00**  
**Between 140 Street to 140B Street and 88 Avenue to 89 Avenue**  
Terminate Land Use Contract No. 524  
*to permit the existing underlying RF-G and RF Zones to come into effect.*

The Planning & Development Department was recommending that a Bylaw be introduced to terminate Land Use Contract No. 524 and a date be set for Public Hearing.

RES.R17-1845 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That Surrey Land Use Contract No. 524,  
Termination Bylaw, 2017, No. 19286" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R17-1846 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That Surrey Land Use Contract No. 524,  
Termination Bylaw, 2017, No. 19286" pass its second reading.  
Carried

RES.R17-1847 It was then Moved by Councillor Gill  
Seconded by Councillor Hayne  
That the Public Hearing on Surrey Land Use  
Contract No. 524, Termination Bylaw, 2017, No. 19286" be held at the City Hall on  
Tuesday July 11, 2017, at 6:00 p.m.  
Carried

5. 7917-0227-00  
14334, 14348 and 14362 - Gladstone Drive; 11216 - 143A Street  
Terminate Land Use Contract No. 161  
*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. 161 and a date be set for Public Hearing.

RES.R17-1848 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Land Use Contract No. 161,  
Termination Bylaw, 2017, No. 19287" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R17-1849 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Land Use Contract No. 161,  
Termination Bylaw, 2017, No. 19287" pass its second reading.  
Carried

RES.R17-1850 It was then Moved by Councillor Gill  
Seconded by Councillor Hayne  
That the Public Hearing on "Surrey Land Use  
Contract No. 161, Termination Bylaw, 2017, No. 19287" be held at the City Hall on  
Tuesday July 11, 2017, at 6:00 p.m.  
Carried

RES.R17-1851 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That the Public Hearing for Land Use  
Contract Termination Bylaws that have been set for Tuesday, July 11, 2017 are to be  
delegated to the Acting Mayor.  
Carried

E. CORPORATE REPORTS

F. CORRESPONDENCE

G. NOTICE OF MOTION

## H. BYLAWS AND PERMITS

## BYLAWS

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18637"  
7915-0232-00 – 1048162 B.C. Ltd. (Director Information: Jarnail Garcha)  
c/o WSP Canada Inc. (Dexter Hirabe)  
RA to RF - 11030 – 156 Street - to subdivide into 9 single family lots.

**Note:** Change in agent

Approved by Council: January 11, 2016

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2016, No. 18637" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.

RES.R17-1852

Carried

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18776"  
7915-0292-00 – Ikonik Projects Ltd.  
c/o Hub Engineering Inc. (Mike Kompter)  
RA to RF-10 and RF-12 – 16618 Edgewood Drive - to subdivide into 7 single family  
small lots.

Approved by Council: June 27, 2016

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2016, No. 18776" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.

RES.R17-1853

Carried

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18743"  
7916-0049-00 – Manraj and Sarbjit Ghuman  
c/o Hub Engineering Inc. (Mike Kompter)  
RA to CD – 18609 – 64 Avenue - to subdivide into 2 single family lots.

Approved by Council: May 30, 2016

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2016, No. 18743" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.  
 RES.R17-1854 Carried

4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18951"  
 7916-0238-00 – 1073711 B.C. Ltd. (Director Information: Yashpal Parmar)  
 c/o Coastland Engineering & Surveying Ltd. (Mike Helle)  
 RA to RF - 6189 – 190 Street - to subdivide into 12 single family lots.

**Note:** Change in ownership

Approved by Council: November 7, 2016

- \* At the November 21, 2016 Regular Council – Public Hearing, Council requested that staff consider the installation of sidewalks to the south of the subject site along 190 Street to make the roadways safer for pedestrians. Planning and Development advise (see memorandum dated June 8, 2017 in back-up) that the sidewalk extension will be constructed through the Capital Sidewalk Program.

