

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
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****CLOVERDALE/CLAYTON**

1. [7909-0180-00](#)
19033 - 54 Avenue
19019 - 54 Avenue
Teri Hudson, Teck Construction LLP / Gordon W Dams
OCP Amendment of a portion from Suburban to Industrial
Rezoning of a portion from RA to IL / Development Permit
in order to permit the development of a two-storey industrial building.

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

It was

Moved by Councillor Gill
Seconded by Councillor Steele
That:

1. a By-law be introduced to amend the OCP by redesignating the northern subject lot at 19019 – 54 Avenue, from Suburban to Industrial 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 879 of the Local Government Act.

3. a By-law be introduced to rezone the northern subject lot at 19019 - 54 Avenue, from "One-Acre Residential Zone (RA)" to "Light Impact Industrial Zone (IL)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7909-0180-00 generally in accordance with the attached drawings (Appendix II).
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) the applicant address requirements from BC Hydro;
 - (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;
 - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
 - (j) registration of a Section 219 Restrictive Covenant / SROW to protect the portion of the 5.0-metre (16.5-ft.) wide riparian setback area that encroaches onto the subject site along the west lot line; and
 - (k) registration of an access easement over the proposed drive aisle on the subject site to allow City vehicles and crew to access the ditch in the adjoining City-owned greenbelt, for maintenance purposes.

RES.R15-165

Carried

RES.R15-166 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2015, No. 18405" pass its first reading.
Carried

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

RES.R15-167 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2015, No. 18405" pass its second reading.
Carried

RES.R15-168 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, 2015, No. 18405" be held at the City Hall on February 23, 2015, at 7:00 p.m.
Carried

RES.R15-169 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18406" pass its first reading.
Carried

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

RES.R15-170 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18406" pass its second reading.
Carried

RES.R15-171 It was then Moved by Councillor Gill
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18406" be held at the City Hall on February 23, 2015, at 7:00 p.m.
Carried

NEWTON

2. [7914-0341-00](#)
7330 - King George Boulevard
Chris Parrish, Cache Ventures Inc. / Maureen S Hilton, Einar E Hilton
Development Permit / Development Variance Permit
in order to permit installation of a comprehensive sign package and exterior façade renovation.

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 the applicant's request to vary the Sign By-law as described in Appendix II to Planning Report No. 7914-0341-00.
2. Council approve Development Permit No. 7914-0341-00 for a comprehensive sign design package and authorize the Mayor and Clerk to execute the Permit.

RES.R15-172

CarriedSOUTH SURREY

3. [7914-0312-00](#)
18933 - 34A Avenue
Ryan Jenkins, Beedie Development Group / City Of Surrey
Development Permit / Development Variance Permit
to permit the development of a 10,657 m² (114,715 ft²) warehouse/light manufacturing facility with outdoor storage in the western side yard

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

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

1. Council authorize staff to draft Development Permit No. 7914-0312-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7914-0312-00, varying the following, to proceed to Public Notification:
 - (a) to allow for 796 m² (8,568 ft²) of outdoor storage within the western side yard; and

- (b) to allow such storage to be screened by a permeable decorative fence.
3. Council instruct staff to resolve the following issues prior to final approval:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (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) resolution of the future planting of a naturalized landscape buffer at the western edge of the site, adjacent to the City's parkland.

RES.R15-173

Carried

4. [7914-0330-00](#)
 2711 - 192 Street
 Jordan Desrochers, Priority Permits Ltd. / 0917483 B C Ltd
Director Information: David Porte, Douglas Scott
Officer Information as at August 9, 2014: David Porte (President)
 Douglas Scott (Secretary)
 Development Variance Permit
in order to permit increased third party advertising.

