

Present:

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

Absent:**Staff Present:**

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

A. ADOPTION OF MINUTES**B. LAND USE APPLICATIONS****COMMERCIAL/INDUSTRIAL/AGRICULTURAL****FLEETWOOD/GUILDFORD**

1. **7917-0394-00**
10060 - 152 Street
Christian Stimson, Alpha Neon Signs / Impact Plaza Holdings Inc.
Development Permit
to permit five (5) fascia signs for an existing supermarket as part of a comprehensive sign design package.

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

It was

Moved by Councillor Gill
Seconded by Councillor Martin
That Council approve Development Permit No.

7917-0394-00, including a comprehensive sign design package, and authorize the Mayor and Clerk to execute the Permit.

RES.R17-2652

Carried

- 2. **7917-0391-00**
15051 - 101 Avenue
Jason Noseworthy, Priority Permits Ltd. / 4239431 Canada Inc.
Director Information: Denis Boulianne, Nathalie Gravel
 Development Permit
to allow on-site signage for a movie theatre in Guildford, as part of a comprehensive sign design package.

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

It was

Moved by Councillor Gill
 Seconded by Councillor Martin
 That Council approve Development Permit

No. 7917-0391-00 for a comprehensive sign design package and authorize the Mayor and Clerk to execute the Permit.

RES.R17-2653

Carried

SOUTH SURREY

- 3. **7917-0048-00**
3221 - 140 Street
Rosa Salcido, Vivid Green Architecture / HSL Properties Inc.
 Development Permit
to permit the development of a two-story addition to an existing 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 Martin
 That Council refer the Application No.

7917 0048-00 back to staff to work with the applicant to meet minimum landscaping and buffering requirements referenced in the Official Community Plan, and to achieve a design that is more sensitive to the suburban context of the site.

RES.R17-2654

Carried

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

- 4. **7916-0267-01**
6316 - Sorrel Place
N. & M. Stephens
 Development Variance Permit
to reduce the west front yard setback and east rear yard setback of the RF Zone to permit the retention of an existing detached garage on the 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 Martin
That Council approve Development Variance
 Permit No. 7916-0267-01, varying the following setbacks of the RF Zone, to proceed to
 Public Notification:

- (a) to reduce the minimum front yard setback to an accessory building (detached garage) from 18 metres (60 ft.) to 16.7 metres (55 ft.); and
- (b) to reduce the minimum rear yard setback to an accessory building (detached garage) from 1.8 metres (6 ft.) to 1.2 metres (4 ft.).

RES.R17-2655

Carried

FLEETWOOD/GUILDFORD

- 5. **7917-0218-00**
16219 - 80 Avenue
Mike Helle, Coastland Engineering & Surveying Ltd. / M. & S. Tomasello
 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 Martin
 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 satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (f) registration of a Section 219 Restrictive Covenant for tree preservation on proposed Lot 1.

RES.R17-2656 Carried

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19380" pass its first reading.

RES.R17-2657 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19380" pass its second reading.

RES.R17-2658 Carried

It was then Moved by Councillor Gill
Seconded by Councillor Martin
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19380" be held at the City Hall on
October 23, 2017, at 7:00 p.m.

RES.R17-2659 Carried

6. **7917-0359-00**
8222 - 168A 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 three portables classrooms on the site of an existing elementary school (Coast Meridian 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 Martin
That Council approve Development Variance
 Permit No. 7917-0359-00, varying the Zoning Bylaw 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.R17-2660

Carried

SOUTH SURREY

7. **7917-0322-00**
1739 - 148 Street
Henk Kampman, Thinkspace Architecture Planning Interior Design
The Board of Education 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 H.T. Thrift 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 Martin
That Council approve Development Variance
 Permit No. 7917-0322-00, 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.R17-2661

Carried

**8. 7917-0358-00
1880 - Laronde Drive
Henk Kampman, Thinkspace Architecture Planning Interior Design
Board of School Trustees, School District No. 36 (Surrey)**

Development Variance Permit

to vary the off-street parking requirements to permit the placement of one portable classroom at Laronde 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 Martin

That Council approve Development Variance

Permit No. 7917-0358-00, 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.R17-2662

Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

SOUTH SURREY

**9. 7917-0366-00
3488 - King George Boulevard
Shawn Bouchard, Quadra Homes / Quadra Holdings 2007 Ltd.**

Temporary Use Permit

to permit the development of a temporary real estate sales centre for three proposed 5-storey apartment buildings on the subject site and adjacent properties.

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

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

1. Council approve Temporary Use Permit No. 7917-0366-00 to proceed to Public Notification.
2. 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;
 - (b) submission of a landscaping plan to the specifications and satisfaction of the Planning and Development Department;
 - (c) submission of security to ensure the building is removed and the site is brought into compliance with the Zoning Bylaw following the expiration of the Temporary Use Permit; and
 - (d) Completion of Development Application No. 7915-0255-00, including Final Adoption of OCP Amendment Bylaw No. 19208 and Rezoning Bylaw No. 19209 and issuance of Development Permit No. 7915-0255-00.

RES.R17-2663

Carried**RESIDENTIAL/INSTITUTIONAL****SURREY CITY CENTRE/WHALLEY**

10. **7916-0313-00**
14253, 14263 and 14273 Grosvenor Road
Mike Kompter, Hub Engineering Inc. / 1065207 B.C. Ltd.
Director Information: Pawan Grover, Rampal Sangha, Gurcharan Singh
No Officer Information Filed
Rezoning from RA to RF / Development Variance Permit
to allow subdivision into 9 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 Martin
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. 7916-0313-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 6 metres (20 ft.) for the principal building on proposed Lot 4;
 - (b) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to the principal building face and 4.5 metres (15 ft.) for the deck on proposed Lot 5;
 - (c) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for the deck on proposed Lot 6;
 - (d) to increase the total paved area for a driveway in the RF Zone from 53% to 58% for proposed Lots 4, 6, 7, 8 and 9; and
 - (e) to reduce the minimum east and west side yard setback of the RF Zone from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for the principal building on proposed Lot 1.

