

Present:

Mayor Watts
Councillor Villeneuve
Councillor Steele
Councillor Gill
Councillor Rasode
Councillor Bose
Councillor Hunt
Councillor Hepner

Absent:

Councillor Martin

**Councillors Entering
Meeting as Indicated:****Staff Present:**

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

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

1. **7909-0033-00**
18520 Canadian National Railway; 9799, 9801 and
9771- 186 Street
Phil McKenzie, Diamond Land Consultants Inc. / South Coast British
Columbia Transportation Authority
Development Variance Permit
in order to vary the works and services requirement of the Subdivision and
Development By-law, to facilitate a 2-lot subdivision including 1 lot for the
Golden Ears Way.

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

It was

Moved by Councillor Villeneuve
Seconded by Councillor Rasode
That Council approve Development Variance

Permit No. 7909-0033-00, (Appendix IV) varying the following, to proceed to Public Notification:

- (a) to vary the Subdivision & Development By-law, 1986, No. 8830, as amended by deferring until building permit stage, the processing

fee, works and services along 186 Street and connections to proposed Lot 2.

RES.R09-1147

Carried

SURREY CITY CENTRE/WHALLEY

2. **7909-0089-00**
13155 - 116 Avenue
Randeep Kang / Amrik Singh Gill and Dalbir Kaur Gill
 Development Variance Permit
in order to vary the east and west side yard setbacks for a proposed addition to an existing workshop.

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

It was Moved by Councillor Villeneuve
 Seconded by Councillor Gill
 That Council approve Development Variance Permit No. 7909-0089-00, (Appendix) varying the following, to proceed to Public Notification:

- (a) to vary the minimum west side yard setback of the IL Zone from 7.5 metres (25 ft.) or 0 to 1.5 metres (5 ft.); and
- (b) to vary the minimum east side yard setback of the IL Zone from 7.5 metres (25 ft.) or 0 to 4.5 metres (15 ft.).

RES.R09-1148

Carried

3. **7909-0041-00**
12543 Old Yale Road
Albert Au, Mr. Bin Disposal Ltd. / Kuldip Singh Dail and Buldeep Singh Dail
 Rezoning from A-1 to CD (based on IH) / Development Permit
in order to permit the development of a recycling plant for construction waste and other materials.

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

- * Should Council consider the application to have merit, it should be referred back to staff to undertake the necessary referrals and to draft the CD By-law.

It was Moved by Councillor Hunt
 Seconded by Councillor Villeneuve
 That Application 7909-0041-00 be referred back to staff, and further that staff assist the Mr. Albert Au, facility owner/operator with finding an appropriate location for zoning within South Westminster, Port Kells or the Bridgeview areas of Surrey.

RES.R09-1149

Carried

FLEETWOOD/GUILDFORD

4. **7909-0009-00**
16355 - 82 Avenue
Domani Homes (Fleetwood) Inc., Inc. No. 0802097
Development Permit / Development Variance Permit / Restrictive Covenant
Amendment
*to permit one additional unit and exterior modifications to a townhouse project
under construction.*

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

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

1. Council authorize staff to draft Development Permit No. 7909-0009-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7909-0009-00, (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side yard (south) setback of the RM-30 Zone along 82 Avenue, from 7.5 metres (25 ft.) to 4.92 metres (16 ft.) to the building face and to 4.17 metres (14 ft.) to the porch;
 - (b) to reduce the minimum front yard (east) setback of the RM-30 Zone along 162 Street, from 7.5 metres (25 ft.) to 4.24 metres to the building face; and to 3.5 metres (11.5 ft.) to the porch;
 - (c) to reduce the minimum rear yard (west) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) to the balcony;
 - (d) to reduce the minimum side yard (north) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.12 metres (20 ft.) to the building face;
 - (e) to vary tandem parking requirements in the RM-30 Zone to allow one tandem parking space to be unenclosed for 18 proposed units; and
 - (f) to vary the Zoning By-law to reduce the minimum length of the unenclosed parking space from 6 metres (20 ft.) to 5.79 metres (19 ft.), for 18 proposed units.

3. Council instruct staff to resolve the following issues prior to approval:
 - (a) amendment of the existing Section 219 Restrictive Covenant BB825391, which specifically identifies the allowable tandem parking arrangement; and
 - (b) the applicant address the impact of one additional unit on the required indoor amenity space, in accordance with Council policy.