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

It was Moved by Councillor Gill
Seconded by Councillor Steele
That Council approve Development Variance
 Permit No. 7914-0330-00, to increase the allowable amount of third party advertising, as specified in Part 1, Section 6.(11) of the City of Surrey Sign Bylaw , 1999 (No. 13656), from 30% of the copy area to 100% of the copy area for those signs shown in Schedule A of the Development Variance Permit only, to proceed to Public Notification

RES.R15-174

Carried

SURREY CITY CENTRE/WHALLEY

5. [7914-0233-00](#)
10912 - Scott Road
Oleg Verbenkov, Pacific Land Group / City of Surrey
 Development Permit / Development Variance Permit
in order to allow a free-standing, two-sided electronic message board sign in South Westminster.

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

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

1. Council authorize staff to draft Development Permit No. 7914-0233-00 generally in accordance with the attached drawings (Appendix III).
2. Council approve Development Variance Permit No. 7914-0233-00, varying the following, to proceed to Public Notification:
 - (a) to allow the proposed free-standing, electronic message board sign to be located within the Scott Road right-of-way, south of Larson Road;
 - (b) to allow third party advertising to exceed 30% of the allowable copy area on the proposed free-standing, electronic message board sign;
 - (c) to increase the maximum total sign area for the proposed double-sided, free-standing, electronic message board sign from 28 square metres (300 sq. ft.) to 37 square metres (400 sq. ft.); and
 - (d) to increase the maximum height of the proposed free-standing, sign in Commercial/Industrial Zones from 4.5 metres (15 ft.) to 10.5 metres (34.5 ft.).

RES.R15-175

Carried

6. [7914-0356-00](#)
10153 - King George Blvd
Jesenka Curak, Bing Thom Architects / CC Retail Holdings Ltd.
 Development Permit
in order to permit the renovation of an entry feature at the east elevation of the existing Central City Mall.

The Planning & Development Department recommends that Council approve Development Permit No. 7914-0356-00 and authorize the Mayor and Clerk to execute the Permit.

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7914-0356-00.
 RES.R15-176 Carried

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

7. [7914-0260-00](#)
5738 - 175 Street
17555 - 57A Avenue
Rob Whetter, ZGF Cotter Architects Inc. / City Of Surrey
 Amend CD By-law No. 17464 / Development Permit
in order to permit the development of a 4-storey mixed-use 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 Steele
 That:

1. a By-law be introduced to amend Comprehensive Development By-law No. 17464 and a date for Public Hearing be set.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 255 square metres (2,745 square feet) to 74 square metres (797 square feet).
3. Council approve the applicant's request to reduce the amount of required outdoor amenity space from 255 square metres (2,745 square feet) to 95 square metres (1,023 square feet).
4. Council authorize staff to draft Development Permit No. 7914-0260-00 generally in accordance with the attached drawings (Appendix II).
5. Council instruct staff to resolve the following issues prior to approval:
 - (a) approval from the Ministry of Transportation & Infrastructure;
 - (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) registration of a right-of-way for public rights-of-passage for the area between the building face and the street edges;
- (e) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
- (f) the applicant adequately address the impact of reduced indoor amenity space; and
- (g) the applicant adequately address the impact of reduced outdoor amenity space.

RES.R15-177

Carried
with Councillor Villeneuve opposed

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2011, No. 17464, Amendment Bylaw, 2015, No. 18407" pass its first reading.

RES.R15-178

Carried
with Councillor Villeneuve opposed

The said By-law 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, 2011, No. 17464, Amendment Bylaw, 2015, No. 18407" pass its second reading.

RES.R15-179

Carried
with Councillor Villeneuve opposed

It was then Moved by Councillor Gill
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2011, No. 17464, Amendment Bylaw, 2015, No. 18407" be held at the City Hall on February 23, 2015, at 7:00 p.m.

RES.R15-180

Carried

FLEETWOOD/GUILDFORD

8. [7914-0298-00](#)
15685 - 106A Avenue and portion of lane
Dexter Hirabe, Hunter Laird Engineering Ltd. / Rajvir S Shergill
Harminder S Jawanda, Jasdev S Jawanda, City of Surrey, o829907 B C Ltd.
Director Information: Harbhajan Duhra, Ravinder Duhra
Officer Information as at July 10, 2014: Harbhajan Duhra (President)
Rezoning from RA to RF
in order to allow subdivision into four (4) single family lots.