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2016, No. 18951" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.  
 RES.R17-1855 Carried

#### BYLAWS WITH PERMITS

5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2011, No. 17490  
 Amendment Bylaw, 2016, No. 18789"  
 7915-0316-00 – 1057359 B.C. Ltd. (Director Information: Randeep Gill and Rupinder  
 Kooner)  
 c/o JM Architecture Inc. (Joe Minten)  
 To amend CD Bylaw No. 17490 - 15550 – 32 Avenue - in order to allow the  
 operation of a small-scale drug store in conjunction with medical offices.

Approved by Council: July 11, 2016

- \* At the July 25, 2016 Regular Council – Public Hearing, Council requested that staff work with the Applicant to ensure that the operating hours of the small scale drug store attached to the medical clinic be regulated to ensure that the medical personnel are onsite during regular business hours. Planning and Development advise (see memorandum dated June 1, 2017 in back-up) that a restrictive covenant will be registered on title to ensure that the small-scale drug store will operate in

conjunction with one or more medical offices located in the same building and have the same hours of operation.

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2011, No. 17490 Amendment Bylaw, 2016, No. 18789" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R17-1856

Carried

**Development Permit No. 7915-0316-00**

15550 - 32 Avenue

To permit the development of a 3-storey office building.

Authorized to draft: July 25, 2016

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

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That the Mayor and Clerk be authorized to execute Development Permit No. 7915-0316-00.

RES.R17-1857

Carried

PERMIT APPROVALS

**6. Development Permit No. 7915-0250-00**

Fleetwood Center Investments Ltd.

c/o Urban Design Group Architects Ltd. (Aaron Vornbrock)

9014 - 152 Street

To permit two building additions and exterior renovations to the Fleetwood Village Shopping Centre.

Authorized to draft: March 7, 2016

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

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That the Mayor and Clerk be authorized to execute Development Permit No. 7915-0250-00.

RES.R17-1858

Carried

7. **Development Variance Permit No. 7915-0418-00**

Surrey-West Business Park Inc.

c/o Ratio Architectural Design (Mark Yan)

7555 King George Boulevard (7577 King George Boulevard)

To vary the rear yard (west) setback, increase the maximum lot coverage of the CD zone and a reduction in the front yard setback impacted by road allowance to permit the expansion of the existing Vancity Credit Union.

**Note:** Change in agent

Supported by Council: October 3, 2016

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

- (a) In Section E. Lot Coverage, of CD By-law No. 13705, as amended, the maximum lot coverage permitted by CD By-law No. 13705 is increased from 50% to 90%.
- (b) In Section F. Yards and Setbacks, of CD By-law No. 13705, as amended, the minimum rear yard setback of the is reduced from 7.5 metres (25 ft.) to 1.6 metres (5 ft.).
- (c) In Section A of Part 7 Special Building Setbacks of the Zoning By-law, as amended, the sum of one-half of the ultimate highway allowance for King George Boulevard and front yard setback for the existing Vancity Credit Union building is reduced from 22.75 metres (74.6 ft.) to varying widths between 19.35 metres (63.5 ft.) and 19.78m (64.9 ft.).

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

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

That Development Variance Permit

No. 7915-0418-00 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.R17-1859

Carried

**Development Permit No. 7915-0418-00**

7555 King George Boulevard (7577 King George Boulevard)

To permit an expansion of the existing Vancity Credit Union.

Authorized to draft: September 12, 2016

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

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That the Mayor and Clerk be authorized to  
execute Development Permit No. 7915-0418-00  
RES.R17-1860 Carried

I. CLERKS REPORT

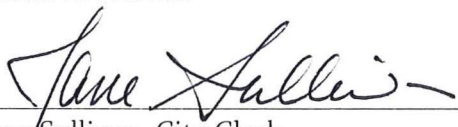
J. OTHER BUSINESS

K. ADJOURNMENT

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That the June 12, 2017 Regular Council -  
Land Use meeting be adjourned.  
RES.R17-1861 Carried

The Regular Council - Land Use meeting adjourned at 5:46 p.m.

Certified correct:

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

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