RES.R09-1150

CarriedNEWTON

5. **7909-0078-00**
13530 - 72 Avenue
Kori Chan, Proscenium Architecture and Interiors Inc. / City of Surrey
 Development Permit
in order to permit exterior renovations to a previous fire hall building for conversion into a multi-purpose rehearsal space for the Surrey Arts Council.

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

It was

Moved by Councillor Villeneuve

Seconded by Councillor Gill

That Council approve the attached

Development Permit No. 7909-0078-00 (Appendix II), authorize the Mayor and Clerk to sign the Development Permit, and 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.R09-1151

CarriedSOUTH SURREY

6. **7909-0068-00**
2950 King George Highway
Michael Mortensen / KGH BT Holdings Limited, Inc. No. 725293
 Rezoning to Amend CD By-law No. 16247
in order to allow subdivision into an airspace parcel and a remainder lot.

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

It was

Moved by Councillor Hepner

Seconded by Councillor Villeneuve

That a By-law be introduced to amend

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16247" and a date be set for Public Hearing.

RES.R09-1152

Carried

- It was Moved by Councillor Hepner
Seconded by Councillor Villeneuve
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2007, No. 16247 Amendment By-law, 2009, No. 16966" pass its
first reading.
- RES.R09-1153 Carried
- The said By-law was then read for the second time.
- It was Moved by Councillor Hepner
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2007, No. 16247 Amendment By-law, 2009, No. 16966" pass its
second reading.
- RES.R09-1154 Carried
- It was then Moved by Councillor Hepner
Seconded by Councillor Gill
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16247 Amendment By-law,
2009, No. 16966" be held at the City Hall on July 13, 2009, at 7:00 p.m.
- RES.R09-1155 Carried

SURREY CITY CENTRE/WHALLEY

RESIDENTIAL/INSTITUTIONAL

Councillor Gill stated his conflict of interest as he has an employment relationship with the applicant. Councillor Gill left the meeting at 5:19 p.m.

7. **7909-0022-00**
Portion of 13922 - 101 Avenue
Coast Mental Health / City of Surrey
Rezoning from RF to CD (based on RM-45) / Development Permit
Development Variance Permit
in order to permit the development of a 52-unit, 3-storey apartment building to house the homeless and those at risk of becoming homeless.

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

Mr. Darrell Burnham, Executive Director of Coast Mental Health ("CMH"), Port Moody was in attendance to answer questions from Council. Following are responses:

- CMH has a contract with Fraser Health in Burnaby and a contract with the Provincial Health Services Authority for Coquitlam and Port Coquitlam.
- There is a range of housing units with a normal range of 35.
- Fraser Health or BC Housing would be able to provide a comprehensive map of other facilities in the lower mainland and Fraser Valley.

- CMH have had meetings with the neighbourhood and a series of consultations. CMH is meeting with the neighbourhood approximately twice a year.
- Residents may not have a mental health problem, they may just have a housing problem.
- Both BC housing and Coast Mental Health will be screening and interviewing tenants.
- There will be staffing 24/7; however the staffing model is not confirmed with BC Housing; both care staff and property manager staff.
- There will be programming on site and there will also be assistance one-on-one, and to determine what other resources are available in the community, and ensuring access to health facilities.
- There have been evictions in the past, maybe one in two years, we often settle people in other appropriate housing, CMH would not put people out on the street.

Councillor Rasode suggested that a representative from Fraser Health be present at the July 13, 2009 Public Hearing.

Councillor Bose requested to attend one of the 'Bus tours' to their like-facilities in the near future. The Delegation agreed to set this up with Councillor Bose.

It was

Moved by Councillor Villeneuve
 Seconded by Councillor Rasode
 That:

1. a By-law be introduced to rezone a portion of the subject lot from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. a Housing Agreement By-law be introduced to regulate the type of persons residing in the proposed development.
3. Council authorize staff to draft Development Permit No. 7909-0022-00 in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7909-0022-00 (Appendix V), varying the following to proceed to Public Notification:
 - (a) to vary the Subdivision & Development By-law, 1986, No. 8830, as amended by deferring works and services along 100 Avenue.
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, 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 City Landscape Architect;
- (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (f) registration of an easement over City lands for the proposed driveway from 101 Avenue to the subject site; and
- (g) approval of a Housing Agreement By-law.
- (h) Prior to final reading that the issues raised be addressed and that there be the creation of a neighbourhood advisory committee.

RES.R09-1156

Carried

It was

Moved by Councillor Bose
 Seconded by Councillor Rasode
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law 2009, No. 16967" pass its first reading.

