

Present:

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

Absent:**Staff Present:**

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

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

1. [7914-0168-00](#)
9061 - 164 Street
Mike Helle, Coastland Engineering and Surveying Ltd. / Surinder S Binng,
Mandeep S Binng
Rezoning from RA to RH / Development Permit
in order to permit subdivision into 2 half-acre residential lots across from the ALR boundary.

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

It was

Moved by Councillor Martin
Seconded by Councillor Steele
That:

1. a By-law be introduced to rezone the subject site in Development Application No. 7914-0168-00 from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Half-Acre Residential Zone (RH)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7914-0168-00 generally in accordance with the attached drawings (Appendix IX).
3. Council instruct staff to resolve the following issues prior to final adoption:

- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (e) 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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (g) registration of a Section 219 Restrictive Covenant for "no build" and for the installation and maintenance of a 10-metre (33-ft.) wide landscape buffer along 164 street, parallel the ALR boundary;
- (h) registration of a Section 219 Restrictive Covenant for "no build" on the east portion of proposed Lot 2, as measured 37.5 metres (123 ft.) from the ALR boundary;
- (i) registration of a Section 219 Restrictive Covenant on proposed Lots 1 and 2 advising future homeowners of the potential farm operations on the adjacent agricultural lands to the east; and
- (j) registration of a Section 219 Restrictive Covenant for "no build" on the east portion of proposed Lots 1 and 2 to protect the 2.0-metre (7-ft.) wide riparian setback area.

RES.R15-1

Carried

It was

Moved by Councillor Martin

Seconded by Councillor Steele

That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18398" pass its first reading.

RES.R15-2

Carried

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

- RES.R15-3 It was Moved by Councillor Martin
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18398" pass its second reading.
Carried
- RES.R15-4 It was then Moved by Councillor Martin
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18398" be held at the City
Hall on February 2, 2015, at 7:00 p.m.
Carried

RESIDENTIAL/INSTITUTIONAL**CLOVERDALE/CLAYTON**

2. [7914-0262-00](#)
18818 - 71 Avenue
Maciej Dembek, Barnett Dembek Architects Inc. / 0910638 BC Ltd.
Director Information: Iqbal Grewal
No Officer Information Filed as at May 16, 2014
Amend CD By-law No. 17377 / Development Permit
*in order to allow one unenclosed tandem parking space for 9 street-fronting units
and to increase density and lot coverage for a recently-approved 18-unit townhouse
development.*

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

- RES.R15-5 It was Moved by Councillor Martin
Seconded by Councillor Hayne
That:
1. a By-law be introduced to amend Comprehensive Development By-law No. 17377 and a date be set for Public Hearing.
 2. Council authorize staff to draft Development Permit No. 7914-0262-00 generally in accordance with the attached drawings (Appendix II).
- Carried
- RES.R15-6 It was Moved by Councillor Martin
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2011, No. 17377, Amendment Bylaw, 2015, No. 18399" pass its
first reading.
Carried

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

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

3. Council pass a resolution to amend the East Newton North NCP to redesignate the north portion of the site from "Urban Residential" to "Urban Compact Housing" when the project is considered for final adoption.

RES.R15-9 Carried

It was Moved by Councillor Martin
 Seconded by Councillor Hayne
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18400" pass its first reading.

RES.R15-10 Carried

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

It was Moved by Councillor Martin
 Seconded by Councillor Hayne
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18400" pass its second reading.

RES.R15-11 Carried

It was then Moved by Councillor Martin
 Seconded by Councillor Hayne
 That the Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18400" be held at the City Hall on February 2, 2015, at 7:00 p.m.

RES.R15-12 Carried

4. [7914-0030-00](#)
13122 - No 10 (58 Ave) Hwy
13143 - 56 Avenue
Theresa Rawle, H.Y. Engineering Ltd. / Ladhar Development Ltd, Sukhvir Sidhu,
Karanjit Kaur Dhaliwal, Pardeep Singh Dhaliwal, Vincent A Deangelis,
Helen M Deangelis
Partial Rezoning from RA to RH / Development Variance Permit
in order to allow subdivision of two (2) lots into eleven (11) half-acre lots.

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

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

1. a By-law be introduced to rezone a portion of the subject site in Development Application No. 7914-0030-00 from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Half-Acre Residential Zone (RH)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7914-0030-00, to reduce the minimum lot width of the "Half-Acre Residential Zone (RH)" from 30 metres [100 ft.] to 25.6 metres [84 ft.] for proposed Lots 2 and 3, to proceed to Public Notification:
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;

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

4. Council pass a resolution to amend the West Panorama Ridge Local Area Plan to redesignate the land from Suburban Residential 1 Acre to Suburban Residential ½ Acre when the project is considered for final adoption.