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;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (g) registration of a Section 219 Restrictive Covenant to stipulate driveway location on proposed Lot 4 and to require side-accessed garages on proposed Lots 5-9.

RES.R17-2664

Carried

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19381" pass its first reading.
RES.R17-2665 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19381" pass its second reading.
RES.R17-2666 Carried

It was then Moved by Councillor Gill
Seconded by Councillor Martin
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19381" be held at the City Hall on
October 23, 2017, at 7:00 p.m.
RES.R17-2667 Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

NEWTON

11. **7917-0144-00**
8593 - 132 Street
Ravinder Singh, Hook & Ladder Bar Ltd. / S. Singh
New Liquor Primary License
to allow continued liquor service at the Hook & Ladder Pub.

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

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

1. a Public Information Meeting in the form of a Public Hearing be set to solicit opinions from area residents regarding the proposed liquor primary establishment, with the following limitations:
 - (a) the maximum occupant load of 65 persons; and
 - (b) the hours of operation for the liquor primary establishment are Sunday through Thursday from 11:00 a.m. to no later than 1:00 a.m.; and Friday and Saturday from 11:00 a.m. to no later than 2:00 a.m..

2. Council instruct staff to resolve the following issues prior to final issuance:

- (a) execution of a lease agreement with the City to lease the City-owned parking lot located at 8613 - 132 Street and 8599 - 132 Street; and
- (b) execution of a Good Neighbour Agreement with the City.

RES.R17-2668

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That Public Information Meeting in the form of

a Public Hearing be held at the City Hall on October 23, 2017, at 7:00 p.m.

RES.R17-2669

Carried

SURREY CITY CENTRE/WHALLEY

12. **7917-0258-00**

10681 - 135A Street

Ken Woodward / City of Surrey

Development Variance Permit

to reduce the minimum required north side yard setback from 7.5 m (25 ft.) to 3.0 m (9.8 ft.) to permit the placement of a temporary portable building on the site.

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

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That Council approve Development Variance

Permit No. 7917-0258-00, to reduce the minimum required north side yard setback in the C-8 Zone from 7.5 metres (25 ft.) to 3.0 metres (9.8 ft.), to permit the placement of a temporary portable building on the site, to proceed to public notification.

RES.R17-2670

Carried

SOUTH SURREY

13. **7917-0135-00**

3950 - 191 Street

Shauna Johnson, Teck Construction LLP

City of Surrey with the Surrey City Development Corporation (SCDC) as the Beneficial Owner

Development Permit

to permit the development of a 4,540 square metre (48,890 sq.ft.) multi-tenant industrial 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 site is pre-zoned, therefore discussions regarding Metro Vancouver Air Quality permits were not applicable to the site. Staff further advised that registering a restrictive covenant on title regarding air quality test requirements would be appropriate, and has been implemented on similar projects.

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

1. Council authorize staff to draft Development Permit No. 7917-0135-00 generally in accordance with the attached drawings (Appendix III).
2. 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;
 - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
 - (d) registration of a minimum 7.5 metre wide shared access easement with the neighbouring property at 19165 - 39 Avenue.

RES.R17-2671

Carried

It was Moved by Councillor Starchuk
Seconded by Councillor Hayne
That a Restrictive Covenant be registered on the property to ensure that any new business operating on site must not require a Metro Vancouver Air Quality Permit.

RES.R17-2672

Carried

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

14. **7916-0113-00**
19306 - 71 Avenue
Natalie Pullman, Citiwest Consulting Ltd. / C. & R. Wilmot
NCP Amendment from Half-Acre Residential to 6-10 upa (Low Density)
Rezoning from RA to RF-13 / Development Variance Permit
to permit the development of nine (9) lot 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:

1. a Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7916-0113-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RF-13 Zone for a Type I corner lot from 14 metres (46 ft.) to 13.5 metres (44.3 ft.) for proposed Lots 1 and 5;
 - (b) to reduce the minimum rear (south) yard setback of the RF-13 Zone, from 7.5 metres (25 ft.) to 7.0 metres (23 ft.) for 100% of the width of the rear of the principal building for proposed Lots 1 to 5;
 - (c) to reduce the minimum rear (west) yard setback of the RF-13 Zone, from 7.5 metres (25 ft.) to 6.0 metres (20 ft.), for 50% of the width of the rear of the principal building for proposed Lots 6 and 7; and
 - (d) to permit the construction of a front access, side-by-side double garage on a Type I corner lot (proposed Lots 1 and 5) and on a lot with a width less than 13.4 metres (44 ft.) (proposed Lots 2 to 4 and 6 to 9) in the RF-13 Zone.
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 satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) the applicant adequately address the impact of the fill onto adjacent parkland, to the satisfaction of the General Manager, Parks, Recreation and Culture;

- (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (g) registration of a Section 219 restrictive covenant to require minimum double wide (side-by-side) garage dimensions of 6.1 metres (20 ft.) wide by 6.4 metres (21 ft.) deep, as measured from the interior faces of the side walls of the garage, for proposed Lots 1 to 9; and
- (h) registration of a Section 219 No-build restrictive covenant for tree preservation on proposed Lots 6 and 7.

4. Council pass a resolution to amend the East Clayton Neighbourhood Concept Plan (NCP) to redesignate the land from Half-Acre Residential to 6-10 upa (Low Density) when the project is considered for final adoption.

RES.R17-2673

Carried

It was

Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2017, No. 19382" pass its first reading.

RES.R17-2674

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. 19382" pass its second reading.

RES.R17-2675

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. 19382" be held at the City Hall on
 October 23, 2017, at 7:00 p.m.