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

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

1. a By-law be introduced to rezone the subject site in Planning Application No. 7914-0298-00 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) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, 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; and

- (h) completion of the road closure and acquisition of the surplus half-lane.

RES.R15-181

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Steele

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

Amendment Bylaw, 2015, No. 18408" pass its first reading.

RES.R15-182

Carried

The said By-law 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, 2015, No. 18408" pass its second reading.

RES.R15-183

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, 2015, No. 18408" be held at the City

Hall on February 23, 2015, at 7:00 p.m.

RES.R15-184

Carried**SOUTH SURREY**

9. [7914-0288-00](#)
2854 - O'Hara Lane
Eric Pattison, Pattison Architecture / Elizabeth J. McDonald
Heritage Revitalization Agreement
to permit a coach house and additions to the Cobblestones property.

The Planning & Development Department recommends that a Bylaw be introduced to allow the property owner and the City of Surrey to enter into a Heritage Revitalization Agreement to allow for the restoration and maintenance of Cobblestones at 2854 - O'Hara Lane and a date for Public Hearing be set.

It was

Moved by Councillor Villeneuve

Seconded by Councillor Martin

That "Surrey Heritage Revitalization

Agreement Bylaw, 2015, No. 18409 pass its first reading.

RES.R15-185

Carried

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

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| RES.R15-186 | <p>It was</p> <p>Agreement Bylaw, 2015, No. 18409 pass its second reading.</p> | <p>Moved by Councillor Villeneuve
Seconded by Councillor Martin
That "Surrey Heritage Revitalization
<u>Carried</u></p> |
| RES.R15-187 | <p>It was then</p> <p>Revitalization Agreement Bylaw, 2015, No. 18409 be held at the City Hall on February 23, 2015, at 7:00 p.m.</p> | <p>Moved by Councillor Villeneuve
Seconded by Councillor Martin
That the Public Hearing on "Surrey Heritage
<u>Carried</u></p> |

SURREY CITY CENTRE/WHALLEY

10. [7914-0336-00](#)
13398 - 104 Avenue
Rob Elliott, Bosa Properties Inc. / Bosa Properties (104) Inc.
Development Variance Permit
in order to increase the maximum allowable percentage of small car parking spaces in a high-rise development.
- The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.
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| RES.R15-188 | <p>It was</p> <p>Permit No. 7914-0336-00 to vary Part 5 of the Zoning By-law, to increase the maximum allowable percentage of small car parking spaces within a high-rise development from 25% to 32% of the required parking spaces, to proceed to Public Notification</p> | <p>Moved by Councillor Martin
Seconded by Councillor Hayne
That Council approve Development Variance
<u>Carried</u></p> |
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RESIDENTIAL/INSTITUTIONAL

NEWTON

11. [7914-0067-00](#)
14022 - 60 Avenue
14050 - 60 Avenue
Theresa Rawle, H.Y. Engineering Ltd. / Satpal S Bal, Satnam S Aujla, Narinder Garcha
Rezoning from RA to RF-10
in order to allow subdivision into 16 single family lots and one remainder portion.
- The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

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

1. a By-law be introduced to rezone the subject site in Planning Application No. 7914-0067-00 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 issue 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 finalized lot grading plan to the satisfaction of the Planning & Development Department;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning Department;
 - (g) registration of a 'no-build' restrictive covenant on a portion of Lot 15 until it is consolidated with a portion of land from the adjacent property; and
 - (h) completion of a cost-sharing agreement to partially fund the construction of 141 Street in accordance with the description provided in this report.

RES.R15-189

Carried

It was
 Moved by Councillor Martin
 Seconded by Councillor Hayne
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2015, No. 18411" pass its first reading.

