

Present:

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

Absent:

Councillor Martin

Staff Present:

City Manager
City Clerk
Deputy City Clerk
Acting General Manager, Planning & Development
General Manager, Engineering
General Manager, Parks, Recreation & Culture
General Manager, Human Resources
Acting 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****SOUTH SURREY**

1. **7917-0130-00**
19074 - 22 Avenue
David Atkinson, Five Star Permits / 19074 Ventures Ltd.
Development Variance Permit
to allow two canopy signs on the premise frontage for an industrial building.

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

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

That Council approve the Development

Variance Permit No. 7917-0130-00, varying the following, to proceed to Public Notification:

- (a) to vary the Sign By-law to reduce the minimum projection of a canopy sign from the face of the exterior wall from 1.2 metres (4 ft.) to 1.1 metres (3.6 ft.); and

- (b) to increase the maximum clearance of a canopy sign from 3.0 metres (10 ft.) to 3.4 metres (11 ft.).

RES.R17-1922

CarriedRESIDENTIAL/INSTITUTIONALCLOVERDALE/CLAYTON

2. **7917-0243-00**
6256 - 184 Street
Henk Kampman, Thinkspace Architecture Planning Interior Design
The Board of School Trustees of School District No. 36 (Surrey)
 Development Variance Permit
to vary the off-street parking requirement to permit placement of one portable classroom to the east of an existing elementary school (Don Christian Elementary School).

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. 7917-0243-00, varying the Zoning By-law by reducing the total number of required off-street parking spaces for an elementary school as follows, to proceed to Public Notification:

- (a) delete the requirement to provide 11 parking spaces for every 100 square metres (1,075 sq.ft.) of gross floor area for associated gymnasium; and
- (b) increase the required number of parking spaces for every classroom from 1.0 parking space to 1.75 parking spaces per classroom

RES.R17-1923

Carried

3. **7917-0249-00**
17285 - 61A Avenue
Henk Kampman, Thinkspace Architecture Planning Interior Design
The Board of School Trustees School District No. 36 (Surrey)
 Development Variance Permit
to vary the off-street parking requirement to permit placement of one portable classroom to the west of an existing elementary school (George Greenaway Elementary School).

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. 7917-0249-00, varying the Zoning By-law by reducing the total number
 of required off-street parking spaces for an elementary school as follows, to
 proceed to Public Notification:

- (a) delete the requirement to provide 11 parking spaces for every 100 square metres (1,075 sq.ft.) of gross floor area for associated gymnasium; and
- (b) increase the required number of parking spaces for every classroom from 1.0 parking space to 1.75 parking spaces per classroom

RES.R17-1924

Carried

4. **7917-0261-00**
18228 - 68 Avenue
Henk Kampman, Thinkspace Architecture Planning Interior Design
The Board of School Trustees of School District No. 36 (Surrey)
 Development Variance Permit
to vary the off-street parking requirement to permit placement of five portable classrooms to the south of an existing elementary school (Adams Road Elementary School).

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. 7917-0261-00, varying the Zoning By-law by reducing the total number
 of required off-street parking spaces for an elementary school as follows, to
 proceed to Public Notification:

- (a) delete the requirement to provide 11 parking spaces for every 100 square metres (1,075 sq.ft.) of gross floor area for associated gymnasium; and
- (b) increase the required number of parking spaces for every classroom from 1.0 parking space to 1.75 parking spaces per classroom

RES.R17-1925

Carried

5. **7917-0277-00**
7057 - 191 Street
Henk Kampman, Thinkspace Architecture Planning Interior Design
The Board of School Trustees of School District No. 36 (Surrey)
 Development Variance Permit
to vary the off-street parking requirement to permit placement of eight portable classrooms to the south west of an existing elementary school (Hazelgrove Elementary School).

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. 7917-0277-00, varying the Zoning By-law by reducing the total number of required off-street parking spaces for an elementary school as follows, to proceed to Public Notification:

- (a) delete the requirement to provide 11 parking spaces for every 100 square metres (1,075 sq.ft.) of gross floor area for associated gymnasium; and
- (b) increase the required number of parking spaces for every classroom from 1.0 parking space to 1.75 parking spaces per classroom

RES.R17-1926

Carried

6. **7917-0245-00**
16545 - 61 Avenue
Henk Kampman, Thinkspace Architecture Planning Interior Design
The Board of School Trustees of School District No. 36 (Surrey)
 Development Variance Permit
to vary the off-street parking requirement to permit placement of one portable classroom to the west and one portable classroom to the east of an existing elementary school (A.J. McLellan Elementary School).

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. 7917-0245-00, varying the Zoning By-law by reducing the total number of required off-street parking spaces for an elementary school as follows, to proceed to Public Notification:

- (a) delete the requirement to provide 11 parking spaces for every 100 square metres (1,075 sq.ft.) of gross floor area for associated gymnasium; and
- (b) increase the required number of parking spaces for every classroom from 1.0 parking space to 1.75 parking spaces per classroom

RES.R17-1927

Carried

FLEETWOOD/GUILDFORD

7. **7917-0250-00**
16450 - 80 Avenue
Henk Kampman, Thinkspace Architecture Planning Interior Design
The Board of School Trustees of School District No. 36 (Surrey)
 Development Variance Permit
to vary the off-street parking requirement to permit placement of one portable classroom to the south of an existing elementary school (William Watson Elementary School).

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. 7917-0250-00, varying the Zoning By-law by reducing the total number of required off-street parking spaces for an elementary school as follows, to proceed to Public Notification:

- (a) delete the requirement to provide 11 parking spaces for every 100 square metres (1,075 sq.ft.) of gross floor area for associated gymnasium; and
- (b) increase the required number of parking spaces for every classroom from 1.0 parking space to 1.75 parking spaces per classroom

RES.R17-1928

CarriedSOUTH SURREY

8. **7916-0420-01**
2838 - Gordon Avenue
Ian Robertson / Michelle K. Robertson, Ian B. Robertson
 Development Variance Permit
to reduce the number of required on-site parking spaces.

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. 7916-0420-01, to reduce the minimum number of on-site parking spaces from three spaces to two spaces, to proceed to Public Notification.

