

Present:

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

Absent:

Councillor Starchuk

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

NEWTON

1. **7916-0676-00**
14901 - 64 Avenue
Peter Joyce, City of Surrey - Civic Facilities / City of Surrey
Development Permit / Development Variance Permit
to permit the development of a new Surrey Fire Service Training 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 Hayne
That:

1. Council authorize staff to draft Development Permit No. 7916-0676-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7916-0676-00, to reduce the minimum setback distance from the top-of-bank of a Natural Class A Stream in Part 7A of Zoning By-law No. 12000 from 30 metres (100 ft.) to 16 metres (52 ft.), measured from the top-of-bank, to proceed to Public Notification.

3. Council instruct staff to resolve the following issues prior to approval:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) registration of a combination Statutory Right-of-Way / Section 219 Restrictive Covenant for Sensitive Ecosystem Protection;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

RES.R17-2799

Carried**SOUTH SURREY**

2. **7917-0352-00**
1620 – 192 Street
G. Wutzke / A Rocha Canada Conservation Foundation
 Development Variance Permit
to reduce the minimum front and side (west) yard setbacks for the construction of an accessory structure.

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

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

That Council approve Development Variance

Permit No. 7917-0352-00, varying the following, to proceed to Public Notification:

- (a) to reduce the minimum front (south) yard setback for an accessory structure in the "General Agricultural Zone (A-1)" from 30 metres (100 ft.) to 5 metres (16.5 ft.); and
- (b) to reduce the minimum side (west) yard setback for an accessory structure in the "General Agricultural Zone (A-1)" from 15 metres (50 ft.) to 10 metres (33 ft.).

RES.R17-2800

Carried

CLOVERDALE/CLAYTON

3. **7916-0646-00**
5285 - 168 Street
J. Paul & J. Paul
Development Permit / Development Variance Permit
to reduce the minimum streamside protection setback to allow construction of a new single family dwelling and to reduce the minimum south side yard setback for a farm accessory building to permit a new farm building (storage barn).

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 authorize staff to draft Sensitive Ecosystems (Streamside Areas) Development Permit No. 7916-0646-00 generally in accordance with the attached drawing (Appendix V).
2. Council approve Development Variance Permit No. 7916-0646-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum streamside setback area under Part 7A Streamside Protection of the Zoning By-law No. 12000, as measured from top-of-bank, for the east Class A/O (intermittent red-coded) watercourse/ditch from 10 metres (33 ft.) to 6.5 metres (21 ft.);
 - (b) to reduce the minimum streamside setback area under Part 7A Streamside Protection of the Zoning By-law No. 12000, as measured from top-of-bank, for the north Class A/O (intermittent red-coded) watercourse/ditch from 10 metres (33 ft.) to 5.8 metres (19 ft.); and
 - (c) to reduce the minimum south side yard setback of the A-1 Zone from 15 metres (50 ft.) to 10.6 metres (35 ft.) for a farm building (storage barn).
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a finalized landscaping plan and landscaping cost estimate for the proposed riparian fencing and additional riparian planting, to the satisfaction of the General Manager, Parks, Recreation & Culture; and

- (c) registration of a combined Statutory Right-of-Way/Restrictive Covenant on the proposed streamside protection areas for drainage access.

RES.R17-2801

Carried

NEWTON

- 4. **7917-0200-00**
7969 – 148 Street
S. Vernon & R. Vernon
 Temporary Use Permit
to allow the continued operation of an unauthorized outdoor recreational vehicle storage facility, for a period not to exceed three (3) years.

The General Manager, Planning & Development was recommending that the application be denied.

Mayor Hepner called three times for the applicant to speak to the denial. There was no response.

It was

Moved by Councillor Gill
 Seconded by Councillor Martin
 That Application 7917-0200-00 be denied.
Carried

RES.R17-2802

RESIDENTIAL/INSTITUTIONAL

FLEETWOOD/GUILDFORD

- 5. **7917-0433-00**
7851, 7857, 7865 and 7869 – 167 Street
J. Mehta / J. Mehta et al
 Development Variance Permit
to reduce the minimum streamside setback from a Class B Natural Stream, as measured from top-of-bank, to construct a single family dwelling on each of the four (4) existing 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 Council approve Development Variance Permit No. 7917-0433-00, to reduce the minimum setback area for a "Natural Class B Stream", as measured from the top-of-bank, from 15 metres (50 ft.) to 5 metres (16.5 ft.), to proceed to Public Notification.

