

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
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****NEWTON**

1. **7917-0233-00**
8386 - 120 Street
Nav Bains, 84th and Scott Road Plaza Holdings Ltd.
84th and Scott Road Plaza Holdings Ltd.
Development Variance Permit
to vary the minimum 400 metre (1,300 ft.) separation requirement between a small-scale drug store and an existing drug store.

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

It was

Moved by Councillor Gill
Seconded by Councillor Steele
That Council:

1. Approve Development Variance Permit No. 7917-0233-00, to reduce the minimum separation distance between drug stores, small-scale drug stores or methadone dispensaries from 400 metres (1,300 ft.) to 50 metres (164 ft.) to permit a small-scale drug store at 8386 - 120 Street, to proceed to Public Notification.

2. Instruct staff to resolve the following issues prior to Development Variance Permit issuance:
 - (a) that a Section 219 Covenant be registered on title requiring that any small-scale drug store on site must operate in conjunction with a medical clinic / office, and have the same hours of operation as the medical clinic / office.

RES.R17-2075

Carried

2. **7917-0270-00**
8318 - 120 Street
Bobby Pawar, Earth King Forest Plaza Ltd. / Earth King Forest Plaza Ltd.
 Development Variance Permit
to vary the minimum 400 metre (1,300 ft.) separation requirement between a small-scale drug store and an existing drug store.

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

It was

Moved by Councillor Gill
 Seconded by Councillor Steele
 That Council:

1. Approve Development Variance Permit No. 7917-0270-00, to reduce the minimum separation distance between drug stores, small-scale drug stores or methadone dispensaries from 400 metres (1,300 ft.) to 0 metres (0 ft.) to permit a small-scale drug store at 8318 - 120 Street, to proceed to Public Notification.
2. Instruct staff to resolve the following issues prior to Development Variance Permit issuance:
 - (a) that a Section 219 Covenant be registered on title requiring that any small-scale drug store on site must operate in conjunction with a medical clinic / office, and have the same hours of operation as the medical clinic / office.

RES.R17-2076

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

3. **7916-0287-00**
11067 - 157 Street
Mike Kompter, Hub Engineering Inc. / Sharon G. Guze, Garry D. Guze
 Rezoning from RA to RF
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 Steele
That

1. A Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant satisfies the deficiency in replacement trees on the site, to the satisfaction of the Planning and Development Department;
 - (e) the applicant addresses the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (g) registration of a Section 219 No-Build restrictive covenant for tree preservation on proposed Lots 1,3 and 4.

RES.R17-2077

Carried

It was
Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19314" pass its first reading.

RES.R17-2078

Carried

The said Bylaw was then read for the second time.

- RES.R17-2079
- It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19314" pass its second reading.
Carried
- RES.R17-2080
- It was then Moved by Councillor Gill
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19314" be held at the City Hall
on July 24, 2017, at 7:00 p.m.
Carried

NEWTON

4. 7917-0173-00
13479 - 77 Avenue; 13535 - 77 Avenue
0939090 B.C. Ltd. / 0939090 B.C. Ltd.
Director Information: Bhupinder Singh Ajula, Malkiat Sandhu, Nirmal Takhar
Officer Information as at May 13, 2016: Gurupdes Singh
Temporary Use Permit
*to permit the continued operation of a private elementary school for a maximum of
22 classrooms and 550 students.*
- The General Manager, Planning & Development was recommending approval of
the recommendations outlined in his report.
- RES.R17-2081
- It was Moved by Councillor Gill
Seconded by Councillor Steele
That Council approve Temporary Use Permit
No. 7917-0173-00 to proceed to Public Notification.
Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURALNEWTON

5. 7916-0644-00
5760 - King George Boulevard
Mark Lesack, Ankenman Associates Architects Inc. / 0784903 B.C. Ltd.
Director Information: Sukhwinder Sanghe
Officer Information as at March 8, 2016: Sukhwinder Sanghe (President, Secretary)
Development Permit / Development Variance Permit
to permit the development of a commercial building.
- The General Manager, Planning & Development was recommending approval of
the recommendations outlined in his report.

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

1. Authorize staff to draft Development Permit No. 7916-0644-00 generally in accordance with the attached drawings (Appendix II).
2. Approve Development Variance Permit No. 7916-0644-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front (west) yard setback of the C-4 Zone from 7.5 metres (25 ft.) to 4 metres (13 ft.); and
 - (b) to reduce the minimum side (north) yard setback of the C-4 Zone from 7.5 metres (25 ft.) to 1.8 metres (6 ft.).
3. Instruct staff to resolve the following issues prior to final 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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

RES.R17-2082

Carried

SURREY CITY CENTRE/WHALLEY

6. **7917-0275-00**
11850 - 103A Avenue
Lou Smith, Wesgroup Properties Ltd. / Pacific Link Industrial Park Ltd.
Development Variance Permit
to permit the stacking of storage containers within the rear yard of an industrial warehouse site to a height of 5.0 metres (16 ft.)