RES.R17-1929

Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURALSOUTH SURREY

9. **7916-0645-00**
18150 - 8 Avenue
Steven Stew, SCS Consulting Corp. / Hazelmere Golf and Tennis Club Ltd.
 Liquor License Amendment
to allow patron participation entertainment (private functions) for an existing food primary licensed establishment.

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:

1. Approve the following proposed amendment to food primary liquor license to proceed to Public Notification:
 - (a) The addition of patron participation entertainment, restricted to private functions.
2. Instruct staff to resolve the following issue prior to final approval:
 - (a) Execution of a Good Neighbour Agreement with the City.

RES.R17-1930

Carried

RESIDENTIAL/INSTITUTIONALFLEETWOOD/GUILDFORD

10. **7916-0040-00**
8245 - 170A Street
Mike Kompter, Hub Engineering Inc. / Kulwant K. Brar, Jaswant S. Brar
 Rezoning from RH to CD (based on RH-G)
to allow subdivision into two (2) small suburban single family lots.

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

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

1. A bylaw be introduced to rezone the subject site from "Half-Acre Residential (RH)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.

2. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) removal of existing buildings and structures to the satisfaction of the General Manager, Planning and Development Department; and
 - (e) the applicant satisfy the open space requirement of gross-density subdivisions.

RES.R17-1931

Carried

It was

Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19304" pass its first reading.

RES.R17-1932

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. 19304" pass its second reading.

RES.R17-1933

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. 19304" be held at the City
Hall on July 10, 2017, at 7:00 p.m.

RES.R17-1934

Carried

NEWTON

11. **7917-0263-00**
12928 – 66A Avenue
Henk Kampman, Thinkspace Architecture Planning Interior Design
The Board of School Trustees of School District No. 36 (Surrey)
 Development Variance Permit
to vary the off-street parking requirements to permit the placement of one portable classroom at Martha Jane Norris Elementary School.

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. 7917-0263-00, varying the following, to proceed to Public Notification:

- (a) to vary Part 5 Off-Street Parking and Loading/Unloading of Zoning By-law No. 12000 to calculate the parking requirements for an elementary school at an increased standard from 1.0 space per classroom to 1.75 spaces per classroom; and
- (b) to waive the requirement under Part 5 Off-Street Parking and Loading/Unloading of Zoning By-law No. 12000 that requires 11 parking spaces per 100 square metres (1,075 sq. ft.) of floor area be provided for a gymnasium that is associated with an elementary school.

RES.R17-1935

Carried

12. **7916-0699-00**
14987 – 76A Avenue
Mike Kompter, Hub Engineering Inc. / Jasdip K. Brar, Gurvinder S. Brar
 NCP Amendment from Transitional Suburban to Urban Residential
 Rezoning from RH to RF
to allow subdivision into 2 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 "Half-Acre Residential Zone (RH)" 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) registration of a Section 219 Restrictive Covenant to ensure that the recommendations regarding the interface with the Guildford Golf and Country Club are adhered to, and to provide notice to future property owners that the Guildford Golf and Country Club is adjacent to the property and to indemnify the City of any liability in relation to this; and
 - (e) addition of a clause to the standard Section 219 Restrictive Covenant for the Building Scheme to provide notice to future property owners that the Guildford Golf and Country Club is situated within the Agricultural Land Reserve and may, at some time in the future, engage in farm operations.

3. Council pass a resolution to amend the East Newton North NCP to redesignate the land from "Transitional Suburban" to "Urban Residential" when the project is considered for final adoption.

RES.R17-1936

Carried

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2017, No. 19305" pass its first reading.

RES.R17-1937

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. 19305" pass its second reading.

RES.R17-1938

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. 19305" be held at the City
 Hall on July 10, 2017, at 7:00 p.m.

RES.R17-1939

Carried

13. **7917-0208-00**
13940 - 77 Avenue
Henk Kampman, Thinkspace Architecture Planning Interior Design
The Board of School Trustees Surrey School District No. 36 (Surrey)
 Development Variance Permit
*to vary the off-street parking requirements to permit the placement of one portable
 classroom at Frank Hurt Secondary School.*

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. 7917-0208-00, varying the following, to proceed to Public Notification:

- (a) to vary Part 5 Off-Street Parking and Loading/Unloading of Zoning By-law
 No. 12000 to calculate the parking requirements for a secondary school at
 an increased standard from 3.0 spaces per classroom to 3.8 spaces per
 classroom; and
- (b) to waive the requirement under Part 5 Off-Street Parking and
 Loading/Unloading of Zoning By-law No. 12000 that requires 11 parking
 spaces per 100 square metres (1,075 sq. ft.) of floor area be provided for a
 gymnasium that is associated with a secondary school.

RES.R17-1940

Carried

14. **7917-0213-00**
12878 - 62 Avenue
Henk Kampman, Thinkspace Architecture Planning Interior Design
The Board of School Trustees of School District No. 36 (Surrey)
 Development Variance Permit
*to vary the off-street parking requirements to permit the placement of three portable
 classrooms at Panorama Park Elementary School.*

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. 7917-0213-00, varying the following, to proceed to Public Notification:

- (a) to vary Part 5 Off-Street Parking and Loading/Unloading of Zoning By-law No. 12000 to calculate the parking requirements for an elementary school at an increased standard from 1.0 space per classroom to 1.75 spaces per classroom; and
- (b) to waive the requirement under Part 5 Off-Street Parking and Loading/Unloading of Zoning By-law No. 12000 that requires 11 parking spaces per 100 square metres (1,075 sq. ft.) of floor area be provided for a gymnasium that is associated with an elementary school.

RES.R17-1941

Carried

15. **7917-0216-00**
13460 – 62 Avenue
Henk Kampman, Thinkspace Architecture Planning Interior Design
The Board of School Trustees of School District No. 36 (Surrey)
Development Variance Permit
to vary the off-street parking requirements to permit the placement of one portable classroom at North Ridge Elementary School.