RES.R17-2676

Carried

SOUTH SURREY

15. **7916-0623-00**
2315, 2323 and 2331- 168 Street
Colin A. Hogan, Focus Architecture Incorporated
City of Surrey / Royale Properties (Grandview) Ltd.
OCP Amendment from Commercial to Urban
Rezoning from RA to CD (based on RM-30 and C-5) / Development Permit
to permit the development of 12 live work units and 28 townhouses.

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

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

1. A Bylaw be introduced to amend the OCP by redesignating the subject site in Development Application No. 7916-0623-00 from Commercial to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. a Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council approve the applicant's request to reduce the amount of required outdoor amenity space from 120 sq.m. (1,292 sq.ft.) to 97 sq.m. (1,044 sq.ft.).
5. Council authorize staff to draft Development Permit No. 7916-0623-00 generally in accordance with the attached drawings (Appendix II).
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, arborist report, 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;
- (g) submission of an acoustical report for the units adjacent to 168 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (h) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
- (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;
- (k) the applicant adequately address the impact of reduced outdoor amenity space; and
- (l) registration of a Section 219 "No-Build" Restrictive Covenant on the portion of the lands proposed for the live-work units to ensure that the dwelling units will be built incorporating the commercial units in accordance with the BC Building Code.

RES.R17-2677

Carried
With Councillor Woods opposed.

It was

Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19383" pass its first reading.

RES.R17-2678

Carried
With Councillor Woods opposed.

The said Bylaw was then read for the second time.

RES.R17-2679 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19383" pass its second reading.
Carried
With Councillor Woods opposed.

RES.R17-2680 It was then Moved by Councillor Gill
Seconded by Councillor Hayne
That the Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19383" be held at the City Hall on October 23, 2017, at 7:00 p.m.
Carried
With Councillor Woods opposed.

RES.R17-2681 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19384" pass its first reading.
Carried
With Councillor Woods opposed.

The said Bylaw was then read for the second time.

RES.R17-2682 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19384" pass its second reading.
Carried
With Councillor Woods opposed.

RES.R17-2683 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. 19384" be held at the City Hall on October 23, 2017, at 7:00 p.m.
Carried
With Councillor Woods opposed.

SURREY CITY CENTRE/WHALLEY

16. 7917-0159-00
10240 City Parkway
Victor Jeon, Weststone Group / Weststone Parkway Property Inc.
OCP Amendment of Figure 16: Central Business District Densities from "7.5 FAR" to "12.25 FAR"

City Centre Plan Amendment from "Mixed-Use 7.5 FAR" to "Mixed-Use 12.25 FAR"
Rezoning from C-8 to CD / Development Permit
to permit the development of an education-focused mixed-use, high-density, high-rise development in the City Centre.

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

Before the motion was put, Mayor Hepner called for a representative of the applicant to speak to Application No. 7917-0159-00.

In response to questions from Council, the applicant advised that the project is a joint venture between Weststone Group and CIBT Group. CIBT Group has already raised \$1 million for construction and a major contractor is involved with the project who will provide their own equity. The applicant is also currently seeking a construction financier with private equity already raised. The applicant is confident that the project will move forward as planned, as there is already interest from students who wish to live in the area and attend the school that will be run from the facility. Construction is anticipated to begin in early 2018.

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

1. a Bylaw be introduced to amend Figure 16: Central Business District Densities of the OCP by redesignating the subject site from "7.5 FAR" to a new Central Business District designation of "12.25 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 rezone the subject site from "Community Commercial Zone (C-8)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council approve the applicant's request to reduce the amount of required outdoor amenity space from 792 sq.m. (8,525 sq.ft.) to 494 sq.m. (5,317 sq.ft.).
5. Council authorize staff to draft Development Permit No. 7917-0159-00 generally in accordance with the attached drawings (Appendix II).
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,

- and the shortfall of parking spaces, are addressed to the satisfaction of the General Manager, Engineering;
- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture,
 - (h) 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 adequately address the impact of reduced outdoor amenity space;
 - (j) registration of a Section 219 Restrictive Covenant to require payment of applicable residential City Centre Amenity Charges and Development Cost Charges should the proposed hotel units ever be converted to residential dwelling units;
 - (k) registration of a Section 219 Restrictive Covenant specifying that, in the event that any or all of the rental residential units within the building are converted to market units, the applicant will fulfill their requirement to provide a cash-in-lieu contribution as per the public art policy.
 - (l) registration of a volumetric lease agreement with the City for the proposed parking spaces located under future 102A Avenue;
 - (m) registration of a volumetric statutory right-of-way to permit public access for vehicles and pedestrians for the north-south lane within the site;
 - (n) the applicant enter into a Housing Agreement with the City for the purposes of providing for dedicated student rental housing within a portion of the proposed development;

- (o) the applicant provide a density bonus amenity contribution in support of the requested increased density to 12.25 FAR (gross), to the satisfaction of the General Manager, Planning and Development Department; and
- (p) the applicant provide a cash-in-lieu contribution to the City's Traffic Management program to offset the deficiency in on-site parking.

8. Council pass a resolution to amend the City Centre Plan to redesignate the subject site from "Mixed-Use 7.5 FAR" into a new City Centre Plan designation of "Mixed-Use 12.25 FAR", as shown in Appendix VI, when the project is considered for final adoption.

RES.R17-2684 Carried

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2017, No. 19388" pass its first reading.

RES.R17-2685 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2017, No. 19388" pass its second reading.

RES.R17-2686 Carried

It was then Moved by Councillor Gill
Seconded by Councillor Martin
That the Public Hearing on "Surrey Official
Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19388" be held
at the City Hall on October 23, 2017, at 7:00 p.m.

RES.R17-2687 Carried

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19389" pass its first reading.

RES.R17-2688 Carried

The said Bylaw was then read for the second time.