RES.R15-190

Carried

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

RES.R15-191 It was Moved by Councillor Martin
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18411" pass its second reading.
Carried

RES.R15-192 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. 18411" be held at the City Hall
on February 23, 2015, at 7:00 p.m.
Carried

C. ITEMS REFERRED BACK

D. CORPORATE REPORTS

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BYLAWS AND PERMITS

BYLAW READINGS

- "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18171"
7913-0147-00 – Pritam, Manjit, Jasmeen and Jaspal Mudhar
c/o Coastland Engineering and Surveying Ltd. (Mike Helle)
RA to RF: 9461 – 159A Street - to subdivide into 2 single family lots.

Approved by Council: February 24, 2014

RES.R15-193 It was Moved by Councillor Martin
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18171" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18098"
7912-0351-00 – Kamaljit Dhillon
c/o Coastland Engineering and Surveying Ltd. (Mike Helle)
RA to CD: 16416 – 88 Avenue - to permit subdivision into 6 small suburban residential lots.

Approved by Council: October 28, 2013

Note: Change in Owner

It was Moved by Councillor Martin
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2013, No. 18098" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R15-194

Carried

BYLAWS WITH PERMITS

3. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment By-law, 2013, No. 17868"
7911-0240-00 – Hayer 156 Properties Ltd.
c/o Barnett Dembek Architects Inc. (Maciej Dembek)
To redesignate the site - 2494, 2510, 2526 and 2544 – 156 Street - from Urban (URB) to Multiple Residential (RM).

Approved by Council: January 28, 2013

Note: Change in Owner

It was Moved by Councillor Martin
Seconded by Councillor Hayne
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment By law, 2013, No. 17868" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R15-195

Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17869"
7911-0240-00 – RF to RM-30 - 2494, 2510, 2526 and 2544 – 156 Street - to permit the development of 46 townhouse units.

Approved by Council: January 28, 2013

- * Planning and Development advise (see memorandum dated January 26, 2015 in back-up) that it is in order for Council to pass a resolution amending King George Highway Local Area Plan to redesignate the site from Townhouses 15 u.p.a. to Townhouses 25 u.p.a.

- RES.R15-196
- It was Moved by Councillor Martin
Seconded by Councillor Hayne
That Council amend the King George Highway Local Area Plan to redesignate the site from Townhouses 15 u.p.a. to Townhouses 25 u.p.a.
- Carried
- RES.R15-197
- It was Moved by Councillor Martin
Seconded by Councillor Hayne
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17869" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
- Carried

Development Variance Permit No. 7911-0240-00

2494, 2510, 2526 and 2544 – 156 Street

Supported by Council: February 18, 2013

Surrey Zoning By-law, 1993, No. 12000, as amended is varied in Section F, Part 22 as follows:

- (a) to reduce the minimum west front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.);
- (b) to reduce the minimum south side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.9 metres (16 ft.);
- (c) to reduce the minimum north side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 7.4 metres (24 ft.), 6.7 metres (22 ft.) and 6.1 metres (20 ft.) and 5.4 metres (17.5 ft.);
- (d) to reduce the minimum east rear yard from 7.5 metres (25 ft.) to 4.6 metres (15 ft.), 5.5 metres (18 ft.), 5.8 metres (19 ft.) and 6.4 metres (21 ft.); and
- (e) to allow for four (4) visitor parking stalls within the required setbacks.

- RES.R15-198
- It was Moved by Councillor Martin
Seconded by Councillor Hayne
That Development Variance Permit No. 7911-0240-00 be approved; that the Mayor and Clerk be authorized to sign the Development Variance 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.
- Carried

Development Permit No. 7911-0240-00

2494, 2510, 2526 and 2544 – 156 Street

Approval to Draft: January 28, 2013

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

It was Moved by Councillor Martin
 Seconded by Councillor Hayne
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7914-0240-00 .

RES.R15-199

Carried

4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18106"
 7911-0187-00 – Morgan Crossing Corporate Centre Ltd.
 c/o Treegroup Management Corp. (James Evans)
 RA to CD: portion of the site at 3080 Croydon Drive - to permit the development of a self-storage building and 2 office buildings.