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

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Council approve Development Variance
 Permit No. 7917-0275-00, to relax the special regulations of the CD Zone (Bylaw
 No. 18009) to permit the stacking of storage containers in the rear yard of the site
 to a maximum height of 5.0 metres (16 ft.), to proceed to Public Notification.

RES.R17-2083

CarriedRESIDENTIAL/INSTITUTIONALFLEETWOOD/GUILDFORD

7. **7913-0213-01**
9386 - 156 Street
Kelly Mercer, Ecora / Robert W. Freeman, Teresa E. Freeman
 Development Variance Permit
*to reduce the minimum required lot width of the RF Zone in order to allow
 subdivision into three (3) 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 Steele
 That Council approve Development Variance
 Permit No. 7913-0213-01, to reduce the minimum lot width of RF Zone from
 15 metres (50 ft.) to 14.3 metres (47 ft.) for proposed Lots 1,2 and 3, to proceed to
 Public Notification.

RES.R17-2084

CarriedNEWTON

8. **7917-0107-00**
5957 - 140 Street; 5927 - 140 Street
Dexter Hirabe, WSP Canada Inc.
Linda S. Miller, Iqbal Singh Singhera, Paramjit Kaur Singhera, Yuvraj Singh Singhera
 Rezoning from RA to RF-9, RF-13, and RF
 Minor NCP Amendment to accommodate a modified road pattern
 Development Variance Permit
to allow subdivision into seven single family lots and one remnant lot.

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

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

1. A Bylaw be introduced to rezone the property shown on the Survey Plan (Appendix II) Block A from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)"; Block B from "One-Acre Residential Zone (RA)" to "Single Family Residential (9) Zone (RF-9)"; and Block C 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. 7917-0107-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the Type I Corner Lot of the RF-13 Zone from 14 metres (46 ft.) to 13.5 metres (44 ft.) for proposed Lot 3; and
 - (b) to reduce the minimum lot width of the Type I Corner Lot of the RF-9 Zone from 10.5 metres (35 ft.) to 9.5 metres (31 ft.) for proposed Lot 4.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, 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 an appropriate Building Scheme to the satisfaction of the Planning and Development Department;
 - (h) registration of a Section 219 Restrictive Covenant for "no build" on proposed Lot 1 to ensure its future subdivision and consolidation with the lot to the south; and

- (i) registration of a Section 219 Restrictive Covenant for "no build" on proposed Lot 8 to ensure its future subdivision and consolidation with the lot to the north.

4. Council pass a resolution to amend the South Newton Neighbourhood Concept Plan to modify the road pattern in accordance with the proposed subdivision layout when the project is considered for final adoption.

RES.R17-2085

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Steele

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

Amendment Bylaw, 2017, No. 19315" pass its first reading.

RES.R17-2086

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill

Seconded by Councillor Steele

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

Amendment Bylaw, 2017, No. 19315" pass its second reading.

RES.R17-2087

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Steele

That the Public Hearing on "Surrey Zoning

Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19315" be held at the City Hall on July 24, 2017, at 7:00 p.m.

RES.R17-2088

Carried**SOUTH SURREY**

9. **7917-0269-00**

16448 - 26B Avenue**Jerrod Hendry / 164 Development Inc.**

Development Variance Permit

to reduce the minimum rear yard setback requirement to permit an in-ground swimming pool.

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

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That Council approve Development Variance

Permit No. 7917-0269-00, to reduce the minimum rear setback of an accessory structure in the CD Zone (Bylaw No. 18206) from 12.5 m (41 ft.) to 3.7 metres (12 ft.), to proceed to Public Notification.

RES.R17-2089

Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURALSOUTH SURREY

10. 7917-0204-00
 18960 - 34A Avenue
 Ryan Yapyuco, Teck Construction LLP / 0973237 B.C. Ltd.
Director Information: John Devries, Michel Lalonde, David Wayne Moe
Officer Information as at June 21, 2016: John Devries (Treasurer), Michel Lalonde (President), David Wayne Moe (Secretary)
 Development Variance Permit
to increase the maximum area that is permitted for outdoor storage

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

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Council approve Development Variance Permit No. 7917-0204-00, to increase the maximum allowable outdoor storage area under the "Comprehensive Development Zone (CD)" (By-law Nos. 17146 and 17934), to proceed to public notification.

RES.R17-2090

Carried

11. 7917-0157-00
 18899 - 28 Avenue
 John Kristianson, CTA Design Group / Campbell Heights Surrey Property Ltd.
 Development Permit
to permit the development of a 14,376 square metre (15,742 sq. ft.) industrial warehouse facility.

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

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

1. Authorize staff to draft Development Permit No. 7917-0157-00 generally in accordance with the attached drawings (Appendix II).
2. Instruct staff to resolve the following issue prior to final approval:
 - (a) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and

- (b) registration of a Section 219 Restrictive Covenant to restrict the maximum amount of mezzanine space that can be achieved on the site.