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. 7917-0216-00, varying the following, to proceed to Public Notification:

- (a) to vary Part 5 Off-Street Parking and Loading/Unloading of Zoning By-law No. 12000 to calculate the parking requirements for an elementary school at an increased standard from 1.0 space per classroom to 1.75 spaces per classroom; and
- (b) to waive the requirement under Part 5 Off-Street Parking and Loading/Unloading of Zoning By-law No. 12000 that requires 11 parking spaces per 100 square metres (1,075 sq. ft.) of floor area be provided for a gymnasium that is associated with an elementary school.

RES.R17-1942

Carried

SOUTH SURREY

16. 7917-0246-00
18035 – 8 Avenue
Henk Kampman, Thinkspace Architecture Planning Interior Design
The Board of School Trustees, School District No. 36 (Surrey)
Development Variance Permit
to vary the off-street parking requirements to permit the placement of two new portable classrooms at Hall's Prairie Elementary School.

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. 7917-0246-00, varying the following, to proceed to Public Notification:

- (a) to vary Part 5 Off-Street Parking and Loading/Unloading of Zoning By-law No. 12000 to calculate the parking requirements for an elementary school at an increased standard from 1.0 space per classroom to 1.75 spaces per classroom; and
- (b) to waive the requirement under Part 5 Off-Street Parking and Loading/Unloading of Zoning By-law No. 12000 that requires 11 parking spaces per 100 square metres (1,075 sq. ft.) of floor area be provided for a gymnasium that is associated with an elementary school.

RES.R17-1943

Carried

17. 7917-0252-00
3040 – 145A Street
Henk Kampman, Thinkspace Architecture Planning Interior Design
The Board of School Trustees of School District No. 36 (Surrey)
Development Variance Permit
to vary the off-street parking requirements to permit the placement of two portable classrooms at Semiahmoo Trail Elementary School.

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. 7917-0252-00, varying the following, to proceed to Public Notification:

- (a) to vary Part 5 Off-Street Parking and Loading/Unloading of Zoning By-law No. 12000 to calculate the parking requirements for an elementary school at an increased standard from 1.0 space per classroom to 1.75 spaces per classroom; and

- (b) to waive the requirement under Part 5 Off-Street Parking and Loading/Unloading of Zoning By-law No. 12000 that requires 11 parking spaces per 100 square metres (1,075 sq. ft.) of floor area be provided for a gymnasium that is associated with an elementary school.

RES.R17-1944

Carried**18. 7917-0244-00****12550 - 20 Avenue****Henk Kampman, Thinkspace Architecture Planning Interior Design****The Board of School Trustees of School District No. 36 (Surrey)**

Development Variance Permit

to vary the off-street parking requirements to permit the placement of one portable classroom at Ocean Cliff Elementary School.

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. 7917-0244-00, varying the following, to proceed to Public Notification:

- (a) to vary Part 5 Off-Street Parking and Loading/Unloading of Zoning By-law No. 12000 to calculate the parking requirements for an elementary school at an increased standard from 1.0 space per classroom to 1.75 spaces per classroom; and
- (b) to waive the requirement under Part 5 Off-Street Parking and Loading/Unloading of Zoning By-law No. 12000 that requires 11 parking spaces per 100 square metres (1,075 sq. ft.) of floor area be provided for a gymnasium that is associated with an elementary school.

RES.R17-1945

Carried**FLEETWOOD/GUILDFORD****19. 7917-0248-00****10650 - 164 Street****Henk Kampman, Thinkspace Architecture Planning Interior Design****The Board of School Trustees of School District No. 36 (Surrey)**

Development Variance Permit

to vary the off-street parking requirement and the regulations applicable to all zones to permit placement of one portable classroom to the east of an existing elementary school (Fraser Wood Elementary School).

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. 7917-0248-00, varying the Zoning By-law to reduce the total number of required off-street parking spaces for an elementary school and to vary the regulations for lots lying within 2 or more zones as follows, to proceed to Public Notification:

- (a) delete the requirement to provide 11 parking spaces for every 100 square metres (1,075 sq.ft.) of gross floor area for associated gymnasium;
- (b) increase the required number of parking spaces for every classroom from 1.0 parking space to 1.75 parking spaces per classroom; and
- (c) allow one further building (portable classroom) to be erected on those portions of the lot lying in a zone other than the zone of the portion of the lot containing the principal building (elementary school).

RES.R17-1946

Carried**SOUTH SURREY**

20. **7916-0329-00**
2561 - 141 Street
Mike Kompter, Hub Engineering Inc. / Overseas Homes Ltd.
 Rezoning from RA to RH
 LAP Amendment from "One-Acre" to "Half-Acre Gross Density"
 Development Variance Permit
to allow subdivision into 2 half-acre 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 "Half-Acre Residential Zone (RH)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7916-0329-00, to reduce the minimum lot width of the RH Zone from 30 metres (98 ft.) to 25.1 metres (82 ft.) for proposed Lots 1 and 2, 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 of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

4. Council pass a resolution to amend the Central Semiahmoo Peninsula Local Area Plan to redesignate the land from "One-Acre" to "Half-Acre Gross Density" when the project is considered for final adoption.

RES.R17-1947

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

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

Amendment Bylaw, 2017, No. 19306" pass its first reading.

RES.R17-1948

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. 19306" pass its second reading.

RES.R17-1949

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. 19306" be held at the City Hall on July 10, 2017, at 7:00 p.m.

RES.R17-1950

Carried

21. **7917-0066-00**
16297 - 15 Avenue; 16307 - 15 Avenue
Phil Magistrale, Dawson and Sawyer Lands Ltd.
Nick G Kalashnikoff, Gina V Kalashnikoff, Ann M Baird, Timothy S Baird
Rezoning from RF to RM-30
LAP Amendment from Townhouses (15 u.p.a) to Townhouses (25 u.p.a.)
Development Permit / Development Variance Permit
to permit the development of 21 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 "Single Family Residential Zone (RF)" 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 of 63 square metres (678 sq. ft.).
3. Council authorize staff to draft Development Permit No. 7917-0066-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7917-0066-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum east yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.9 metres (19 ft.) for buildings 2, and 3;
 - (b) to reduce the minimum west yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.9 metres (19 ft.) for buildings 1 and 4; and
 - (c) to reduce the minimum north yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.9 metres (9.5 ft.) for buildings 3 and 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) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;

- (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (g) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
- (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
- (j) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
- (k) the applicant adequately address the impact of no indoor amenity space.