Approved by Council: November 12, 2013

Note: Change in Owner

Planning and Development advise (see memorandum dated January 28, 2015 in back-up) that in response to comments received from neighbourhood residents regarding the proposal, Council requested that the applicant review the interface between the subject site and the residential developments to the east and north. In response, the landscaping was reviewed and it was determined that the 3 metre (10 ft.) wide landscaped area along 31 Avenue is sufficient in order to provide a sensitive interface with the townhouses across the street. In addition, the applicant is required, via a P-15 agreement, to provide additional riparian planting within the riparian area at the southeast corner of the site which will be conveyed to the City. The plantings within this area will enhance the riparian habitat value and provide a natural buffer between the subject site and the residential site to the east.

In addition, Planning and Development advise that it is in order for Council to pass a resolution amending the Rosemary Heights Business Park Neighbourhood Concept Plan to redesignate the site from the portion of land north of 31 Avenue, as shown on Appendix VI in the November 12, 2013 Planning report, from "Storm Water Detention Pond" and "Buffers" to "Business Park".

RES.R15-200 It was Moved by Councillor Martin
 Seconded by Councillor Hayne
 That Council amend the Rosemary Heights
 Business Park Neighbourhood Concept Plan to redesignate the site from the
 portion of land north of 31 Avenue, as shown on Appendix VI in the
 November 12, 2013 Planning Report, from "Storm Water Detention Pond" and
 "Buffers" to "Business Park" when the project is considered for final adoption.
Carried

RES.R15-201 It was Moved by Councillor Martin
 Seconded by Councillor Hayne
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2013, No. 18106" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
Carried

Development Permit No. 7911-0187-00
 3080 Croydon Drive

Approval to Draft: November 12, 2013

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

RES.R15-202 It was Moved by Councillor Martin
 Seconded by Councillor Hayne
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7911-0187-00.
Carried

5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18218"
 7913-0170-00 - 0761973 B.C. Ltd.
 c/o Focus Architecture Incorporated (Colin Hogan)
 RA to RM-30 - 16114 - 88 Avenue - to allow the development of 51 townhouse units.

Approved by Council: May 12, 2014

Planning and Development advise (see memorandum dated January 28, 2015 in
 back-up) that Council approved a reduction of the indoor amenity space from the
 required 153 sq. metres (1,647 sq. ft.) to the 94 sq. metres (1,011 square ft.) at the
 May 12, 2014 Regular Council - Land Use meeting. Staff are requesting a further
 reduction to 80 sq. metres (861 sq. ft.).

RES.R15-203 It was Moved by Councillor Martin
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18218" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

Development Variance Permit No. 7913-0170-00
16114 – 88 Avenue

Supported by Council: May 26, 2014

Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) In Section F of Part 22 "Multiple Residential 30 Zone (RM-30)", the minimum setbacks are varied as follows:
 - (i) to reduce the minimum north, south and west setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the principal building face, and to 3.9 metres (13 ft.) to the second- and third-floor boxed window projections;
 - (ii) to reduce the minimum east setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to the principal building face, to 4.0 metres (13 ft.) for the rear porch or balcony, and to the electrical rooms.
- (b) In Section H of Part 22 "Multiple Residential 30 Zone (RM-30)", the minimum parking requirements are varied as follows:
 - (i) to vary the enclosed tandem parking space requirements to permit one outside resident tandem parking space per dwelling unit in Building 4;
 - (ii) to vary the tandem parking requirements to permit tandem parking spaces for dwelling units located within 6.0 metres (20 ft.) from lot entrances and exits; and
 - (iii) to vary the parking requirements to allow four visitor parking spaces within the required setbacks.
- (c) In Section J of Part 22 "Multiple Residential 30 Zone (RM-30)", the minimum outdoor amenity space requirements are permitted within the required setbacks, as shown on Schedule A.

It was Moved by Councillor Martin
 Seconded by Councillor Hayne
 That Development Variance Permit
 No. 7913-0170-00 be approved; that the Mayor and Clerk be authorized to sign the
 Development Variance 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.R15-204 Carried

Development Permit No. 7913-0170-00
 16114 – 88 Avenue

Approval to Draft: May 12, 2014

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

It was Moved by Councillor Martin
 Seconded by Councillor Hayne
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7913-0170-00.