RES.R17-2091

Carried**RESIDENTIAL/INSTITUTIONAL****CLOVERDALE/CLAYTON**

12. **7916-0713-00**
18115 - Claytonhill Drive
Rajeev Mangla, Mainland Engineering Consultants Corporation
Mukhar Zamina, Syed Q Naqvi
Rezoning from RH to RF
to allow subdivision into two (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 Steele
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) the applicant satisfy the deficiency in replacement trees on the site, to the satisfaction of the Planning and Development Department;

- (e) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture; and
- (f) demolition of existing building and structures to the satisfaction of the Planning and Development Department.

RES.R17-2092

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Steele

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

Amendment Bylaw, 2017, No. 19316" pass its first reading.

RES.R17-2093

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill

Seconded by Councillor Steele

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

Amendment Bylaw, 2017, No. 19316" pass its second reading.

RES.R17-2094

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Steele

That the Public Hearing on "Surrey Zoning

Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19316" be held at the City Hall on July 24, 2017, at 7:00 p.m.

RES.R17-2095

Carried

13. **7917-0217-00**
19449 - 72 Avenue; 19445 - 72 Avenue; 19437 - 72 Avenue; 19431 - 72 Avenue;
19450 - 72A Avenue
Amar Randhawa / o829526 B.C. Ltd.
Director Information: Prabjot Kaur Randhawa
Officer Information as at July 7, 2016: Prabjot K. Randhawa (President)
 Development Variance Permit
to relax the front yard and flanking side yard setback requirements for five (5) single family small lots.

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

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Council approve Development Variance
 Permit No. 7917-0217-00, varying the following, to proceed to Public Notification:

- (a) to reduce the minimum front yard setback of the RF-SD Zone from 3.5 metres (11 ft.) to 2.5 metres (8 ft.) for the principal building, and from 2.0 metres (6 ft. 6 in.) to 1.0 metre (3 ft. 3 in.) for the porch or veranda on Lots 1 to 4 located at 19449, 19445, 19437 and 19431 - 72 Avenue respectively; and
- (b) to reduce the minimum side yard on flanking street setback of the RF-SD Zone from 2.7 metres (9 ft.) to 1.7 metres (5 ft. 6 in.) for the principal building, and from 1.2 metres (4 ft.) to 0.2 metre (0.66 ft.) for the porch or veranda on Lot 1 located at 19449 - 72 Avenue and Lot 8 located at 19450 - 72A Avenue.

RES.R17-2096

Carried**SURREY CITY CENTRE/WHALLEY**

14. **7917-0114-00**
8735 - Tulsy Crescent
Raj Toora, Toora Home Plans / Daljit K. Sanghera
 Development Variance Permit
to reduce the minimum rear yard setback from a gas pipeline right-of-way under Land Use Contract No. 26 in order to permit construction of a new single family dwelling.

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

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Council approve Development Variance
 Permit No. 7917-0114-00, to reduce the minimum rear yard setback to a gas pipeline right-of-way under Land Use Contract No. 26, from 3 metres (10 ft.) to 1.9 metres (6 ft. 3 in.) for the basement access well only, to proceed to Public Notification.

RES.R17-2097

Carried

15. **7917-0103-00**
10956 - 132 Street; 10944 - 132 Street; 10918 - 132 Street; 10932 - 132 Street
Mark Ankenman, Ankenman Associates / 1058247 B.C. Ltd.
Director Information: Charles Cantos
No Officer Information Filed
 Rezoning from RF to CD (based on RM-70)
 Development Permit / Housing Agreement

to permit the development of a 117-unit, 5-storey senior's independent living facility and child care centre.

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

It was

Moved by Councillor Gill
Seconded by Councillor Steele
That:

1. A Bylaw be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. A Housing Agreement Bylaw be introduced to limit occupancy of the proposed residential dwelling units to individuals 55 years of age or older and their spouses.
3. Council authorize staff to draft Development Permit No. 7917-0103-00 generally in accordance with the attached drawings (Appendix II).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout, including the dedication of 10906 – 132 Street for the extension of 109 Avenue and the green lane, 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) registration of a statutory right-of-way to allow for pedestrian rights-of-passage without vehicles for the corner plaza at 132 Street and the future 109 Avenue; and
- (i) registration of a statutory right-of-way to allow for pedestrian rights-of-passage without vehicles for the sidewalk along the east property line adjacent the green lane.

RES.R17-2098

Carried

It was

Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19317" pass its first reading.

RES.R17-2099

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19317" pass its second reading.

RES.R17-2100

Carried

It was then

Moved by Councillor Gill
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19317" be held at the City Hall on July 24, 2017, at 7:00 p.m.

RES.R17-2101

Carried

It was

Moved by Councillor Gill
 Seconded by Councillor Steele
 That "The 1058247 B.C. Ltd. Housing Agreement, Authorization Bylaw, 2017, No.19318" pass its first reading.

RES.R17-2102

Carried

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

It was

Moved by Councillor Gill
 Seconded by Councillor Steele
 That "The 1058247 B.C. Ltd. Housing Agreement, Authorization Bylaw, 2017, No.19318" pass its second reading.