6. Council pass a resolution to amend the King George Highway Corridor Land Use Plan to re-designate the land from "Townhouse (15 upa)" to "Townhouse (25 upa)" when the project is considered for final adoption.

RES.R17-1951

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

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

Amendment Bylaw, 2017, No 19307" pass its first reading.

RES.R17-1952

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 19307" pass its second reading.

RES.R17-1953

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 19307" be held at the City Hall
 on July 10, 2017, at 7:00 p.m.

RES.R17-1954

Carried

**22. 7917-0184-00
 16537 - 8 Avenue**

Mike Kompter, Hub Engineering Inc. / Joyce E Eastland, Fred Knezevich
 Rezoning from RA to RF / Development Variance Permit
to allow subdivision into six (6) 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 approve Development Variance Permit No. 7917-0184-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot depth of the RF Zone from 28 metres (90 ft.) to 27.5 metres (90 ft.) for proposed Lot 5; and
 - (b) to reduce the minimum lot depth of the RF Zone from 28 metres (90 ft.) to 26.5 metres (87 ft.) for proposed Lot 6.
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 an acceptable tree survey and a statement regarding tree preservation;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

- (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (h) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

RES.R17-1955

Carried

It was

Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2017, No. 19308" pass its first reading.

RES.R17-1956

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. 19308" pass its second reading.

RES.R17-1957

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. 19308" be held at the City
 Hall on July 10, 2017, at 7:00 p.m.

RES.R17-1958

Carried

23. 7915-0104-00

13310 - Marine Drive

Michael Helle, Coastland Engineering & Surveying Ltd.**Flavianne S Sorensen, Dirk C De Vuyst**

Development Permit / Development Variance Permit

*to reduce the minimum streamside setback in order to facilitate subdivision into
 2 single family lots.*

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

In response to questions from Council, staff provided the following information:

- The Applicant retained GeoPacific Consultants Ltd. to complete a geotechnical report for the site. The report was also peer reviewed.

- Engineering staff did not investigate the site.
- Staff could not confirm whether or not there was proper permitting in place prior to fill being implemented on the site.

The Mayor provided an opportunity for the applicant to address Council. The applicant's representative provided the following information:

- The applicant's family has lived on the property for 40 years, and is unaware of any fill ever being implemented on the site. The applicant's geotechnical report did not indicate fill being present on the site.
- The project would retain the root base that holds the slides from the bank.
- There is an existing house located at the centre front of the property. In order to relocate the second lot created from the subdivision closer to Marine Drive, the existing house would need to be demolished. The existing home is the applicant's family home, and the applicant does not wish to demolish the home.

Council made the following comments:

- The project is located near to a sensitive ecosystem.
- The City directed resources towards the upgrading and improvement of the site in 1999, 2001 and 2017 in order to avoid further erosion of the creek and damage to private and public property.
- BNSF Railway monitors the area and holds the City liable for land slides in the area.
- It was suggested that the second lot could be implemented off of Marine Drive.

It was

Moved by Councillor Gill
Seconded by Councillor Hayne
That:

1. Council approve Development Variance Permit No. 7915-0104-00, to reduce the minimum setback distance from the top-of-bank for a "Natural Class B Stream" in Part 7A of Zoning By-law No. 12000, from 15 metres (50 feet), measured from the top of bank, to 15 metres (50 feet), measured from the high water mark, to proceed to Public Notification.
2. Council authorize staff to draft Development Permit No. 7915-0104-00 for Hazard Lands and Sensitive Ecosystems, generally in accordance with the geotechnical report prepared by GeoPacific Consultants Ltd., and the RAR Assessment Report, Sensitive Ecosystems Development Plan and the Impact Mitigation Plan prepared by Keystone Environmental Ltd.
3. Council instruct staff to resolve the following issues prior to Development Variance Permit issuance:

- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (e) registration of a Section 219 Restrictive Covenant to ensure future construction is in accordance with the recommendations in the approved geotechnical report;
- (f) registration of a Restrictive Covenant and statutory right-of-way on a portion of proposed Lot 2 for the protection, maintenance, monitoring, and access to the riparian area; and
- (g) approval and issuance of a Development Permit for Hazard Lands and Sensitive Ecosystems.

RES.R17-1959

Defeated.

with Councillors Hayne, LeFranc, Starchuk, Steele, Villeneuve, and Woods opposed.

RES.R17-1960

This Resolution does not exist.

C. ADDITIONAL PLANNING COMMENTS WITH ACTIONS

RESIDENTIAL/INSTITUTIONAL

SOUTH SURREY

1. **7916-0057-00**
14876 – No. 10 (56 Ave.) Highway; 14844 – No. 10 (56 Ave.) Highway
Joshua Turner, Infinity Properties Ltd. / Benchmark Estate (2009) Ltd.
 OCP Amendment from Suburban to Mixed Employment and Urban
 LAP Amendment to introduce new land use designations: Assembly Hall and Residential (10 upa)
 LAP Amendment from Residential Style Business Park and Suburban Residential (½ acre) to Assembly Hall and Residential (10 upa)
 Rezoning from RA to PA-2 and CD (Based on RM-10)
 Development Permit / Development Variance Permit
to permit the development of a church and 36 townhouses.

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

Moved by Councillor Villeneuve
Seconded by Councillor Steele
That application 7916-0057-00 be referred

back to staff.

RES.R17-1961

Carried

2. **7914-0354-00**
16613 - 24 Avenue; 16637 - 24 Avenue; 16667 - 24 Avenue
Maciej Dembek, Barnett Dembek Architects Inc. / 1017187 B.C. Ltd.
Director Information: Stephen E. Barker
Officer Information as at October 23, 2015: Stephen E Barker (President, Secretary)
Rezoning from RA to RM-30 and CD (based on RM-70)
Development Permit / Development Variance Permit
to permit the development of approximately 88 townhouse units and approximately 109 apartment units.

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

Council noted that the application appears to have 46 tandem parking spaces, which puts the tandem parking spots in excess of 50% of the project's total parking spots. Council further noted that the current application is requesting an increase in density without providing an increase in amenity space.