RES.R17-2689	It was Amendment Bylaw, 2017, No. 19389"	Moved by Councillor Gill Seconded by Councillor Martin That "Surrey Zoning Bylaw, 1993, No. 12000, pass its second reading. <u>Carried</u>
RES.R17-2690	It was then Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19389"	Moved by Councillor Gill Seconded by Councillor Martin That the Public Hearing on "Surrey Zoning be held at the City Hall on October 23, 2017, at 7:00 p.m. <u>Carried</u>

C. ITEMS REFERRED BACK

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

SOUTH SURREY

1. **7914-0093-00**
19370 – 32 Avenue
Raj Dhami, 1074132 B.C. Ltd.
Director Information: Raj Dhami
Officer Information as at May 2, 2017: Raj Dhami (President, Secretary)
Temporary Use Permit
to permit the continued operation of an unauthorized truck park facility for a period not to exceed 3 years.

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

Before the motion was put, Mayor Hepner called for a representative of the applicant to speak to Application No. 7914-0093-00.

The applicant and their agent provided the following information:

- A feasibility study was recently completed, and the applicant is in the process of preparing a development application to move forward with an IB-3 rezoning in the next few months.
- Since the applicant last came forward to Council in 2016, the applicant has reviewed options for the site with consultants that have been retained. The intent is to develop the property in accordance with the local area plan.
- The applicant was not aware of the previous Temporary Use Permit that was applied to the property in 2014, which was prior to the applicant purchasing the site.

- The present use of the site is the operation of a trucking/logistics company.
- A term shorter than the three year Temporary Use permit extension was not an option provided to the applicant; however, the applicant would consider a shorter extension term.

Council expressed concern regarding the proposed duration of the Temporary Use Permit renewal, and questioned the applicant's commitment to moving forward with a development application in a timely manner.

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

1. Council receive Additional Planning Report No. 7914-0093-00 as information; and
2. The application be denied and bylaw enforcement against the existing illegal non-conforming use on the subject site resume.

RES.R17-2691

Carried

FLEETWOOD/GUILDFORD

2. **7916-0024-02**
8820 - 168 Street
Oleg Verbenkov, Pacific Land Group / Gobind Marg Charitable Trust Society
Development Variance Permit
in order to increase the maximum height of an accessory structure to permit a 33.5-metre (110 ft.) flagpole for a private school located within the ALR.

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 refer Application No. 7916-0024-02
back to staff to continue to work with the applicant, to reduce the proposed height of the flagpole in consultation with the Fleetwood Community Association.

RES.R17-2692

Carried

RESIDENTIAL/INSTITUTIONALSOUTH SURREY

3. **7916-0118-00**
919, 1083, 1109 and 1177 - 168 Street; 1068 No. 99 Highway; 16620 - 12 Avenue
Oleg Verbenkov, Pacific Land Resource Group Inc. / Fergus Creek Homes Ltd.,
et. al.
OCP Amendment from Mixed Employment to Multiple Residential for a portion of the site
LAP Amendment to introduce a new land use designation, to redesignate a portion of the site from Business Park and Commercial/Business Park to Multiple Residential and for changes to the road network.
Rezoning from RA to RM-30 and CD (based on PA-2)
Development Permit / Development Variance Permit
to permit the development of a private school and approximately 391 townhouse units.

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

Before the motion was put, Mayor Hepner called for a representative of the applicant to speak to Application No. 7916-0118-00.

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

- The first phase would include large units and executive suites that would be intended for empty nesters, therefore additional school-age children are not anticipated in the area due to this development. It is anticipated that units will be available for move-in by late 2019 and early 2020.
- The applicant can work with the School District to address school capacity issues.
- By the second phase of the development in 2021 and 2023, it is anticipated that new schools will be completed in the area. The Planning report includes a proposal for a covenant to be registered to ensure that the school has been completed in time for the second phase.

Council requested that the applicant address the following items prior to the Public Hearing:

- Complete a traffic study;
- Provide a rationale for changing the site from mixed employment to residential and what employment opportunities the site would provide;
- Provide additional information regarding the ages of school children expected to live in the development ;

- Explain how the school on site will serve the community and what its capacity will be; and,
- Outline the future plans to develop this area into a community

It was

Moved by Councillor Gill
Seconded by Councillor Hayne
That:

1. Council file Rezoning By-law No. 17115 and close Development Application No. 7909-0169-00.
2. a Bylaw be introduced to amend the Official Community Plan (OCP) by redesignating the properties located at 1083/1109/1177 - 168 Street, 1068 No. 99 Highway and 16620 - 12 Avenue from Mixed Employment to Multiple Residential and a date be set for Public Hearing.
3. 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.
4. a Bylaw be introduced to rezone the properties located at 1083, 1109, 1177-168 Street, 1068 - No. 99 Highway and 16620 - 12 Avenue from "One Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM 30)" and a date be set for Public Hearing.
5. a Bylaw be introduced to rezone the property located at 919 - 168 Street from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
6. Council authorize staff to draft Development Permit (No. 7916-0118-00) for Form and Character, for Hazard Lands, and for Sensitive Ecosystems generally in accordance with the attached drawings (Appendix II) and the reports prepared by Pacific Land Resource Group Inc. and Braun Geotechnical Ltd..
7. Council approve Development Variance Permit No. 7916-0118-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) along 167 Street and the green lane to 4.5 metres (15 ft.), except that Buildings 1, 8, 15 and 16 may be further reduced to 3.0 metres (10 ft.);
 - (b) to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) along 11 Avenue to 4.5 metres (15 ft.);