RES.R17-2103

Carried

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

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "The 1058247 B.C. Ltd. Housing
 Agreement, Authorization Bylaw, 2017, No.19318" pass its third reading.
 RES.R17-2104 Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

SOUTH SURREY

16. **7916-0362-00**
3023 - 188 Street
Laura Jones, Pacific Land Group Ltd. / Trojan Holdings Ltd.
 Development Permit / Development Variance Permit
to allow a truck/trailer staging area and to allow the number of parking spaces for trucks and trailers on-site to exceed the number of loading spaces and shipping/receiving doors.

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

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

1. Council authorize staff to draft Development Permit No. 7916-0362-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7916-0362-00, to permit the number of parking spaces for trucks and trailers to exceed the number of loading spaces and shipping/receiving doors under the IB-1 Zone by 32 additional parking spaces, to proceed to Public Notification.
3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
 - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

RES.R17-2105 Carried

RESIDENTIAL/INSTITUTIONALCLOVERDALE/CLAYTON

17. **7916-0174-00**
19342 - 72 Avenue; 19372 - 72 Avenue
Douglas Johnson, Douglas R. Johnson Architect Ltd. / Ekam 68 Project Ltd.
NCP Amendment from Half-Acre Residential to 15-25 upa (Medium-High Density)
Rezoning from RA to CD (based on RM-30) / Development Permit
to permit the development of 52 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 Steele
That:

1. A Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7916-0174-00 generally in accordance with the attached drawings (Appendix II).
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) 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 specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
- (h) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
- (i) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
- (j) registration of a Section 219 Restrictive Covenant to require energy efficiency certification.

4. Council pass a resolution to amend the East Clayton Neighbourhood Concept Plan (NCP) to redesignate the lands from Half-Acre Residential to 15-25 upa (Medium-High Density), when the application is considered for final adoption.

RES.R17-2106

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Steele

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

Amendment Bylaw, 2017, No. 19319" pass its first reading.

RES.R17-2107

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill

Seconded by Councillor Steele

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

Amendment Bylaw, 2017, No. 19319" pass its second reading.

RES.R17-2108

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Steele

That the Public Hearing on "Surrey Zoning

Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19319" be held at the City Hall on July 24, 2017, at 7:00 p.m.

RES.R17-2109

Carried

SOUTH SURREY

18. **7917-0082-00**
15235 - 28 Avenue
Phil Magistrale, DS 28th Avenue Capital Investments Ltd.
DS 28th Avenue Capital Investments Ltd.
 LAP Amendment from Single Family Residential (6 u.p.a.) to Commercial
 Rezoning from RF to C-5
 Development Permit / Development Variance Permit
to permit the development of a 2-storey office building.

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

In response to questions from Council, staff advised that the proposal went through the pre-notification process, and had received concerns from one resident. In response to the concerns, a proposed buffer has been implemented along the north and east portion of the site to provide separation and screening from the existing single family homes. In addition, staff felt that the scale of the proposal was in keeping with what could have been built as a single family home on the subject property.

It was

Moved by Councillor Gill
 Seconded by Councillor Steele
 That:

1. A Bylaw be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Neighbourhood Commercial Zone (C-5)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7917-0082-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7917-0082-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the Neighbourhood Commercial Zone (C-5) from 7.5 metres (25 ft.) to 7.0 metres (23 ft.);
 - (b) to reduce the minimum west side yard setback of the Neighbourhood Commercial Zone (C-5) from 7.5 metres (25 ft.) to 3.0 metres (10 ft.); and
 - (c) to vary the General Provisions of Surrey Zoning By-law No. 12000 by allowing up to 11 stairs to encroach into the building setback area.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where

necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

5. Council pass a resolution to amend the King George Highway Corridor Land Use/Development Concept Plan to redesignate the land from "Single Family (6 upa)" to "Commercial" when the project is considered for final adoption.

RES.R17-2110

Carried
with Councillors Hayne, Villeneuve and Woods opposed.

It was

Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19320" pass its first reading.

RES.R17-2111

Carried
with Councillors Hayne, Villeneuve and Woods opposed.

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19320" pass its second reading.

RES.R17-2112

Carried
with Councillors Hayne, Villeneuve and Woods opposed.

RES.R17-2113

It was then
 Moved by Councillor Gill
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19320" be held at the City
 Hall on July 24, 2017, at 7:00 p.m.

Carried
 with Councillors Hayne, Villeneuve and
 Woods opposed.