RES.R17-2803

Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

FLEETWOOD/GUILDFORD

6. **7916-0073-00**
16022 - 103 Avenue
Rajeev Mangla, Mainland Engineering Corp. / P. Ahmed, R. Pervaiz
OCP Amendment of a portion from Suburban to Urban
Rezoning from A-1 to CD based on (RH-G) and RF
Development Permit / Development Variance Permit
to allow subdivision into 3 Urban and 2 Suburban single family lots and 1 park lot for streamside protection

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 amend the OCP by re-designating a portion of the subject site from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. a Bylaw be introduced to rezone the portion of the subject site shown as Block A on the Survey Plan attached in Appendix I from "General Agriculture Zone (A-1)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
4. a Bylaw to be introduced to rezone the portion of the subject site shown as Block B on the Survey Plan attached in Appendix I from "General Agriculture Zone (A-1)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
5. Council authorize staff to draft Development Permit No. 7916-0073-00 for Hazard Lands and Sensitive Ecosystems.
6. Council approve Development Variance Permit No. 7916-0073-00, to reduce the minimum required streamside setback area for a "Natural Class A Stream", measured from top of bank, from 30 metres (98 ft.) to a minimum of 7.8 metres (26 ft.), to proceed to Public Notification.

7. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) demolition of existing buildings and structures 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;
 - (f) completion of a P-15 agreement for the installation, monitoring and maintenance of replantings in the conveyed riparian area;
 - (g) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (h) registration of a Section 219 Restrictive Covenant for "no build" on portions of proposed Lots 1-5 for the purposed of tree protection; and
 - (i) the applicant satisfy the deficiency in tree replacement on the site to the satisfaction of the Planning and Development Department.

RES.R17-2804

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19391" pass its first reading.

RES.R17-2805

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. 19391" pass its second reading.

RES.R17-2806

Carried

It was then
Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19391" be held at the City Hall on November 6, 2017, at 7:00 p.m.

RES.R17-2807

Moved by Councillor Gill
Seconded by Councillor Martin
That the Public Hearing on "Surrey Official
Carried

It was
Amendment Bylaw, 2017, No. 19392" pass its first reading.

RES.R17-2808

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

The said Bylaw was then read for the second time.

It was
Amendment Bylaw, 2017, No. 19392" pass its second reading.

RES.R17-2809

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

It was then
Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19392" be held at the City Hall on November 6, 2017, at 7:00 p.m.

RES.R17-2810

Moved by Councillor Gill
Seconded by Councillor Martin
That the Public Hearing on "Surrey Zoning
Carried

It was
Amendment Bylaw, 2017, No. 19393" pass its first reading.

RES.R17-2811

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

The said Bylaw was then read for the second time.

It was
Amendment Bylaw, 2017, No. 19393" pass its second reading.

RES.R17-2812

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

It was then
Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19393" be held at the City Hall on November 6, 2017, at 7:00 p.m.

RES.R17-2813

Moved by Councillor Gill
Seconded by Councillor Martin
That the Public Hearing on "Surrey Zoning
Carried

SOUTH SURREY

7. **7916-0681-00**
3230 - 192 Street (3294 - 192 Street); 19317 - 32 Avenue
Anya Paskovic, Aplin & Martin Consultants Ltd. / Gweb Holdings Ltd., City of Surrey
Rezoning from A-2 to IB-1 and IB-2 / General Development Permit
to permit the development of four industrial 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 a portion of the subject site from "Intensive Agriculture Zone (A-2)" to "Business Park 1 Zone (IB-1)" shown as Block A on the attached survey plan, and a portion of the subject site to "Business Park 2 Zone (IB-2)" shown as Block B on the attached survey plan, and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7916-0681-00 generally in accordance with the attached drawings (Appendix V).
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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) submission of a lot grading plan to the satisfaction of the Planning and Development Department;
 - (f) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture;

- (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (h) registration of a Section 219 Restrictive Covenant to prohibit any use that requires a Metro Vancouver air quality permit from locating on the site; and
- (i) registration of a Section 219 Restrictive Covenant on Lot 3 to prohibit any outdoor storage uses within 80 metres of 32 Avenue.