- (c) to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) along 12 Avenue to 5.5 metres (18 ft.);
 - (d) to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) along the southerly property line to 4.5 metres (15 ft.) for the end units of Buildings 61 and 74;
 - (e) to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) along Highway No.99 to 6.7 metres (22 ft.) for the end unit of Building 21;
 - (f) to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) along the easterly property line to 5.0 metres (16 ft.) for the end unit of Building 16;
 - (g) to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) along the easterly property line to 3.0 metres (10 ft.) for the end unit of Building 15;
 - (h) to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) along the southerly property line to 5.0 metres (16 ft.) for Building 15;
 - (i) to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) along the easterly property line to 5.5 metres (18 ft.) for the end unit of Building 6; and
 - (j) to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) along the northerly property line to 4.5 metres (15 ft.) for the end unit of Building 5.
8. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) approval from the Ministry of Forests, Lands and Natural Resource Operations under the Water Sustainability Act;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

- (f) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (g) resolution of all urban design issues to the satisfaction of the Planning and Development Department, as described in this report;
- (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (i) submission of a park development plan, cost estimate for park works, and securities for the proposed onsite park works to the specifications and satisfaction of the Parks Recreation and Culture Department;
- (j) submission of an acoustical report for the units adjacent to No. 99 Highway and 168 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (k) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture;
- (l) registration of a Section 219 Restrictive Covenant to coordinate the delivery of the proposed private school with the phasing of the townhouse portion of the site as discussed in this report;
- (m) submission of a peer review of the geotechnical reports prepared by Braun Geotechnical Ltd. dated August 31, 2016 and May 2, 2017;
- (n) registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the Development Feasibility Study;
- (o) completion of a P-15 agreement;
- (p) registration of a Section 219 Restrictive Covenant to provide notice to future property owners within 200 metres (660 ft.) of the Agricultural Land Reserve (ALR) boundary that Meridian Golf Course is situated within the (ALR) and may, at some point in the future, engage in farming operations;
- (q) submission of a finalized Ecosystem Development Plan to the satisfaction of the Planning and Development Department; and
- (r) submission of an acceptable hydrological report to maintain existing inflow into the Fergus Watershed Biodiversity Preserve.

9. Council pass a resolution to amend the Highway 99 Corridor Local Area Plan (LAP) to introduce "Multiple Residential" as a new land use designation, to redesignate the properties located at 1083, 1109, 1177-168 Street, 1068 No. 99 Highway and 16620 - 12 Avenue from Business Park and Commercial/Business Park to Multiple Residential, and to adjust the road network for this quadrant, when the project is considered for final adoption.

RES.R17-2693

Carried

With Councillor Woods opposed.

It was

Moved by Councillor Gill

Seconded by Councillor Martin

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

Amendment Bylaw, 2010, No. 17115" be filed.

RES.R17-2694

Carried

With Councillor Woods opposed.

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "Surrey Official Community Plan Bylaw,

2013, No. 18020, Amendment Bylaw, 2017, No. 19385" pass its first reading.

RES.R17-2695

Carried

With Councillor Woods opposed.

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "Surrey Official Community Plan Bylaw,

2013, No. 18020, Amendment Bylaw, 2017, No. 19385" pass its second reading.

RES.R17-2696

Carried

With Councillor Woods opposed.

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. 19385" be held at the City Hall on October 23, 2017, at 7:00 p.m.

RES.R17-2697

Carried

With Councillor Woods opposed.

It was

Moved by Councillor Gill

Seconded by Councillor Martin

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

Amendment Bylaw, 2017, No. 19386" pass its first reading.

RES.R17-2698

Carried

With Councillor Woods opposed.

The said Bylaw was then read for the second time.

G. NOTICE OF MOTION

H. BYLAWS AND PERMITS

BYLAWS

- 1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18864"
7915-0262-00 – Kanwaljeet Mann
c/o Hub Engineering Inc. (Mike Kompter)
RA to RF-13 - 17235 – 2 Avenue - to subdivide into 2 single family lots.

Approved by Council: September 12, 2016

- * Planning and Development advise (see memorandum dated September 27, 2017, in back-up) that it is in order for Council to pass a resolution amending the Douglas NCP to re-designate the land from "Urban Single Family (6 u.p.a.)" to "Single Family Residential Flex (6-14.5 u.p.a.)"

It was Moved by Councillor Gill
 Seconded by Councillor Villeneuve
 That Council amend Douglas NCP to
 re-designate the land from "Urban Single Family (6 u.p.a.)" to "Single Family Residential Flex (6-14.5 u.p.a.)"

RES.R17-2704

Carried

It was Moved by Councillor Gill
 Seconded by Councillor Villeneuve
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2016, No. 18864" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R17-2705

Carried

- 2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18477"
7913-0210-00 – City View Homes Ltd.
c/o Mainland Engineering Design Corporation (Rajeev Mangla)
RF to RF-12 - 12424 – 80 Avenue - to subdivide into 4 small single family lots.

Note: Change in ownership and Agent

Approved by Council: June 29, 2015

RES.R17-2706	It was Amendment Bylaw, 2015, No. 18477" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.	Moved by Councillor Gill Seconded by Councillor Villeneuve That "Surrey Zoning Bylaw, 1993, No. 12000,
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Carried

3. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2016, No. 18889"
7916-0200-00 - Qualico Development (Vancouver) Inc.
c/o Hub Engineering Inc. (Mike Kompter)
To redesignate the property at 17443 - 100 Avenue from Suburban to Urban.
- Note:** Change in ownership

Approved by Council: October 3, 2016

RES.R17-2707	It was 2013, No. 18020, Amendment Bylaw, 2016, No. 18889" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.	Moved by Councillor Gill Seconded by Councillor Villeneuve That "Surrey Official Community Plan Bylaw,
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Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18890"
RA to RF - 17443 - 100 Avenue - to subdivide into 5 single family lots.