In response to a question from Council, staff advised that they are unaware of a variance requested for the City's parking requirements.

It was

Moved by Councillor Gill
Seconded by Councillor Hayne
That:

1. Council approve the applicant's request to reduce the amount of required indoor amenity space from 264 square metres (2,840 sq. ft.) to 237 square metres (2,550 sq. ft.) and increase the number of townhouse units to 88 units.
2. Council authorize staff to draft Development Permit No. 7914-0354-00 generally in accordance with the attached drawings with respect to the proposed townhouse portion of the site (Appendix III).
3. In addition to the items identified in the July 11, 2016 Planning Report, Council instruct staff to resolve the following issues prior to final adoption:
 - (a) the applicant adequately address the impact of no indoor amenity space; and

- (b) revision of street-fronting units to provide more vertical differentiation between the units.

RES.R17-1962

Defeated.
with Mayor Hepner and Councillors LeFranc, Starchuk, Villeneuve and Woods opposed.

It was

Moved by Councillor Villeneuve
Seconded by Councillor LeFranc
That application 7914-0354-00 be referred
back to staff to address tandem parking, and the amenity space provided.

RES.R17-1963

Carried.
with Councillor Woods opposed

D. LAND USE CONTRACTS

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 2011, No. 17404, Text Amendment Bylaw, 2017, No. 19273"
7915-0363-00 – 0720485 B.C. Ltd. (Director Information: Asha Manhas)
c/o Lo Studio Architecture (Marco Ciriello)
To amend CD By-law No. 17404 - 6625 – 152A Street - in order to allow the development of a 2-storey multi-tenant business park building with a small-scale drug store.

Approved by Council: May 29, 2017

It was

Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw 2011, No. 17404, Text Amendment Bylaw, 2017, No. 19273" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R17-1964

Carried

Development Variance Permit No. 7915-0363-00

6625 – 152A Street

To reduce the front (west) and side (north) yard setbacks and reduce the minimum separation requirement between the proposed small-scale drug store and existing drug stores. These variances would create a pedestrian friendly streetscape and allow a small-scale drug store to complement services offered by proposed medical offices.

Supported by Council June 12, 2017

To vary "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law 2011, No. 17404", as amended, as follows:

- (a) In Section F, Yards and Setbacks, the minimum front yard setback (west) is reduced from 7.5 metres (25 ft.) to 7.0 metres (23 ft.); and
- (b) In Section F, Yards and Setbacks, the minimum side yard on flanking street (north) setback is reduced from 7.5 metres (25 ft.) to 5.0 metres (16 ft.).

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

- (a) In Section E.28 of Part 4, General Provisions, the minimum separation distance from the lot line between drug stores, small-scale drug stores or methadone dispensaries is reduced from 400 metres (1,300 ft.) to 340 metres (1,115 ft.) to permit a small-scale drug store on the Land.

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.
 7915-0363-00 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.R17-1965

Carried

Development Permit No. 7915-0363-00

6625 – 152A Street

To permit the development of a multi-tenant business park building with a small-scale drug store.

Authorized to draft: May 29, 2017

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. 7915-0363-00.
 RES.R17-1966 Carried

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18706"
 7915-0347-00 – Swarnjeet Johal, Mandeep Johal, Tarsam Johal, Surinder Johal,
 Harjit Atwal, Mandeep Atwal, Aneil Atwal, Kamaljit Atwal, Bobby Atwal,
 Raju Atwal, Sharon Atwal, Harjit Atwal, Sarbjit Loodu, Ravi Loodu, Manjit Pawar,
 Surinder Pawar, Ricky Pawar, Anita Kailey, Erunjit Kailey, Hervir Kailey,
 Lovedip Kailey, Narinderjit Sandher and Nirbail Sandher
 c/o McElhanney Consulting Services Ltd. (Sandra Shanoada)
 RA and CD to CD – 5810 – 152 Street and 5811 Kettle Crescent West - to subdivide
 into 13 half-acre residential lots.

Note: Change in ownership and agent

Approved by Council: April 11, 2016

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2016, No. 18706" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
 RES.R17-1967 Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18707"
 RA and CD to RH-G – 5810 – 152 Street and 5811 Kettle Crescent West - to
 subdivide into 13 half-acre residential lots.

Approved by Council: April 11, 2016

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2016, No. 18707" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
 RES.R17-1968 Carried

Development Variance Permit No. 7915-0347-00
 5810 – 152 Street and 5811 Kettle Crescent West
 To reduce the minimum lot width for proposed lots 9 and 12 in order to provide an
 efficient subdivision layout.

Supported by Council: May 9, 2016

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

- (a) In Section K of Part 15 "Half-Acre Residential Gross Density Zone (RH-G)", the minimum lot width is reduced from 30 metres (100 ft.) to 28.5 metres (94 ft.) on proposed Lot 9; and
- (b) In Section K of Part 15 "Half-Acre Residential Gross Density Zone (RH-G)", the minimum lot width is reduced from 30 metres (100 ft.) to 25.1 metres (82 ft.) on proposed Lot 12.

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.
 7915-0347-00 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.R17-1969

Carried

- 3. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2016, No. 19003"
 7916-0085-00 – Peace Arch Hospital and Community Health Foundation
 c/o Field & Marten Associates Inc. (Milton Koop)
 To redesignate the site at 1661, 1673, 1687 and 1697 - 156 Street and 15562 - 17 Avenue from Urban to Multiple Residential.

Approved by Council: November 21, 2016

- * At the December 5, 2016 Regular Council – Public Hearing, Council requested that staff work with the applicant to ensure the installation of bollards to block traffic on 16A Avenue and to undertake a Community Beautification Plan to address concerns raised during Public Hearing regarding the lack of greenspace. Planning and Development advise (see memorandum dated June 21, 2017 in back-up) that the Bollards will be installed on 16A Avenue and due to limited space there will be an enhanced boulevard along the north side of 16A Avenue with six (6) ornamental cherry trees with daffodils planted at the base.