RES.R17-2814

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

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

Amendment Bylaw, 2017, No. 19394" pass its first reading.

RES.R17-2815

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. 19394" pass its second reading.

RES.R17-2816

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. 19394" be held at the City Hall on November 6, 2017, at 7:00 p.m.

RES.R17-2817

Carried**RESIDENTIAL/INSTITUTIONAL****NEWTON**

8. **7917-0328-00**
14650 – 60 Avenue
Fahad Abrahani, H.Y. Engineering Ltd. / M. Samra, A. Samra
 Rezoning from RA to RF-10
to allow subdivision into 2 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 Martin
 That:

1. a Bylaw be introduced to rezone the subject side from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)" 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 an acceptable tree survey and a statement regarding tree preservation;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

RES.R17-2818

Carried

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2017, No. 19395" pass its first reading.

RES.R17-2819

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. 19395" pass its second reading.

RES.R17-2820

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. 19395" be held at the City
 Hall on November 6, 2017, at 7:00 p.m.

RES.R17-2821

Carried

SOUTH SURREY

9. 7916-0115-00
2848 - 164 Street
Clarence Arychuk, WSP Canada Inc. / 1037015 B.C. Ltd.
Director Information: Norman Porter, Sean Seyler, Charles Westgard
Officer Information as at May 20, 2016: Norman Porter (Treasurer)
Sean Seyler (Vice President), Charles Westgard (President, Secretary)
NCP Amendment to introduce a new land use designation [Single Detached (3 4upa)]
Rezoning from RA to CD (based on RH-G)
to allow subdivision into 4 suburban single family lots.

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

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

1. Planning Report 7916-0115-00 be received as information; and
2. the applicant provide a reduced cash-in-lieu of open space associated with the proposed gross density type lots, from 15% to 10%.

RES.R17-2822

Carried
With Councillor Woods opposed.

COMMERCIAL/INDUSTRIAL/AGRICULTURALFLEETWOOD/GUILDFORD

10. 7916-0067-00
17750, 17770 and 17780 Daly Road
Marco Ciriello, Lo Studio Architecture / Solid Rock Holdings Inc.,
G. Steunenberg, B. Steunenberg
Development Permit / Development Variance Permit
to permit the development of an industrial building on a portion of 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:

1. Council authorize staff to draft Form and Character and Hazard Lands Development Permit No. 7916-0067-00 generally in accordance with the attached drawings (Appendix II).

2. Council approve Development Variance Permit No. 7916-0067-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum south side yard setback of the IL Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.); and
 - (b) to reduce the minimum rear (east) yard setback of the IL Zone from 7.5 metres (25 ft.) to 0 metre (0 ft.).

3. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) input 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 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) completion of corresponding Development Application No. 7915-0166-00 proposing an OCP amendment, rezoning, and subdivision of the subject site to facilitate the proposed development;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) registration of a Section 219 "no-build" Restrictive Covenant and corresponding access easement, along with payment of financial securities, to ensure the installation and maintenance of a landscaped buffer on proposed Lot 3 of the 3-lot subdivision under corresponding Development Application No. 7915-0166-00; and
 - (i) Registration of a shared access easement for driveway access and encroachment of parking spaces between proposed Lots 1 and 2 of the 3-lot subdivision under corresponding Development Application No. 7915-0166-00.

RES.R17-2823

Carried

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

11. **7917-0170-00**
12780 – 110 Avenue; 12737 Old Yale Road
Trevor Massey, Lark Projects (2004) Ltd. / City of Surrey
NCP Amendment of a portion from Retail / Residential and Multiple Residential to Institutional and Parks & Open Spaces
Rezoning of a portion from IL-1 to CD and RF
Development Permit / Development Variance Permit
to permit the development of the North Surrey Sport & Ice Complex.