Approved by Council: October 3, 2016

RES.R17-2708	It was Amendment Bylaw, 2016, No. 18890" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.	Moved by Councillor Gill Seconded by Councillor Villeneuve That "Surrey Zoning Bylaw, 1993, No. 12000,
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Carried

4. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2016, No. 18892"
7916-0197-00 - Qualico Development (Vancouver) Inc.
c/o Hub Engineering Inc. (Mike Kompter)
To redesignate the site at 17373 and 17395 - 100 Avenue from Suburban to Urban.
- Note:** Change in ownership

Approved by Council: October 3, 2016

It was Moved by Councillor Gill
 Seconded by Councillor Villeneuve
 That "Surrey Official Community Plan Bylaw,
 2013, No. 18020, Amendment Bylaw, 2016, No. 18892" be finally adopted, signed by the
 Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R17-2709 Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18893"
 RA to RF - 17373 and 17395 - 100 Avenue - to subdivide into 11 single family lots.

Approved by Council: October 3, 2016

It was Moved by Councillor Gill
 Seconded by Councillor Villeneuve
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2016, No. 18893" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
 RES.R17-2710 Carried

BYLAWS WITH PERMITS

- 5. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2016,
 No. 19064"
 7916-0022-00 - Logos Investments Inc.
 c/o Aplin & Martin Consultants Inc. (Anya Paskovic)
 To redesignate a portion of the site at 16679 - 16 Avenue from Suburban to Urban.

Approved by Council: December 19, 2016

- * Planning and Development advise (see memorandum dated September 26, 2017, in
 back-up) that it is in order for Council to pass a resolution amending the Sunnyside
 Heights NCP to re-designate a portion of the site from "Suburban Transitional (2-4
 u.p.a.)" and "Cluster Residential (6-10 u.p.a.)" to "Low Density Residential (6-10)
 u.p.a.)" as well as to allow for changes to the road network and relocation of drainage
 swales along 16A Avenue.

It was Moved by Councillor Gill
 Seconded by Councillor Villeneuve
 That Council amend Sunnyside Heights NCP to
 re-designate a portion of the site from "Suburban Transitional (2-4 u.p.a.)" and
 "Cluster Residential (6-10 u.p.a.)" to "Low Density Residential (6-10) u.p.a.)" as well as
 to allow for changes to the road network and relocation of drainage swales along
 16A Avenue.
 RES.R17-2711 Carried
 With Councillor Woods opposed.

It was Moved by Councillor Gill
Seconded by Councillor Villeneuve
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2016, No. 19064" be finally adopted, signed by the
Mayor and Clerk, and sealed with the Corporate Seal.
RES.R17-2712 Carried
With Councillor Woods opposed.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 19065"
RA to RF-13 – Portion of 16653 and 16679 – 16 Avenue - to subdivide into 12 single
family lots.

Approved by Council: December 19, 2016

It was Moved by Councillor Gill
Seconded by Councillor Villeneuve
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 19065" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
RES.R17-2713 Carried
With Councillor Woods opposed.

Development Permit No. 7916-0022-00

16653 and 16679 – 16 Avenue

To permit subdivision into 12 single family lots and one remainder parcel.

Authorized to draft: December 19, 2016

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

It was Moved by Councillor Gill
Seconded by Councillor Villeneuve
That the Mayor and Clerk be authorized to
execute Development Permit No. 7916-0022-00.
RES.R17-2714 Carried
With Councillor Woods opposed.

6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18519"
7915-0051-00 - Clayton 21 Land Corporation
c/o Hub Engineering Inc. (Mike Kompter)
RA to RF-10 and RF-12 – 19436 – 71 Avenue and 7019 – 194A Street - to develop 21 single
family lots.

Approved by Council: September 14, 2015

* Planning and Development advise (see memorandum dated September 27, 2017 in back-up) that it is in order for Council to pass a resolution amending East Clayton Neighbourhood Concept Plan (NCP) to redesignate the lands from Half-Acre Residential to 10 – 15 upa (Medium Density)

It was Moved by Councillor Gill
Seconded by Councillor Villeneuve
That Council amend East Clayton Neighbourhood Concept Plan (NCP) to redesignate the lands from Half-Acre Residential to 10 – 15 upa (Medium Density).

RES.R17-2715 Carried

It was Moved by Councillor Gill
Seconded by Councillor Villeneuve
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18519" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R17-2716 Carried

Development Variance Permit No. 7915-0051-00

19436 – 71 Avenue and 7019 – 194A Street

To reduce the minimum lot width for proposed lots 17 to 20 from 12 metres (39 ft.) to 11.8 metres (38.5 ft.).

Supported by Council: September 28, 2015

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

- (a) In Section K of Part 17A "Single Family Residential (12) Zone (RF-12)", the minimum lot width for proposed Lots 17 to 20 is reduced from 12 metres (39 ft.) to 11.8 metres (38.5 ft.).

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

It was Moved by Councillor Gill
Seconded by Councillor Villeneuve
That Development Variance Permit No. 7915-0051-00 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.R17-2717 Carried

- 7. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18746" 7915-0414-00 – 1049471 B.C. Ltd. (Director Information: Avtar and Amrik Gill) c/o WG Architecture (Wojciech Grzybowior) RF to CD – 5933 and 5943 – 177B Street - to develop 18 townhouse units

Note: Change in Director Information

Approved by Council: May 30, 2016

* Planning and Development advise (see memorandum dated September 27, 2017 in back-up) that a minor modification is required to the Yards and Setback section of Bylaw No. 18746. It does not affect use or density and therefore does not require a further Public Hearing.