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Official Community Plan Bylaw,
 2013, No. 18020, Amendment Bylaw, 2016, No. 19003" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R17-1970

Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 19004" RF and CD (Bylaw No. 13244) to CD - 1661, 1673, 1687, and 1697 - 156 Street, 15562 -17 Avenue - to develop a 4-storey, 200 bed hospice and care facility.

Approved by Council: November 21, 2016

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 19004" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R17-1971

Carried

Development Permit No. 7916-0085-00

1661, 1673, 1687 and 1697 - 156 Street and 15562 - 17 Avenue

To permit the development of a 4-storey hospice and care facility with underground parking.

Authorized to draft: 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 Hayne
That the Mayor and Clerk be authorized to execute Development Permit No. 7916-0085-00 .

RES.R17-1972

Carried

- 4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18731" 7915-0009-00 - Gurprem and Karamjit Rai c/o H.Y. Engineering Ltd. (Lori Joyce) CD (By-law No. 16802) to RF - 7640 - 148 Street - to subdivide into 2 single family lots.

Approved by Council: May 2, 2016

- * Planning and Development advise (see memorandum dated June 20, 2017 in back-up) that it is in order for Council to pass a resolution amending the East Newton North Neighbourhood Concept Plan to redesignate the site from Transitional Suburban to Urban Residential.

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That Council amend the East Newton North
 Neighbourhood Concept Plan to redesignate the site from Transitional Suburban
 to Urban Residential.

RES.R17-1973 Carried

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2016, No. 18731" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.

RES.R17-1974 Carried

Development Variance Permit No. 7915-0009-00

7640 - 148 Street

To reduce the lot width and the side yard setback on proposed lot 2.

Supported by Council: May 16, 2016

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

- (a) In Section K. Subdivision of Part 16 Single Family Residential Zone (RF), the minimum *Lot Width* is reduced from 15.0 metres (50 ft.) to 13.6 metres (45 ft.) on proposed Lot 2;
- (b) In Section F. Yards and Setbacks of Part 16 Single Family Residential Zone (RF), the minimum *Side Yard Setback* for a *Principal Building* is reduced from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) on proposed Lot 2.

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.
 7915-0009-00 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.R17-1975 Carried

- 5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18460" 7914-0057-00 – 1067247 B.C. Ltd. (Director Information: Jagminder Dhési, Amandeep Dhillon, Charnjeev Makkar and Kulwant Punia) and City of Surrey c/o Barnett Dembek Architects Inc. (Maciej Dembek)
RA to CD - 15331, 15345, 15355, 15361 and 15371 – 101 Avenue, Portion of Lane - to develop a 5-storey apartment building with a 2-storey townhouse base, consisting of approximately 90 dwelling units.

Note: Change in ownership

Approved by Council: May 25, 2015

- * Planning and Development advise (see memorandum dated June 21, 2017 in back-up) that a minor modification is required to the Yards and Setback section of Bylaw No. 18460. It does not affect use or density and therefore does not require a further Public Hearing.

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That Council rescind Third Reading of
"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18460" granted by Resolution R15-1100 at the June 15, 2015 Regular Council – Public Hearing Meeting.

RES.R17-1976

Carried

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That Council amend Section F of "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18460" by adding Sub-section F.3 "Notwithstanding Section F.1 of this Zone, columns may encroach into the south *front yard setback*."

RES.R17-1977

Carried

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18460" pass its third reading, as amended.

RES.R17-1978

Carried

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18460" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R17-1979

Carried

Development Permit No. 7914-0057-00

15331, 15345, 15355, 15361 and 15371 – 101 Avenue, Portion of Lane
To permit the development of a 5-storey apartment building with a 2-storey
townhouse base, consisting of approximately 90 dwelling units.

Authorized to draft: May 25, 2015

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

It was
executed Development Permit No. 7914-0057-00.
RES.R17-1980

Moved by Councillor Gill
Seconded by Councillor Hayne
That the Mayor and Clerk be authorized to
Carried

PERMIT APPROVALS

6. Development Permit No. 7916-0714-00

McDonald's Restaurants of Canada Limited
c/o Lovick Scott Architects Ltd. (Andrea Scott)
13565 - 72 Avenue
To permit renovations to an existing McDonald's restaurant.

Authorized to draft: May 29, 2017

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

It was
executed Development Permit No. 7916-0714-00 .
RES.R17-1981

Moved by Councillor Gill
Seconded by Councillor Hayne
That the Mayor and Clerk be authorized to
Carried

APPLICATIONS/BYLAWS/PERMITS TO BE CLOSED

7. **Development Application No. 7909-0188-00**
 Didar and Ravinder Bains
 15372 - 68 Avenue

* Planning and Development advise (see memorandum dated June 15, 2017 in back-up) that the applicant did not respond to a registered letter giving them 30 days to address outstanding requirements for Application No. 7909-0188-00.

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That Council close Development Application

No. 7909-0188-00.

RES.R17-1982

Carried

I. LAND USE CONTRACT TERMINATIONS

1. **Land Use Contract Termination – Public Hearing Notes – May 30, 2017**

A Public Hearing was held on May 30, 2017 for the following Land Use Contracts (I.2 to I.21). Council is requested to receive the notes and consider readings for the associated Bylaws.

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That the Land Use Contract Termination –
 Public Hearing Notes of May 30, 2017 be received.

RES.R17-1983

Carried

LAND USE CONTRACT BYLAW READINGS

* Memo received from Planning and Development (see memorandum dated June 15, 2017 in bylaw backup) advising that all conditions have been met and that the following Land Use Contracts (I.2 to I.21) are in order for Third Reading and Final Adoption.

2. "Surrey Land Use Contract No. 85, Termination Bylaw, 2017, No. 19192"
 7916-0281-00 – Land Use Contract Termination
 Between 60 Avenue & 61A Avenue, and 174A Street & 175A Street
 To terminate Land Use Contract No. 85 to allow the existing underlying Single Family Residential (RF) and Assembly Hall 2 (PA-2) Zones to come into effect.