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 portion of the subject site as shown as Block A on the Survey Plan attached in Appendix I from "Light Impact Industrial 1 Zone (IL-1)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. a Bylaw be introduced to rezone the portion of the subject site as shown as Block B on the Survey Plan attached in Appendix I from "Light Impact Industrial 1 Zone (IL-1)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
3. Council authorize staff to draft Development Permit No. 7917-0170-00, for Form and Character, Sensitive Ecosystems and Hazard Lands generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7917-0170-00, to vary Part 7A of Zoning By-law No. 12000 to reduce the minimum setback distance from the top-of-bank of a 'Class A Channelized Stream' from 25 metres (82 ft.) to 4.0 metres (13 ft.) along the north property line, 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 General Manager, Parks, Recreation and Culture;
- (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the General Manager, Parks, Recreation and Culture; and
- (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

6. Council pass a resolution to amend the South Westminster Neighbourhood Concept Plan to redesignate a portion of the subject site from Retail / Residential and Multiple Residential to Institutional and Parks & Open Spaces when the project is considered for final adoption.

RES.R17-2824 Carried

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19396" pass its first reading.

RES.R17-2825 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. 19396" pass its second reading.

RES.R17-2826 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. 19396" be held at the City
Hall on November 6, 2017, at 7:00 p.m.

RES.R17-2827 Carried

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19397" pass its first reading.

RES.R17-2828 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. 19397" pass its second reading.
RES.R17-2829 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. 19397" be held at the City
Hall on November 6, 2017, at 7:00 p.m.
RES.R17-2830 Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

SOUTH SURREY

12. 7917-0171-00
3050 King George Boulevard
Christopher Wright, Wright Construction Ltd. / CRJ Holdings Ltd.
Development Permit / Development Variance Permit
to allow for exterior renovations to an existing automotive dealership.

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 refer the application back to
staff to work with the applicant to meet the minimum landscaping and buffering
requirements, and to achieve a free-standing sign design that would meet the
Form and Character Development Permit Guidelines in the Official Community
Plan, and the height requirements of the Sign By-law.
RES.R17-2831 Carried

RESIDENTIAL/INSTITUTIONAL

SOUTH SURREY

13. 7916-0286-00
2619, 2641, 2645 and 2649 King George Boulevard; 2594, 2608, 2614 and
2622 - 152 Street
Mark Lesack, Ankenman Associates Architects Inc. / Forge Investments Inc., J. Saran
Rezoning from RF to CD (based on RM-70) / Development Permit
*to permit the development of two 4-storey apartment buildings containing
132 residential units.*

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

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

1. a Bylaw be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7916-0286-00 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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) submission of an acoustical report for the units adjacent to 152 Street and King George Boulevard and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (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; and

(j) the applicant satisfy the deficiency in tree replacement on the site to the satisfaction of the Planning and Development Department.

4. Council pass a resolution to amend King George Highway Corridor Land Use Plan to redesignate the land from "Apartments (45 upa)" to "Apartments (1.5 FAR)" when the project is considered for final adoption.

RES.R17-2832

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

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

Amendment Bylaw, 2017, No. 19398" pass its first reading.

RES.R17-2833

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. 19398" pass its second reading.

RES.R17-2834

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. 19398" be held at the City

Hall on November 6, 2017, at 7:00 p.m.

RES.R17-2835

Carried

C. ITEMS REFERRED BACK

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

NEWTON

1. **7915-0339-00**
6655 - 154 Street
Stanley Paulus, Stanley Paulus Architect Inc. / Al-Kawthar Foundation
 Development Permit / Development Variance Permit
to permit the development of an adult education centre with accessory mosque.