RES.R17-2718 It was Moved by Councillor Gill
Seconded by Councillor Villeneuve
That Council rescind Third Reading of "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18746" granted by Resolution R16-1218 at the June 13, 2016 Regular Council – Public Hearing Meeting.
Carried

RES.R17-2719 It was Moved by Councillor Gill
Seconded by Councillor Villeneuve
That Council amend Section F 2 of "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18746" by deleting "0.6 metres (2 ft.)", for the allowable encroachment of roof overhangs above bay or boxed windows in the required setback, and replacing with "0.76 metres (2.5 ft.)."
Carried

RES.R17-2720 It was Moved by Councillor Gill
Seconded by Councillor Villeneuve
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18746" pass its third reading, as amended.
Carried

RES.R17-2721 It was Moved by Councillor Gill
Seconded by Councillor Villeneuve
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18746" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Carried

Development Permit No. 7915-0414-00
5933 and 5943 – 177B Street
To permit the development 18 townhouse units.

Authorized to draft: May 30, 2016

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

It was Moved by Councillor Gill
 Seconded by Councillor Villeneuve
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7915-0414-00.
 RES.R17-2722 Carried

8. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19301"
 7917-0162-00 - KGS Holdings Ltd. and City of Surrey
 c/o PCI Developments Corp. (Brad Howard)
 CD By-law No. 17954 to CD - 9808, 9868 and 9900 King George Boulevard,
 9889 - 137 Street, 13677 - 98B Avenue and 13701 Fraser Highway - to allow Phase 2
 of a mixed-use development with a 2-storey stand-alone restaurant, 1-storey retail
 podium, 15-storey office building and 2 residential towers (40-storey and 29-storey)
 containing a total of 734 dwelling units above ground floor commercial space.

Approved by Council: June 12, 2017

It was Moved by Councillor Gill
 Seconded by Councillor Villeneuve
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2017, No. 19301" be finally adopted, signed by the Mayor and Clerk,
 and sealed with the Corporate Seal.
 RES.R17-2723 Carried

Development Permit No. 7917-0162-00

9808, 9868 and 9900 King George Boulevard, 9889 - 137 Street, 13677 - 98B Avenue
 and 13701 Fraser Highway

To allow Phase 2 of a mixed-use development with a 2-storey stand-alone restaurant,
 1-storey retail podium, 15-storey office building and 2 residential towers (40-storey and
 29-storey) containing a total of 734 dwelling units above ground floor commercial
 space

Authorized to draft: June 12, 2017

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

It was Moved by Councillor Gill
 Seconded by Councillor Villeneuve
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7917-0162-00.
 RES.R17-2724 Carried

9. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017,
 No. 19243"
 7916-0685-00 - 0763405 B.C. Ltd. (Director information: Brian Regehr)
 c/o WestStone Group (Victor Jeon)

To redesignate the site at 12661 – 110 Avenue from Commercial and Mixed Employment to Multiple Residential and insert the subject site into "Table 7a: Land Use Designation Exceptions".

Note: Change in ownership

Approved by Council: May 8, 2017

* At the May 29, 2017 Regular Council – Public Hearing Council expressed concern regarding the amount of indoor amenity space proposed for the project and requested that the applicant consider increasing the indoor amenity space. Planning and Development advise (see memorandum dated September 28, 2017 in back-up) that the applicant (WestStone) has proposed two (2) amenity buildings within the outdoor courtyards of each site, accounting for an additional 325 square metres (3,500 sq. ft.) of indoor amenity space. In total, the applicant now proposes 947 square metres (10,195 sq.ft.) of indoor amenity space for the proposed mixed-use development, which is more than the 622 square metres (7,500 sq. ft.) of indoor amenity space originally proposed, but still less than the 1,542 square metres (16,600 sq. ft.) of indoor amenity space required under the Zoning Bylaw. The applicant will provide a monetary contribution of \$237,600 to address the remaining indoor amenity space shortfall of 595 square metres (6,400 sq. ft.), in accordance with Council policy.

* Planning and Development advise that it is in order for Council. Pass a resolution to amend the South Westminster Neighbourhood Concept Plan to redesignate the subject site from Highway Commercial to Transit-Oriented Urban Village

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Council amend the South Westminster
 Neighbourhood Concept Plan to redesignate the subject site from Highway
 Commercial to Transit-Oriented Urban Village.

RES.R17-2725

Carried

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Official Community Plan Bylaw,
 2013, No. 18020, Amendment Bylaw, 2017, No. 19243" be finally adopted, signed by the
 Mayor and Clerk, and sealed with the Corporate Seal.

RES.R17-2726

Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19257"
 CD (By-law No. 11076) to CD – 12661 – 110 Avenue - to develop four 6-storey buildings
 containing 514 apartment units and ground floor retail space.

Approved by Council: May 8, 2017

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19257" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R17-2727

Carried

Development Variance Permit No. 7916-0685-00

12661 – 110 Avenue

To reduce the minimum setback distance for a "Channelized Class A Stream" at the
northwest corner of the site in order to permit a mixed-use retail and multiple unit
residential development.

Supported by Council: September 11, 2017

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

- (a) In the table in Section B.1 of Part 7A Streamside Protection, the minimum
required distance from top-of-bank of a "Class A Channelized Stream" is
reduced from 25 metres (82 ft.) to a minimum of 10.0 metres (33 ft.).

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

It was Moved by Councillor Gill
Seconded by Councillor Martin
That Development Variance Permit No.
7916-0685-00 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.R17-2728

Carried

Development Permit No. 7916-0685-00

12661 – 110 Avenue

To permit a mixed-use retail and multiple unit residential development

Authorized to draft: May 8, 2017

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

It was Moved by Councillor Gill
Seconded by Councillor Martin
That the Mayor and Clerk be authorized to
execute Development Permit No. 7916-0685-00.

RES.R17-2729

Carried

PERMIT APPROVALS

10. **Development Variance Permit No. 7917-0113-00**

Karmjit and Parvir Sanghera
c/o Parvir Sanghera
6596 Swanson Place

To reduce the minimum setback distance for a "Channelized Class B Stream to facilitate the construction of a new single family dwelling.