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

NEWTON

19. **7906-0121-00**
12697 - 80 Avenue; 12725 - 80 Avenue; 12743 - 80 Avenue; 12779 - 80 Avenue
(8025-80 Avenue); 8053 - 128 Street (8063 - 128 Street)
Nirbhai Viridi, Nirbhai Viridi Architect
KB Properties Inc. and All Owners in Strata Plan BCS2004
 Discharge Land Use Contract No. 150
 Rezoning from IL and CD (By-law No. 14640) to CD
 Development Permit / Development Variance Permit
to permit the development of a commercial site with multiple buildings in the
Central Newton Cultural Commercial District

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 parking requirements are based on the floor area of the banquet hall, and not the occupancy load of the building. Therefore, no reduction in the requirements of the parking bylaw have been requested.
- The two proposed banquet halls would require 740 parking stalls.
- A covenant could be registered on title to regulate the hours of operation for the uses on site in order to ensure the various businesses on site are not in competition for parking spots.
-

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

1. A Bylaw be introduced to discharge Land Use Contract No. 150, and a date be set for Public Hearing.

2. A Bylaw be introduced to rezone the properties at 12697, 12725, 12743-80 Avenue, 12779 - 80 Avenue (8025 - 128 Street) and 8053 (8063-128 Street) from "Light Impact Industrial Zone (IL)" and "Comprehensive Development Zone (CD)" (By-law No. 14640) to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
3. Council authorize staff to draft Development Permit No. 7906-0121-00 generally in accordance with the attached drawings (Appendix II)
4. Council approve Development Variance Permit No. 7906-0121-00, to reduce the minimum number of on-site parking spaces from 2,168 to 1,054, to proceed to Public Notification.
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan 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) completion of the road closure and acquisition of the lane adjacent to the northeast corner of the property;
 - (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 right-of-way for public rights-of-passage for the area between the building face and the street edges;
 - (i) the applicant satisfy any potential deficiencies in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (j) registration of a reciprocal access easement to allow for future users of the properties to the north to access to 80 Avenue via the subject site, to be applicable when the properties to the north redevelop;

- (k) registration of a Section 219 restrictive covenant to limit access from the 128 Street driveway and the eastern-most 80 Avenue driveway to right-in and right-out only; and
- (l) completion of the site profile process, including any required site remediation, to the satisfaction of the Ministry of Environment.

RES.R17-2114 Carried

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Land Use Contract No. 150, Authorization Bylaw, 1976, No. 4728, Discharge Bylaw, 2017, No. 19321" pass its first reading.

RES.R17-2115 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. 150, Authorization Bylaw, 1976, No. 4728, Discharge Bylaw, 2017, No. 19321" pass its second reading.

RES.R17-2116 Carried

It was then Moved by Councillor Gill
Seconded by Councillor Hayne
That the Public Hearing on "Surrey Land Use Contract No. 150, Authorization Bylaw, 1976, No. 4728, Discharge Bylaw, 2017, No. 19321" be held at the City Hall on July 24, 2017, at 7:00 p.m.

RES.R17-2117 Carried

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19322" pass its first reading.

RES.R17-2118 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. 19322" pass its second reading.

RES.R17-2119 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. 19322" be held at the City Hall on July 24, 2017, at 7:00 p.m.

RES.R17-2120

Carried

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

20. 7916-0399-00

18755 - 54 Avenue

Natasha Hargreaves, Citiwest Consulting Ltd. / 1073893 BC Ltd.

Director Information: Ravinder Basra, Harbhajan Singh Sasan

Officer Information as at April 29, 2017: Ravinder Basra (President),

Harbhajan Singh Sasan (Secretary)

Rezoning from RA to CD (based on RH-G)

to allow subdivision into 4 small suburban 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 Steele

That:

1. A Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) demolition of existing buildings and structures, or portions thereof, to the satisfaction of the Planning and Development Department;

- (f) the applicant address the 15% open space requirement associated with gross density type lots, 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) registration of a Section 219 Restrictive Covenant for "no build" on portions of proposed Lots 2-4 for the purposed of tree protection; and
- (i) the applicant address the shortfall in replacement trees to the satisfaction of the Planning and Development Department.

RES.R17-2121

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Steele

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

Amendment Bylaw, 2017, No. 19323" pass its first reading.

RES.R17-2122

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill

Seconded by Councillor Steele

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

Amendment Bylaw, 2017, No. 19323" pass its second reading.

RES.R17-2123

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Steele

That the Public Hearing on "Surrey Zoning

Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19323" be held at the City Hall on July 24, 2017, at 7:00 p.m.

RES.R17-2124

Carried**SURREY CITY CENTRE/WHALLEY****21. 7916-0183-00****13540 - 98 Avenue; 13586 - 98 Avenue****Sanjay Chandok, Vendentec Management Ltd. / Yanna Holdings 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" to "Mixed-Use 5.5 FAR"

Partial Discharge of Land Use Contract No. 420

Rezoning from RF and C-35 to CD (based on RM-135 and C-15)

Development Permit

to permit the development of a 30-storey high-rise mixed-use development, consisting of 181 residential dwelling units, 112 hotel rooms, 8 two-storey ground oriented townhouses and ground-level retail/commercial space.

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

Council noted that the proposal is a positive project that could be an attractive entrance to the city.