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 authorize staff to draft Development Permit No. 7915-0339-00 generally in accordance with the attached drawings (Appendix III).
2. Council approve Development Variance Permit No. 7915-0339-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum south side yard setback of the CD Zone from 3.6 metres (12 ft.) to 0 metres (0 ft.);
 - (b) to reduce the minimum rear yard setback of the CD Zone from 7.5 metres (25 ft.) to 7.3 metres (24 ft.);
 - (c) to reduce the minimum number of on-site parking spaces from 77 to 74; and
 - (d) to eliminate the requirement for an earth berm within the front yard landscaping.
3. Council instruct staff to resolve the following issues, which supersede the issues presented in the May 8, 2017 report to Council, prior to final approval:
 - (a) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (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 restrictive covenant to ensure that all religious assembly uses occur within the mosque portion of the building only.

RES.R17-2836

Carried

SURREY CITY CENTRE/WHALLEY

2. **7914-0112-00**
13483 - 103 Avenue
Jason Noseworthy, Priority Permits Ltd. / Surrey Centre Tower Holdings Ltd.
 Development Permit
to permit a comprehensive sign design package for the 3 Civic Plaza mixed-use development.

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

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7914-0112-00.

RES.R17-2837

Carried

RESIDENTIAL/INSTITUTIONALSOUTH SURREY

3. **7917-0184-00**
16537 - 8 Avenue
Mike Kompter, Hub Engineering Inc. / F. Knezevich, J. Eastland
 Rezoning from RA to RF / Development Variance Permit
to allow subdivision into six (6) single family lots.

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

In response to a question from Council, staff advised that the road will be built to City standards, and that access will not be permitted through to 8th Avenue.

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

1. Council receive Additional Planning Comments No. 7917-0184-00 as information.
2. Council support Development Variance Permit No. 7917-0184-00 varying the following:
 - (a) to reduce the minimum lot depth of the RF Zone from 28 metres (90 ft.) to 27.5 metres (90 ft.) for proposed Lot 5; and

- (b) to reduce the minimum lot depth of the RF Zone from 28 metres (90 ft.) to 26.5 metres (87 ft.) for proposed Lot 6.
- 3. Council instruct staff to resolve the following issue prior to issuance of the Development Variance Permit:
 - (a) the applicant to address concerns regarding through traffic on 8 Avenue Frontage Road by providing a design for a temporary closure of the road for vehicular traffic to the satisfaction of Planning and Development and the Engineering Department.

RES.R17-2838

Carried

D. LAND USE CONTRACT TERMINATIONS

E. CORPORATE REPORTS

F. CORRESPONDENCE

G. NOTICE OF MOTIONS

H. BY-LAWS AND PERMITS

BYLAWS

- 1. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19126"
7916-0032-00 – Canadian Horizons (Abbey Ridge) Land Corp.
c/o Aplin & Martin Consultants Ltd. (Anya Paskovic)
To redesignate the site at 9849, 9863 and 9873 Lyncean Drive and 17795, 17821, 17845 and 17855 Barnston Drive E from Suburban to Urban.

Approved by Council: February 6, 2017

It was

Moved by Councillor Villeneuve
 Seconded by Councillor Gill
 That "Surrey Official Community Plan Bylaw,
 2013, No. 18020, Amendment Bylaw, 2017, No. 19126" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R17-2839

Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19127"
RA to RF-13 - 17795, 17821, 17845 and 17855 Barnston Drive E and Portions of 9849,
9863 and 9873 Lyncean Drive - to subdivide into 41 single family lots.

Approved by Council: February 6, 2017

It was
Moved by Councillor Villeneuve
Seconded by Councillor Gill
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19127" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R17-2840

Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19128"
RA to CD - Portions of 9849, 9863 and 9873 Lyncean Drive - to subdivide into
8 single family lots.

Approved by Council: February 6, 2017

It was
Moved by Councillor Villeneuve
Seconded by Councillor Gill
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19128" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R17-2841

Carried

2. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2016,
No. 18655"
7915-0166-00 - Solid Rock Holdings Inc. and Berend and Greetje Steunenber
g c/o Boldwing Continuum Architects Inc. (Sylvain Boulanger)
To authorize the redesignation of portions of 17770 Daly Road and 17850 Daly Road
from Suburban (SUB) to Industrial (IND).