Approved by Council: April 3, 2017

RES.R17-1984 It was Moved by Councillor Gill
 Seconded by Councillor Woods
 That "Surrey Land Use Contract No. 85,
 Termination Bylaw, 2017, No. 19192" pass its third reading.
Carried

RES.R17-1985 It was Moved by Councillor Gill
 Seconded by Councillor Woods
 That "Surrey Land Use Contract No. 85,
 Termination Bylaw, 2017, No. 19192" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
Carried

3. "Surrey Land Use Contract No. 470, Termination Bylaw, 2017, No. 19193"
 7916-0613-00 – Land Use Contract Termination
 9480 and 9482 - 125 Street; 12512 and 12524 - 95 Avenue
 To terminate Land Use Contract No. 470 to allow the existing underlying Single
 Family Residential (RF) and Duplex Residential (RM-D) Zones to come into effect.

Approved by Council: April 3, 2017

RES.R17-1986 It was Moved by Councillor Gill
 Seconded by Councillor Woods
 That "Surrey Land Use Contract No. 470,
 Termination Bylaw, 2017, No. 19193" pass its third reading.
Carried

RES.R17-1987 It was Moved by Councillor Gill
 Seconded by Councillor Woods
 That "Surrey Land Use Contract No. 470,
 Termination Bylaw, 2017, No. 19193" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
Carried

4. "Surrey Land Use Contract No. 81, Termination Bylaw, 2017, No. 19194"
 7916-0614-00 – Land Use Contract Termination
 Between 90 Avenue & 92 Avenue, and 123 Street & 124 Street
 To terminate Land Use Contract No. 81 to allow the existing underlying Single
 Family Residential (RF) Zone to come into effect.

Approved by Council: April 3, 2017

6. "Surrey Land Use Contract No. 300, Termination Bylaw, 2017, No. 19196"
7916-0617-00 – Land Use Contract Termination
Between 92A Avenue & 93 Avenue, and 123 Street and 124 Street
To terminate Land Use Contract No. 300 to allow the existing underlying Single
Family Residential (RF) Zone to come into effect.

Approved by Council: April 3, 2017

RES.R17-1992 It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Land Use Contract No. 300,
Termination Bylaw, 2017, No. 19196" pass its third reading.
Carried

RES.R17-1993 It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Land Use Contract No. 300,
Termination Bylaw, 2017, No. 19196" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

7. "Surrey Land Use Contract No. 260, Termination Bylaw, 2017, No. 19197"
7916-0618-00 – Land Use Contract Termination
12435, 12443 and 12457 - 93 Avenue
To terminate Land Use Contract No. 260 to allow the existing underlying Single
Family Residential (RF) Zone to come into effect.

Approved by Council: April 3, 2017

RES.R17-1994 It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Land Use Contract No. 260,
Termination Bylaw, 2017, No. 19197" pass its third reading.
Carried

RES.R17-1995 It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Land Use Contract No. 260,
Termination Bylaw, 2017, No. 19197" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

8. "Surrey Land Use Contract No. 326, Termination Bylaw, 2017, No. 19198"
7916-0619-00 – Land Use Contract Termination
12305, 12315, 12325, 12335 and 12345 – 93 Avenue; 12308, 12318, 12328, 12338 and
12348 – 93A Avenue
To terminate Land Use Contract No. 326 to allow the existing underlying Single
Family Residential (RF) Zone to come into effect.

Approved by Council: April 3, 2017

RES.R17-1996 It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Land Use Contract No. 326,
Termination Bylaw, 2017, No. 19198" pass its third reading.
Carried

RES.R17-1997 It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Land Use Contract No. 326,
Termination Bylaw, 2017, No. 19198" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

9. "Surrey Land Use Contract No. 23, Termination Bylaw, 2017, No. 19199"
7916-0620-00 – Land Use Contract Termination
Between 93A Avenue & Iona Place, and 123 Street & 124 Street
To terminate Land Use Contract No. 23 to allow the existing underlying Single
Family Residential (RF) Zone to come into effect.

Approved by Council: April 3, 2017

RES.R17-1998 It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Land Use Contract No. 23,
Termination Bylaw, 2017, No. 19199" pass its third reading.
Carried

RES.R17-1999 It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Land Use Contract No. 23,
Termination Bylaw, 2017, No. 19199" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

10. "Surrey Land Use Contract No. 461, Termination Bylaw, 2017, No. 19200"
7916-0621-00 – Land Use Contract Termination
9407 and 9417 - 124 Street
To terminate Land Use Contract No. 461 to allow the existing underlying Single Family Residential (RF) Zone to come into effect.

Approved by Council: April 3, 2017

RES.R17-2000 It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Land Use Contract No. 461,
Termination Bylaw, 2017, No. 19200" pass its third reading.
Carried

RES.R17-2001 It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Land Use Contract No. 461,
Termination Bylaw, 2017, No. 19200" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Carried

11. "Surrey Land Use Contract No. 494, Termination Bylaw, 2017, No. 19201"
7916-0622-00 – Land Use Contract Termination
North of 94 Avenue between 124 Street & 125 Street
To terminate Land Use Contract No: 494 to allow the existing underlying Single Family Residential (RF) Zone to come into effect.

Approved by Council: April 3, 2017

RES.R17-2002 It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Land Use Contract No. 494,
Termination Bylaw, 2017, No. 19201" pass its third reading.
Carried

RES.R17-2003 It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Land Use Contract No. 494,
Termination Bylaw, 2017, No. 19201" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Carried

12. "Surrey Land Use Contract No. 515, Termination Bylaw, 2017, No. 19221"
7917-0033-00 – Land Use Contract Termination
18398 - Fraser Highway
To terminate Land Use Contract No. 515 to allow the existing underlying
Combined Service Gasoline Station (CG-2) Zone to come into effect.

Approved by Council: April 24, 2017

RES.R17-2004 It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Land Use Contract No. 515,
Termination Bylaw, 2017, No. 19221" pass its third reading.
Carried

RES.R17-2005 It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Land Use Contract No. 515,
Termination Bylaw, 2017, No. 19221" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

13. "Surrey Land Use Contract No. 568, Termination Bylaw, 2017, No. 19222"
7917-0032-00 – Land Use Contract Termination
17514, 17524, 17535 and 17567 - 55B Avenue
To terminate Land Use Contract No. 568 to allow the existing underlying Highway
Commercial Industrial (CHI) Zone to come into effect.