Mayor Hepner called for a representative for the project to come forward and address Council. A representative from Yanna Holdings advised that the company has construction experience and financing in place to move the project forward. In addition, project managers with experience in building in Surrey have been brought on to handle costing and construction. The representative does not anticipate issues with respect to moving the project forward.

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

1. 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.
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 partially discharge Land Use Contract No. 420 and a date for Public Hearing be set.
4. A Bylaw be introduced to rezone the subject site from "Downtown Commercial Zone (C-35)" and "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
5. Council approve the applicant's request to reduce the amount of required indoor amenity space from 543 square metres (5,845 square feet) to 189 square metres (2,034 square feet).
6. Council authorize staff to draft Development Permit No. 7916-0183-00 generally in accordance with the attached drawings.
7. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where

necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (d) submission of a 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; and
- (h) the applicant adequately address the impact of reduced indoor amenity space.

8. Council pass a resolution to amend the City Centre Plan to redesignate the subject site from "Mixed-Use 3.5 FAR" to "Mixed-Use 5.5 FAR", when the project is considered for final adoption.

RES.R17-2125

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19324" pass its first reading.

RES.R17-2126

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19324" pass its second reading.

RES.R17-2127

Carried

- It was then
Moved by Councillor Gill
Seconded by Councillor Steele
That the Public Hearing on "Surrey Official
Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19324" be
held at the City Hall on July 24, 2017, at 7:00 p.m.
RES.R17-2128 Carried
- It was
Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 420
Authorization Bylaw 1977, No. 5367, Partial Discharge Bylaw, 2017, No. 19325" pass
its first reading.
RES.R17-2129 Carried
- The said Bylaw was then read for the second time.
- It was
Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 420
Authorization Bylaw 1977, No. 5367, Partial Discharge Bylaw, 2017, No. 19325" pass
its second reading.
RES.R17-2130 Carried
- It was then
Moved by Councillor Gill
Seconded by Councillor Steele
That the Public Hearing on "Surrey Land Use
Contract No. 420 Authorization Bylaw 1977, No. 5367, Partial Discharge Bylaw,
2017, No. 19325" be held at the City Hall on July 24, 2017, at 7:00 p.m.
RES.R17-2131 Carried
- It was
Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19326" pass its first reading.
RES.R17-2132 Carried
- The said Bylaw was then read for the second time.
- It was
Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19326" pass its second reading.
RES.R17-2133 Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Steele

That the Public Hearing on "Surrey Zoning

Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19326" be held at the City Hall on July 24, 2017, at 7:00 p.m.

RES.R17-2134

Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

SURREY CITY CENTRE/WHALLEY

22. **7917-0160-00**

13483 - 103 Avenue

Edna Lizolle, Rising Tide Consultants

Surrey Centre Tower Holdings (Hotel #1) Ltd. et al

Liquor Licence Amendment

to permit an extension of hours past midnight and patron participation entertainment for a proposed food primary licensed establishment (Civic Hotel).

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

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That:

1. Council approve the following proposed amendments to a proposed food primary liquor licence to proceed to Public Notification:

(a) The addition of Patron Participation Entertainment (live music and dancing); and

(b) The extension of hours past midnight, to permit a closing time of 1:00 a.m. every day of the week.

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

(a) Execution of a Good Neighbour Agreement with the City.

RES.R17-2135

Carried

23. **7916-0668-00**

11411 - Bridgeview Drive

Darryll Frost, Central City Brewing Company Ltd. / CCBD Realty Holding Corp.

Amend CD By-law No. 17422

Development Permit / Development Variance Permit

to expand an existing brewery/distillery and add a private liquor store.

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

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

1. A Bylaw be introduced to amend Comprehensive Development By-law No. 17422 and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7916-0668-00 generally in accordance with the attached drawings.
3. Council approve Development Variance Permit No. 7916-0668-00, to reduce the minimum number of required on-site parking spaces for the proposed brewery/distillery expansion and liquor store from 75 to 42, to proceed to Public Notification.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
 - (e) 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.

RES.R17-2136

Carried

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2011, No. 17422, Amendment Bylaw, 2014; No. 18377,
Amendment Bylaw, 2017, No. 19327" pass its first reading.

RES.R17-2137

Carried

The said Bylaw was then read for the second time.

RES.R17-2138

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2011, No. 17422, Amendment Bylaw, 2014; No. 18377,
Amendment Bylaw, 2017, No. 19327" pass its second reading.
Carried

RES.R17-2139

It was then Moved by Councillor Gill
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2011, No. 17422, Amendment Bylaw,
2014; No. 18377, Amendment Bylaw, 2017, No. 19327" be held at the City Hall on
July 24, 2017, at 7:00 p.m.
Carried

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

24. 7916-0485-00
17015 - Fraser Hwy
James Pernu, McElhanney Consulting Services Ltd. / 1075579 B.C. Ltd.
Director Information: Connie Johl
No Officer Information Filed as at May 12, 2017
OCP Amendment of a portion from Suburban to Urban
Rezoning from CPG to CD (based on RM-15) and RA
Development Permit
to permit the development of 98 townhouse units and a remnant lot.