Approved by Council: February 1, 2016

It was
Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2016, No. 18655" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R17-2842

Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18656"
RA to IL – to - Portions of 17770 and 17850 Daly Road – to subdivide into
2 industrial lots.

Approved by Council: February 1, 2016

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18656" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R17-2843

Carried

BYLAWS WITH PERMITS

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19294"
7916-0095-00 – Zenterra Douglas Developments Ltd. c/o Zenterra Developments
Ltd. (Rick Johal)
RA to RM-30 – 303 – 171 Street (Previously 307 – 171 Street) - to develop
22 townhouse units.

Approved by Council: June 12, 2017

- * At the June 26, 2017 Regular Council – Public Hearing meeting, a delegation
requested that the Parks Department consider allowing rhododendrons from the
subject site to be planted in one of the City's Parks. Planning and Development
advise (see memorandum dated October 17, 2017 in back-up) due to the nature of
invasive species and the sensitivity of the City's Parks, the Parks, Recreation and
Culture Department does not support the relocation of the rhododendrons from
the subject site onto Parkland. Treatment for invasive Knotweed has been
undertaken on the subject site and at the adjacent golf course.
- * Planning and Development advise that it is in order for Council to pass a
resolution amending the Douglas Neighbourhood Concept Plan to redesignate the
site from Townhouse (15 upa) to Townhouse 20 (upa).

It was Moved by Councillor Gill
Seconded by Councillor Martin
That Council amend the Douglas
Neighbourhood Concept Plan to redesignate the site from Townhouse (15 upa) to
Townhouse 20 (upa).

RES.R17-2844

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. 19294" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
 RES.R17-2845 Carried
 With Councillor Woods opposed.

Development Variance Permit No. 7916-0095-00

303 – 171 Street (Previously 307 – 171 Street)

To reduce the side yard (south) and front yard (east) setbacks in order to achieve
 an efficient site layout and an urban, pedestrian streetscape along 171 Street.

Supported by Council: June 26, 2017

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

- (a) In Subsection F, Yards and Setbacks, the minimum front yard (east) setback of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 4.5 metres (15 ft.); and
- (b) In Subsection F, Yards and Setbacks, the minimum side yard (south) setback of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 4.9 (16 ft.) for Building 3 and 3.0 metres (10 ft.) for Building 4.

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.
 7916-0095-00 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.R17-2846 Carried
 With Councillor Woods opposed.

Development Permit No. 7916-0095-00

303 – 171 Street (Previously 307 – 171 Street)

To permit the development of 22 townhouse units.

Authorized to draft: June 12, 2017

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

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

- (a) In Section F of Part 22 Multiple Residential 30 Zone the minimum east yard setback is decreased from 7.5 metres (25 ft.) to 5.9 metres (19 ft.) for buildings 2 and 3;
- (b) In Section F of Part 22 Multiple Residential 30 Zone the minimum west yard setback is decreased 7.5 metres (25 ft.) to 5.9 metres (19 ft.) for buildings 1 and 4; and
- (c) In Section F of Part 22 Multiple Residential 30 Zone the minimum north yard setback is decreased from 7.5 metres (25 ft.) to 2.9 metres (9.5 ft.) for buildings 3 and 4.

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. 7917-0066-00 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.R17-2850

Carried
 With Councillor Woods opposed.

Development Permit No. 7917-0066-00
 16297 and 16307 – 15 Avenue
 To permit the development of 21 townhouse units.

Authorized to draft: June 26, 2017

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

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That the Mayor and Clerk be authorized to execute Development Permit No. 7917-0066-00.

RES.R17-2851

Carried
 With Councillor Woods opposed.

5. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2016, No. 18774"
7915-0108-00 – Hayer Builders Group (Fleetwood Townhomes) Ltd.
c/o Focus Architecture Incorporated (Colin Hogan)
To redesignate the property at 7918 – 168 Street from Urban to Multiple Residential.