RES.R15-13

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

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

Amendment Bylaw, 2015, No. 18401" pass its first reading.

RES.R15-14

Carried

The said By-law 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, 2015, No. 18401" pass its second reading.

RES.R15-15

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, 2015, No. 18401" be held at the City Hall on February 2, 2015, at 7:00 p.m.

RES.R15-16

Carried5. [7914-0248-00](#)

12675 - 76 Avenue

Kultar S. Sidhu / Surjit K. Sidhu, Kultar S. Sidhu

Development Variance Permit

in order to allow subdivision into two (2) single family residential lots.

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

It was

Moved by Councillor Gill

Seconded by Councillor Villeneuve

That Council approve Development Variance

Permit No. 7914-0248-00, to reduce the minimum front yard setback for the principal building of the "Single Family Residential Zone (RF)" from 7.5 metres (25 ft) to 4.93 metres (16 ft.), to proceed to Public Notification.

RES.R15-17

Carried

6. [7913-0145-00](#)
14925 - 60 Avenue
Maciej Dembek, Barnett Dembek Architects Inc. / Grayrose (Cambridge Walk)
Developments Ltd
Amend CD By-law No. 17423 / Development Permit
in order to permit the development of 6 townhouses with 6 small commercial units.

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

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

1. a By-law be introduced to amend Comprehensive Development By-law No. 17423 and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor amenity space (18 square metres [192 square feet]).
3. Council authorize staff to draft Development Permit No. 7913-0145-00 including a comprehensive sign design package generally in accordance with the attached drawings (Appendix II).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (e) the applicant adequately address the impact of no indoor amenity space.

RES.R15-18

Carried

D. CORPORATE REPORTS**E. DELEGATIONS****F. CORRESPONDENCE****G. NOTICE OF MOTION****H. BYLAWS AND PERMITS**

BYLAW READINGS

1. "Prime Time (Abby Lane) Inc. Housing Agreement, Authorization Bylaw, 2013, No. 17948, Repeal Bylaw, 2014, No. 18366"
7914-0281-00 – 15333 – 16 Avenue
A bylaw to repeal "Prime Time (Abby Lane) Inc. Housing Agreement, Authorization Bylaw, 2013, No. 17948. This agreement has been replaced with a new Agreement Bylaw No. 18332.

Approved by Council: December 15, 2014

It was
 Moved by Councillor Gill
 Seconded by Councillor Villeneuve
 That "Prime Time (Abby Lane) Inc. Housing Agreement, Authorization Bylaw, 2013, No. 17948, Repeal Bylaw, 2014, No. 18366" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R15-28

Carried

2. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2014, No. 18265"
7913-0120-00 – 0970121 B.C. Ltd.c/o Hunter Laird Engineering Ltd. (Dexter Hirabe)
To redesignate 18072 – 67 Avenue and 6677 – 181 Street from Suburban (SUB) to Urban (URB).

Approved by Council: July 7, 2014

It was
 Moved by Councillor Gill
 Seconded by Councillor Villeneuve
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2014, No. 18265" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R15-29

Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18266"
7913-0120-00 - RA to RF-12 and RF - 18072 - 67 Avenue and 6677 - 181 Street - to
allow subdivision into approximately 16 single family lots.

Approved by Council: July 7, 2014

Note: Change in ownership

Note: Development Variance Permit No. 7913-0120-01 associated with this project
is being considered for approval on the Regular Council Public Hearing
meeting agenda Item I.2(b).

- * Planning and Development advise (see memorandum dated January 7, 2015 in
back-up) that it is in order for Council to pass a resolution amending the North
Cloverdale West Neighbourhood Concept Plan to redesignate the site from
Existing Homes to Small Lots and Single Family Residential.

It was Moved by Councillor Gill
Seconded by Councillor Martin
That Council amend the North Cloverdale
West Neighbourhood Concept Plan to redesignate the site from Existing Homes to
Small Lots and Single Family Residential.

RES.R15-30

Carried

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18266" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R15-31

Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17294"
7910-0186-00 - Malkit S. and Jaswinder K. Athwal
c/o McElhanney Consulting Services Ltd.
RA to RF - 15117 - 67 Avenue - to permit subdivision into 6 single family lots with
the adjacent property at 15131 - 66 A Avenue (proposed Lot 6 has potential for
future subdivision into 4 single family lots).