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

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

1. A Bylaw be introduced to amend the OCP by re-designating a portion of the subject site from Suburban to Urban and a date for Public Hearing be set (Appendix VI).
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A Bylaw be introduced to rezone the portion of the subject site shown as Block A on the Survey Plan attached in Appendix I from "Golf Course Zone (CPG)" to "Comprehensive Development Zone (CD)" and the portion of the subject site

shown as Block B on the Survey Plan from "Golf Course Zone (CPG)" to "One Acre Residential Zone (RA)" and a date be set for Public Hearing.

4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 294 square metres (3,164 square feet) to 195 square metres (2,100 square feet).
5. Council authorize staff to draft Development Permit No. 7916-0485-00 generally in accordance with the attached drawings.
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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) the applicant addresses the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) registration of a shared access agreement on the driveway from Fraser Highway to facilitate shared driveway access when the southeasterly properties re-develop;
 - (i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
 - (j) registration of a Section 219 Restrictive Covenant for "no build" on the south eastern portion of the subject site until future consolidation with the adjacent property (17071 Fraser Hwy.)

- (k) the applicant adequately address the impact of reduced indoor amenity space; and
- (l) provision of a community benefit to satisfy the OCP Amendment policy for OCP Amendment applications.

RES.R17-2140

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That "Surrey Official Community Plan Bylaw,

2013, No. 18020, Amendment Bylaw, 2017, No. 19328" pass its first reading.

RES.R17-2141

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That "Surrey Official Community Plan Bylaw,

2013, No. 18020, Amendment Bylaw, 2017, No. 19328" pass its second reading.

RES.R17-2142

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Steele

That the Public Hearing on "Surrey Official

Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19328" be held at the City Hall on July 24, 2017, at 7:00 p.m.

RES.R17-2143

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Steele

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

Amendment Bylaw, 2017, No. 19329" pass its first reading.

RES.R17-2144

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill

Seconded by Councillor Steele

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

Amendment Bylaw, 2017, No. 19329" pass its second reading.

RES.R17-2145

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Steele

That the Public Hearing on "Surrey Zoning

Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19329" be held at the City Hall on July 24, 2017, at 7:00 p.m.

RES.R17-2146

Carried

RES.R17-2147 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19330" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R17-2148 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19330" pass its second reading.
Carried

RES.R17-2149 It was then Moved by Councillor Gill
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19330" be held at the City
Hall on July 24, 2017, at 7:00 p.m.
Carried

FLEETWOOD/GUILDFORD

25. **7916-0165-00**
10873 - 160 Street; 10863 - 160 Street; Portion of Lane
Michael Burton-Brown / City of Surrey, 1049862 B.C. Ltd.
Director Information: Harold Warren Goodwyn
No Officer Information as of May 30, 2017
Rezoning from RA to CD (based on C-8) and RF / Development Permit
to permit the development of a surface parking lot and 2 single family residential lots.

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

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

1. A Bylaw be introduced to rezone a portion of the subject site shown as Block A on Schedule A of the attached CD Bylaw (Appendix VII) from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. A Bylaw be introduced to rezone a portion of the subject site shown as Block B on the attached Survey Plan (Appendix I) from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.

3. Council authorize staff to draft Development Permit No. 7916-0165-00 generally in accordance with the attached drawings.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout and lot grading plan 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; and
 - (f) completion of the road closure and acquisition of the unopened rear (north) lane that abuts the subject site.

RES.R17-2150

Carried

It was

Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2017, No. 19331" pass its first reading.

RES.R17-2151

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. 19331" pass its second reading.

RES.R17-2152

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. 19331" be held at the City Hall on July 24, 2017, at 7:00 p.m.

RES.R17-2153

Carried

Approved by Council: October 3, 2016

RES.R17-2157

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2016, No. 18894" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Carried
 With Councillors Villeneuve and Woods opposed

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18895"
 PA-2 to RM-30 – Portion of 6230 – 120 Street - to develop 38 townhouse units.

Approved by Council: October 3, 2016

RES.R17-2158

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18895" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Carried
 With Councillors Villeneuve and Woods opposed

Development Variance Permit No. 7916-0069-00

6230 – 120 Street

To reduce the minimum landscape buffer and minimum front, rear and side yard setbacks in order to achieve an efficient site layout.