Approved by Council: June 27, 2016

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2016, No. 18774" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R17-2852

Carried

With Councillor Woods opposed.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18775"
RA to RM-30 – 7918 – 168 Street - to develop approximately 22 townhouse units

Approved by Council: June 27, 2016

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18775" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R17-2853

Carried

Development Variance Permit No. 7915-0108-00

7918 – 168 Street

To reduce setbacks along all sides of the lot in order to maintain consistency with similar developments in the area and proposing that the height of Building 4 be increased.

Supported by Council: July 11, 2016

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

- (a) To reduce the minimum front yard (west) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) to the corner of Building 1, and to 5.5 metres (18 ft.) to the corner of Building 2 and to 5.0 metres (16.5 ft.) to the building overhang of Building 2;
- (b) To reduce the minimum rear yard (east) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to the building face and to 5.0 metres (16.5 ft.) to the roof overhang of Building 4, and to 3.0 metres (10 ft.) to the building face of the east townhouse unit in Building 5 and to

2.5 metres (8 ft.) to the building face of the electrical room and to 1.5 metres (5 ft.) to the electrical room roof overhang of Building 5;

- (c) To reduce the minimum north side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.0 metres (13 ft.) to the building face and to 3.0 metres (10 ft.) to the roof overhangs of Buildings 1 and 5;
- (d) To reduce the minimum south side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) to the building face and to 5.0 metres (16.5 ft.) to the roof overhangs of Buildings 3 and 4; and
- (e) To increase the maximum permitted building height of the RM-30 Zone from 13 metres (42.5 ft.) to 13.5 metres (43.5 ft.) for Building 4 only.

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

It was
 Moved by Councillor Gill
 Seconded by Councillor Hayne
 That Development Variance Permit No. 7915-0108-00 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.R17-2854

Carried

Development Permit No. 7915-0108-00

7918 – 168 Street

To permit the development of approximately 22 townhouse units.

Authorized to draft: June 27, 2016

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

It was
 Moved by Councillor Gill
 Seconded by Councillor Hayne
 That the Mayor and Clerk be authorized to execute Development Permit No. 7915-0108-00.

RES.R17-2855

Carried

- 6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19370"
 7917-0073-00 – Edgewood Properties Inc.
 c/o WSP Group Canada (Dexter Hirabe)
 RF-10 to RF-13 – 2107, 2119, 2127 and 2139 - 167 Street - to allow larger homes to be constructed on 4 existing lots.

Approved by Council: September 11, 2017

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2017, No. 19370" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
 RES.R17-2856 Carried
 With Councillor Woods opposed.

Development Variance Permit No. 7917-0073-00

2119 and 2127 - 167 Street

To allow front driveways on proposed Lots 29 and 30 in order to maintain a
 consistent streetscape with homes on the other side of 167 Street.

Supported by Council: October 2, 2017

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

- (a) Section H.1 Off-Street Parking of Part 16B "Single Family Residential (13)
 Zone (RF-13)" is varied to permit front access driveways for Lots 29 and 30.

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.
 7917-0073-00 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.R17-2857 Carried
 With Councillor Woods opposed.

7. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18783"
 7915-0390-00 – Conian Development Inc. and City of Surrey
 c/o Conian Development Inc. (Moncef Dif)
 CHI and RF to CD – 13270 and 13286 King George Boulevard, 11079 and
 11089 Ravine Road and Portion of Ravine Road - to develop a 6-storey apartment
 building.

Note: Change in ownership and Agent

Approved by Council: June 27, 2016

- * Planning and Development advise (see memorandum dated October 18, 2017 in
 back-up) that a modification is required to the Yards and Setback section of

It was Moved by Councillor Gill
Seconded by Councillor Martin
That the Mayor and Clerk be authorized to
execute Development Permit No. 7912-0069-00.
RES.R17-2865 Carried

I. CLERKS REPORT

J. OTHER BUSINESS

K. ADJOURNMENT

It was Moved by Councillor Villeneuve
Seconded by Councillor Gill
That the October 23, 2017 Regular Council –
Land Use meeting be adjourned.
RES.R17-2866 Carried

The Regular Council - Land Use meeting adjourned at 5:41 p.m.

Certified correct:


Jane Sullivan, City Clerk


Mayor Linda Hepner