RES.R15-205 Carried

APPROVAL OF DEVELOPMENT PERMITS

6. **Development Permit No. 7914-0231-00**
 KGS Holdings Ltd.
 9808 King George Boulevard

Approval to Draft: December 15, 2014

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

It was Moved by Councillor Martin
 Seconded by Councillor Hayne
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7914-0231-00.

RES.R15-206 Carried

7. **Development Permit No. 7909-0114-00**
 0919071 B.C. Ltd.
 14444 – 68 Avenue

Approval to Draft: July 25, 2011

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

RES.R15-207	<p>It was</p> <p>execute Development Permit No. 7909-0114-00.</p>	<p>Moved by Councillor Martin Seconded by Councillor Hayne That the Mayor and Clerk be authorized to <u>Carried</u></p>
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APPLICATIONS/BY-LAWS/PERMITS TO BE CLOSED

8. **Application No. 7907-0294-00**
 Hardip K. Sangha and Harjit Sangha
 14938 and 14952 Highway No. 10 (56 Avenue)

Planning and Development advise (see memorandum dated January 19, 2015 in back-up) that the application be closed. A registered letter was sent to the applicant advising that unless outstanding requirements were addressed within 30 days the file would be closed. The applicant has not responded and is no longer the current property owner.

RES.R15-208	<p>It was</p> <p>No. 7904-0294-00 and that "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16793" be filed.</p>	<p>Moved by Councillor Villeneuve Seconded by Councillor Gill That Council close Planning Application <u>Carried</u></p>
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9. **Application No. 7908-0026-00**
 6513891 Canada Ltd.
 12853 - 74 Avenue

Planning and Development advise (see memorandum dated January 19, 2015 in back-up) that the application be closed. A registered letter was sent to the applicant advising that unless outstanding requirements were addressed within 30 days the file would be closed. The applicant has not responded and is no longer the current property owner.

RES.R15-209	<p>It was</p> <p>No. 7908-0026-00 and that "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16775" be filed.</p>	<p>Moved by Councillor Villeneuve Seconded by Councillor Gill That Council close Planning Application <u>Carried</u></p>
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MISCELLANEOUS

10. "Surrey Official Community Plan Bylaw, 1996, No. 12900, Text No. 134, Amendment Bylaw, 2014, No. 18284"
7913-0283-00 – P. & L. So Enterprises Ltd.
c/o CitiWest Consulting Ltd. (Roger Jawanda)
To declare the site at 18013 – 96 Avenue a Temporary Industrial Use Permit Area No. 51 and allow a temporary truck parking facility for a period not to exceed three years.

Approved by Council: July 21, 2014

Council is advised that the associated Bylaw No. 18284, to redesignate the site is no longer required due to the adoption of the new Official Community Plan. Council is requested to file Bylaw 18201.

RES.R15-210 It was Moved by Councillor Villeneuve
Seconded by Councillor Martin
That "Surrey Official Community Plan Bylaw,
1996, No. 12900, Text No. 134 Amendment Bylaw, 2014, No. 18284" be filed.
Carried

Temporary Use Permit No. 7913-0283-00
18013 – 96 Avenue

Supported: September 8, 2014

To allow a truck parking for a period not to exceed three years

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

RES.R15-211 It was Moved by Councillor Villeneuve
Seconded by Councillor Gill
That the Mayor and Clerk be authorized to
execute Temporary Industrial Use Permit No. 7913-0283-00.
Carried

I. CLERKS REPORT

J. OTHER BUSINESS

K. ADJOURNMENT

It was

Moved by Councillor Villeneuve
Seconded by Councillor Steele
That the February 2, 2015 Regular Council –

Land Use meeting be adjourned.

RES.R15-212

Carried

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

Certified correct:

Jane Sullivan, City Clerk

Mayor Linda Hepner