Supported by Council: June 12, 2017

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

- (a) In the table in Section B.1 of Part 7A "Streamside Protection", the minimum distance from top of bank for a "Channelized Class B Stream" is reduced from 15 metres (50 ft.) to 4.8 metres (16 ft.).

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

It was

Moved by Councillor Gill
Seconded by Councillor Martin
That Development Variance Permit No. 7917-0113-00 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.R17-2730

Carried

Development Permit No. 7917-0113-00

6596 Swanson Place

To permit the reduction of the minimum streamside setback from a watercourse to facilitate the construction of a single family dwelling.

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 Martin
That the Mayor and Clerk be authorized to execute Development Permit No. 7917-0113-00.

RES.R17-2731

Carried

11. **Temporary Use Permit No. 7916-0017-00**
 St. Nicolae Romanian Orthodox Church Inc.
 c/o St. Nicolae Orthodox Church (Cornelieu Dragomir)
 8697 Harvie Road
 To permit an existing parking lot associated with a church on an adjacent lot to remain on the subject lot for a period not to exceed three (3) years.

Supported by Council: July 25, 2016

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

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That the Mayor and Clerk be authorized to
 execute Temporary Use Permit No. 7916-0017-00.

RES.R17-2732

Carried

BYLAWS WITH PERMITS (CONT.)

12. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19102"
 7916-0413-00 – 1075137 B.C. Ltd. (Director Information: Sikander Basraon)
 c/o Sikander Basraon
 RA to CD – 1980 – 164 Street, Portions of 1906, 1946, and 1960 – 164 Street and 16460 – 20 Avenue - to develop 183 townhouse units.

Note: Change in ownership

Approved by Council: January 16, 2017

- * Planning and Development advise (see memorandum dated September 28, 2017, in back-up) that it is in order for Council to pass a resolution amending the Sunnyside Heights Neighbourhood Concept Plan (NCP) to allow for a change in the location of a proposed flex road (19 Avenue) and the deletion of the proposed cul-de-sac from the site.

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That Council amend Sunnyside Heights
 Neighbourhood Concept Plan (NCP) to allow for a change in the location of a
 proposed flex road (19 Avenue) and the deletion of the proposed cul-de-sac from the
 site

RES.R17-2733

Carried

With Councillor Woods opposed.

* Planning and Development advise (see memorandum dated September 28, 2017 in back-up) that a modification is required to Bylaw No. 19102 by amending Section F.

RES.R17-2734 It was Moved by Councillor Gill
Seconded by Councillor Martin
That Council rescind Third Reading of "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19102" granted by Resolution R17-390 at the February 6, 2017 Regular Council – Public Hearing Meeting.
Carried
With Councillor Woods opposed.

It was Moved by Councillor Gill
Seconded by Councillor Martin
That Council amend Section F, Yards and Setbacks of "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19102" by inserting F.2 as follows:

"2. Notwithstanding Section F.1, building projections on the second and third storeys of ground-oriented multiple unit residential buildings may encroach into the required setbacks, to a maximum of 0.6 metres [2 ft.], provided that the projections shall not exceed a total of 2.4 metres [8 ft.] in horizontal length along any exterior wall."

RES.R17-2735 Carried
With Councillor Woods opposed.

RES.R17-2736 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19102" pass its third reading, as amended.
Carried
With Councillor Woods opposed.

RES.R17-2737 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19102" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Carried
With Councillor Woods opposed.

Development Permit No. 7916-0413-00

1980 – 164 Street, Portions of 1906, 1946, and 1960 – 164 Street and 16460 - 20 Avenue
To develop 183 a townhouse unit townhouse complex.

Authorized to draft: January 16, 2017

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

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7916-0413-00 .
 RES.R17-2738 Carried
 With Councillor Woods opposed.

13. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19133"
 7915-0365-00 – Kekinow Native Housing Society
 c/o Patrick R. Stewart Architect (Patrick Stewart)
 RM-15 to CD – 7561 – 140 Street - to develop one 3-storey and two 4-storey apartment
 buildings with 176 affordable rental units.

Approved by Council: February 6, 2017

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2017, No. 19133" be finally adopted, signed by the Mayor and Clerk,
 and sealed with the Corporate Seal.
 RES.R17-2739 Carried

"The Kekinow Native Housing Society Housing Agreement, Authorization Bylaw, 2017,
 No. 19134"
 To regulate the tenure of affordable rental housing operated by a non-profit
 organization in one 3-storey and two 4-storey apartment buildings at 7561-140 Street.

Approved by Council: February 6, 2017

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "The Kekinow Native Housing Society
 Housing Agreement, Authorization Bylaw, 2017, No. 19134" be finally adopted, signed
 by the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R17-2740 Carried

Development Permit No. 7915-0365-00

7561 – 140 Street

To permit the development of three, three – and four-storey apartment buildings for
 affordable, non-market housing.

Authorized to draft: February 6, 2017

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

It was Moved by Councillor Gill
Seconded by Councillor Martin
That the Mayor and Clerk be authorized to
execute Development Permit No. 7915-0365-00.
RES.R17-2741 Carried

I. CLERKS REPORT


J. OTHER BUSINESS

K. ADJOURNMENT

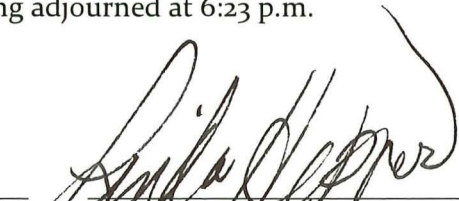
It was Moved by Councillor Gill
Seconded by Councillor Steele
That the October 2, 2017 Regular Council - Land
Use meeting be adjourned.
RES.R17-2742 Carried

The Regular Council - Land Use meeting adjourned at 6:23 p.m.

Certified correct:



Jane Sullivan, City Clerk



Mayor Linda Hepner