Approved by Council: April 24, 2017

RES.R17-2006 It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Land Use Contract No. 568,
Termination Bylaw, 2017, No. 19222" pass its third reading.
Carried

RES.R17-2007 It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Land Use Contract No. 568,
Termination Bylaw, 2017, No. 19222" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

14. "Surrey Land Use Contract No. 452, Termination Bylaw, 2017, No. 19223"
7917-0035-00 – Land Use Contract Termination
South east corner of Fraser Highway at 152 Street
To terminate Land Use Contract No. 452 to allow the existing underlying
Community Commercial (C-8) Zone to come into effect.

Approved by Council: April 24, 2017

RES.R17-2008 It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Land Use Contract No. 452,
Termination Bylaw, 2017, No. 19223" pass its third reading.
Carried

RES.R17-2009 It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Land Use Contract No. 452,
Termination Bylaw, 2017, No. 19223" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

15. "Surrey Land Use Contract No. 111, Termination Bylaw, 2017, No. 19224"
7917-0049-00 – Land Use Contract Termination
South east corner of 149A Street and 104 Avenue
To terminate Land Use Contract No. 111 to allow the existing underlying
Community Commercial (C-8) Zone to come into effect.

Approved by Council: April 24, 2017

RES.R17-2010 It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Land Use Contract No. 111,
Termination Bylaw, 2017, No. 19224" pass its third reading.
Carried

RES.R17-2011 It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Land Use Contract No. 111,
Termination Bylaw, 2017, No. 19224" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

16. "Surrey Land Use Contract No. 383, Termination Bylaw, 2017, No. 19225"
7917-0043-00 – Land Use Contract Termination
14458 - 104 Avenue
To terminate Land Use Contract No. 383 to allow the existing underlying Highway Commercial Industrial (CHI) Zone to come into effect.

Approved by Council: April 24, 2017

RES.R17-2012
It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Land Use Contract No. 383,
Termination Bylaw, 2017, No. 19225" pass its third reading.
Carried

RES.R17-2013
It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Land Use Contract No. 383,
Termination Bylaw, 2017, No. 19225" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

17. "Surrey Land Use Contract No. 527, Termination Bylaw, 2017, No. 19226"
7917-0054-00 – Land Use Contract Termination
8951 – 152 Street
To terminate Land Use Contract No. 527 to allow the existing underlying Highway Commercial Industrial (CHI) Zone to come into effect.

Approved by Council: April 24, 2017

RES.R17-2014
It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Land Use Contract No. 527,
Termination Bylaw, 2017, No. 19226" pass its third reading.
Carried

RES.R17-2015
It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Land Use Contract No. 527,
Termination Bylaw, 2017, No. 19226" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

18. "Surrey Land Use Contract No. 105, Termination Bylaw, 2017, No. 19227"
7917-0040-00 – Land Use Contract Termination
15250 – 104 Avenue
To terminate Land Use Contract No. 105 to allow the existing underlying Highway Commercial Industrial (CHI) Zone to come into effect.

Approved by Council: April 24, 2017

RES.R17-2016 It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Land Use Contract No. 105,
Termination Bylaw, 2017, No. 19227" pass its third reading.
Carried

RES.R17-2017 It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Land Use Contract No. 105,
Termination Bylaw, 2017, No. 19227" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

19. "Surrey Land Use Contract No. 124, Termination Bylaw, 2017, No. 19228"
7917-0039-00 – Land Use Contract Termination
10262 – 152A Street
To terminate Land Use Contract No. 124 to allow the existing underlying Highway Commercial Industrial (CHI) Zone to come into effect.

Approved by Council: April 24, 2017

RES.R17-2018 It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Land Use Contract No. 124,
Termination Bylaw, 2017, No. 19228" pass its third reading.
Carried

RES.R17-2019 It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Land Use Contract No. 124,
Termination Bylaw, 2017, No. 19228" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

20. "Surrey Land Use Contract No. 392, Termination Bylaw, 2017, No. 19229"
7917-0044-00 – Land Use Contract Termination
14902 to 14920 – 104 Avenue
To terminate Land Use Contract No. 392 to allow the existing underlying
Community Commercial (C-8) Zone to come into effect.

Approved by Council: April 24, 2017

RES.R17-2020 It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Land Use Contract No. 392,
Termination Bylaw, 2017, No. 19229" pass its third reading.
Carried

RES.R17-2021 It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Land Use Contract No. 392,
Termination Bylaw, 2017, No. 19229" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

21. "Surrey Land Use Contract No. 27, Termination Bylaw, 2017, No. 19230"
7917-0037-00 – Land Use Contract Termination
South east corner of 152 Street and 102A Avenue
To terminate Land Use Contract No. 27 to allow the existing underlying
Community Commercial (C-8) Zone to come into effect.

Approved by Council: April 24, 2017

RES.R17-2022 It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Land Use Contract No. 27,
Termination Bylaw, 2017, No. 19230" pass its third reading.
Carried

RES.R17-2023 It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Land Use Contract No. 27,
Termination Bylaw, 2017, No. 19230" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

J. OTHER BUSINESS

Council requested clarification regarding traffic patterns with respect to the new school portables that will be implemented, as well as leniency with respect to ticketing in those areas.

K. ADJOURNMENT

It was

Moved by Councillor Villeneuve
Seconded by Councillor Hayne
That the June 26, 2017 Regular Council -


Land Use meeting be adjourned.

RES.R17-2024

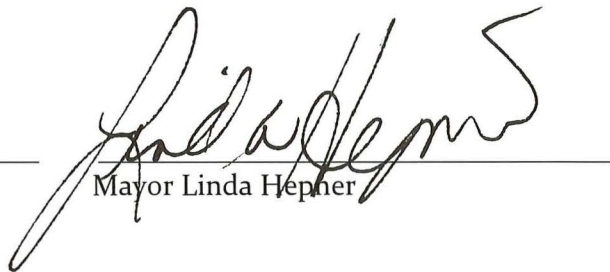
Carried

The Regular Council - Land Use meeting adjourned at 6:12 p.m.

Certified correct:



Jane Sullivan, City Clerk



Mayor Linda Hepner