Approved by Council: November 29, 2010

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2010, No. 17294" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R15-32

Carried

BYLAWS WITH PERMITS

4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18240"
7913-0280-00 – Hassell Construction Ltd.
c/o Silk Ocean Park Residences Ltd. (James Evans)
RF to RF-12 and RF-10 – 1565 – 130 Street to permit subdivision into 49 small single family lots.

Approved by Council: June 9, 2014

Note: Change in Agent

- * Planning and Development advise (see memorandum dated January 7, 2015 in back-up) that when this application received Third Reading, Council requested that appropriate traffic calming measures be effectively implemented by the developer, and that emergency access through Fun Fun Park be done sensitively to minimize impact to existing trees. The applicant has responded these matters as follows:
- Concerns regarding traffic impacts on 15A Avenue
The applicant is proposing to install curb bulges on all four corners of 15A Avenue and 130 Street to discourage access to 15A Avenue, and to facilitate pedestrian crossing. The City has a Traffic Calming program as well, and information on the program was sent to the residents, in case they would like to look at the possibility of implementing further measures along 15A Avenue.
 - Concerns with additional vehicle traffic on the east-west lane abutting the north property line
The applicant is proposing the installation of 3 speed humps along the lane to minimize impacts, and has also obtained Council's approval for a variance to decrease the number of driveway accesses to the lane from 16 to 13 properties.
 - Concerns regarding the integrity of Fun Fun Park and tree retention in the park
All proposed pathways, rights-of-way and tree removal in the Park were completed in consultation with and with the approval of the Parks Department. The applicant also provided a voluntary contribution towards Fun Fun Park in the total of \$100,000, which will go towards:
 - *expansion and replacement of the current playground*
 - *improvements to the Park addition that will be created as a result of this development*
 - *new signage, trails and various other improvements*

5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18064"
7911-0255-00 – Woodbridge Sunnyside Limited Partnership
c/o Focus Architecture Incorporated (Colin Hogan)
RA to CD - Portion of 15755 – 28 Avenue - to permit the development of a
fifty-seven (57) unit townhouse project.

Approved by Council: September 9, 2013

Note: Change in Ownership

- * Planning and Development advise (see memorandum dated January 7, 2015 in
back-up) that it is in order for Council to pass a resolution amending the North
Grandview Heights Neighbourhood Concept Area Plan to redesignate the site from
"Cluster Housing (6-8 upa) to "Townhouses 15 upa max".

It was Moved by Councillor Gill
Seconded by Councillor Martin
That Council amend the North Grandview
Heights Neighbourhood Concept Area Plan to redesignate the site from "Cluster
Housing (6-8 upa) to "Townhouses 15 upa max".

RES.R15-35

Carried

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2013, No. 18064" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R15-36

Carried

Development Permit No. 7911-0255-00
15755 – 28 Avenue

Approval to Draft: September 9, 2013

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

It was Moved by Councillor Martin
Seconded by Councillor Villeneuve
That the Mayor and Clerk be authorized to
execute Development Permit No. 7911-0255-00 .

RES.R15-37

Carried

6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18228"
7912-0325-00 – WestStone Properties 104 Ltd.
c/o Chris Dikeakos Architects Inc. (Richard Bernstein)
RF to CD - 10322 – 133 Street and Portion of 13328 – 104 Avenue - to develop a
36-storey apartment building and a 3-storey commercial building.

Approved by Council: May 12, 2014

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18228" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R15-38

Carried

Development Permit No. 7912-0325-00
10322 – 133 Street and Portion of 13328 – 104 Avenue

Approval to Draft: May 12, 2014

Memo received from Planning & 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. 7912-0325-00.

RES.R15-39

Carried

APPROVAL OF DEVELOPMENT PERMITS

7. **Development Permit No. 7914-0022-00**
10711 – 135A Street
Eurocan Industries Inc.

Approval to Draft: May 12, 2014

Memo received from Planning & 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. 7914-0022-00.

RES.R15-40

Carried

- 8. **Development Permit No. 7914-0205-00**
3289 – 190 Street
Estrella DRKJ Holdings Ltd.

Approval to Draft: November 3, 2014

Memo received from Planning & 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. 7914-0205-00.

RES.R15-41

Carried

I. CLERKS REPORT

J. OTHER BUSINESS

K. ADJOURNMENT

It was

Moved by Councillor Gill
Seconded by Councillor Hayne
That the January 12, 2015 Regular Council –
Land Use meeting be adjourned.

RES.R15-42

Carried

The Regular Council - Land Use meeting adjourned at 6:00 p.m.

Certified correct:

Jane Sullivan, City Clerk

Mayor Linda Hepner