Supported by Council: February 20, 2017

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

- (a) In Subsection F, Yards and Setbacks, the minimum front yard (south) setback is reduced from 7.5 metres (25 ft.) to:
- 4.5 metres (14 ft.) to the building face and 4.2 metres (13 ft.) to the bay window overhang for Building 1;
 - 5.2 metres (17 ft.) to the building face, 4.7 metres (15 ft.) to the bay window overhang, 3.9 metres (12 ft.) to the balcony posts and entry porch and 3.6 metres (11 ft.) to the third stair riser for Building 8; and
 - 6.0 metres (19 ft.) to the building face, 5.6 (18 ft.) metres to the bay window overhang and 4.5 metres (14 ft.) to the deck for Building 6.
- (b) In Subsection F, Yards and Setbacks, the minimum rear yard (north) setback is reduced from 7.5 metres (25 ft.) to:

- 5.7 metres (18 ft.) to the building face and 5.4 metres (17 ft.) to the bay window overhang for Building 4; and
 - 4.5 metres (14 ft.) to the building face and 4.2 metres (13 ft.) to the bay window overhang for Building 3.
- (c) In Subsection F, Yards and Setbacks, the minimum side yard (west) setback is reduced from 7.5 metres (25 ft.) to:
- 4.5 (14 ft.) metres to the building face and 4.0 (13 ft.) metres to the bay window overhang for Building 8; and
 - 2.0 metres (6 ft.) to the building face and 1.5 metres (4 ft.) to the bay window overhang for Buildings 5 and 6.
- (d) In Subsection F, Yards and Setbacks, the minimum side yard (east) setback is reduced from 7.5 metres (25 ft.) to 6.9 metres (22 ft.) to the building face and 6.6 metres (21 ft.) to the bay window overhang.

To vary Part 32, Assembly Hall 2 Zone (PA-2) of "Surrey Zoning By-law, 1993, No. 12000", as amended, as follows:

- (a) In Subsection I, Landscaping, the minimum landscape strip is reduced from 3.0 metres (10 ft.) to 2.6 metres (8.5 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. 7916-0069-00 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.R17-2159

Carried
With Councillors Villeneuve and Woods
opposed

Development Permit No. 7916-0069-00

6230 - 120 Street

To permit the development of 38 townhouse units.

Authorized to draft: February 20, 2017

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

RES.R17-2160 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That the Mayor and Clerk be authorized to
execute Development Permit No. 7916-0069-00.
Carried
With Councillors Villeneuve and Woods
opposed

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18856"
7916-0301-00 – Qualico Developments (Vancouver) Inc.
c/o Streetside Developments (BC) Ltd. (Marc MacCaull)
RA to CD - 16650 – 25A Avenue - to develop 50 fee simple row houses.

Approved by Council: September 12, 2016

Planning and Development advise (see memorandum dated July 6, 2017 in
back-up) that it is in order for Council to pass a resolution amending the Orchard
Grove Neighbourhood Concept Plan for changes to the road network.

RES.R17-2161 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That Council amend the Orchard Grove
Neighbourhood Concept Plan for changes to the road network.
Carried
With Councillor Woods opposed

RES.R17-2162 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18856" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried
With Councillor Woods opposed

Development Permit No. 7916-0301-00

16650 – 25A Avenue

To permit the development of 50 fee simple row houses.

Authorized to draft: September 12, 2016

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

RES.R17-2163 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That the Mayor and Clerk be authorized to
execute Development Permit No. 7916-0301-00.
Carried
With Councillor Woods opposed

PERMIT APPROVALS

3. **Development Variance Permit No. 7916-0361-00**

City of Surrey

c/o Catherine Eiswerth

2197, 2199, 2201 - 148 Street and 14601 - 20 Avenue

To reduce the east side yard setback to allow ample distance between the proposed building and the adjacent lot to the east. This variance will permit the proposed development of an indoor Soccer Training Facility at the South Surrey Athletic Park.

Supported by Council: December 19, 2016

To vary Section A.1 of Part 4, General Provisions, of "Surrey Zoning By-law, 1993, No. 12000", as amended, as follows:

- (a) The minimum side yard (east) setback is reduced from 14 metres (46 ft.) to 8.0 metres (26 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. 7916-0361-00 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.R17-2164

Carried

Development Permit No. 7916-0361-00

2197, 2199, 2201 - 148 Street and 14601 - 20 Avenue

To permit the development of an indoor Soccer Training Facility at the South Surrey Athletic Park.

Authorized to draft: December 5, 2016

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

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

That the Mayor and Clerk be authorized to execute Development Permit No. 7916-0361-00.

RES.R17-2165

Carried

I. CLERKS REPORT

J. OTHER BUSINESS

K. ADJOURNMENT

It was

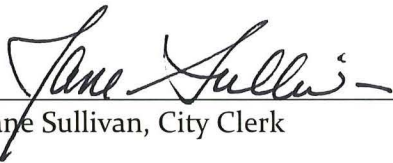
Moved by Councillor Gill
Seconded by Councillor Hayne
That the July 10, 2017 Regular Council - Land

Use meeting be adjourned.
RES.R17-2166

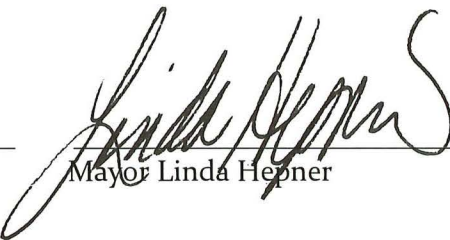
Carried

The Regular Council - Land Use meeting adjourned at 5:54 p.m.

Certified correct:



Jane Sullivan, City Clerk



Mayor Linda Hepler