RES.R09-1157

Carried

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

It was

Moved by Councillor Bose
 Seconded by Councillor Rasode
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law 2009, No. 16967" pass its second reading.

RES.R09-1158

Carried

It was then

Moved by Councillor Villeneuve
 Seconded by Councillor Rasode
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law 2009, No. 16967" be held at the City
 Hall on July 13, 2009, at 7:00 p.m.

RES.R09-1159

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Villeneuve
 That "Provincial Rental Housing Corporation
 Housing Agreement Authorization By law, 2009, No. 16968" pass its first reading.

RES.R09-1160

Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Villeneuve
That "Provincial Rental Housing Corporation
Housing Agreement Authorization By law, 2009, No. 16968" pass its second
reading.

RES.R09-1161 Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Villeneuve
That "Provincial Rental Housing Corporation
Housing Agreement Authorization By law, 2009, No. 16968" pass its third reading.

RES.R09-1162 Carried

Councillor Gill returned to the meeting at 5:35 p.m.

C. CORPORATE REPORTS

D. ITEMS DEFERRED BY COUNCIL

At the June 15, 2009 Regular Council - Land Use, Council deferred consideration of the following applications:

AGRICULTURAL

- 1. **7909-0052-00**
3386 - 176 Street
Bachittar Rai / Bachittar Singh Rai, Jarnail Singh Rai and Karnail Singh Rai
Non-farm Use under Section 20(3) of the ALC Act
in order to allow for truck parking

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

It was Moved by Councillor Hunt
Seconded by Councillor Gill
That Application 7909-0052-00 be deferred.
Carried

RES.R09-1163

2. **7909-0051-00**
15832 Colebrook Road
Bhupinder Aujla / Sukhvinder Kaur Aujla
Non-farm Use under Section 20(3) of the ALC Act
in order to allow for truck parking

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

It was

Moved by Councillor Hunt
Seconded by Councillor Gill
That Application 7909-0051-00 be deferred.
Carried

RES.R09-1164

3. **7909-0050-00**
5228 - 157 Street
Balraj Kang / Sukhraj Singh Kang and Balraj Singh Kang
Non-farm Use under Section 20(3) of the ALC Act
in order to allow for truck parking

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

It was

Moved by Councillor Hunt
Seconded by Councillor Gill
That Application 7909-0050-00 be deferred.
Carried

RES.R09-1165

4. **7909-0048-00**
3610 - 176 Street
**Surinder Sidhu et al / Surinder Singh Sidhu, Ajaipal Sidhu,
Summerjit Kaur Sidhu and Sonia Sidhu**
Non-farm Use under Section 20(3) of the ALC Act
in order to allow for truck parking.

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

It was

Moved by Councillor Hunt
Seconded by Councillor Gill
That Application 7909-0048-00 be deferred.
Carried

RES.R09-1166

5. **7909-0040-00**
15086 - 48 Avenue
Goldy Pataria / Nirender and Sukhjit Pataria
Non-farm Use under Section 20(3) of the ALC Act
in order to allow for truck parking.

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

It was

Moved by Councillor Hunt
Seconded by Councillor Gill
That Application 7909-0040-00 be deferred.
Carried

RES.R09-1167

**6. 7908-0291-00
Portion of 6739 - 176 Street
AR-Way Enterprises Ltd.**

ALR - Non-Farm Use / OCP Amendment / Temporary Industrial Use Permit
in order to legalize the expansion of an existing truck parking operation, into the ALR.

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

It was

Moved by Councillor Hunt
Seconded by Councillor Gill
That Application 7908-0291-00 be deferred.
Carried

RES.R09-1168

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

FINAL ADOPTIONS

- 1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16872"
7908-0253-00 - City of Surrey, c/o Wayne Power, Realty Services Division,
City of Surrey

I-4 (BL 5942) to IL (BL 12000) - 12877 and 12885 - 112B Avenue - to permit the consolidation of the lots with an existing IL-zoned lot to facilitate industrial development in the Bridgeview area.

It was Moved by Councillor Gill
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2009, No. 16872" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R09-1169 Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16913"
7908-0236-00 - Yatin Shah

RF to CCR (BL 12000) - 16128 - 86B Avenue - to permit a child-care centre,
within a single family dwelling for a maximum of 25 children.

Approved by Council: March 30, 2009

- * Planning and Development advise (see memorandum dated June 22, 2009 in by-law
back-up) that the applicant has submitted a Good Neighbour Agreement as well as
a landscape plan and cost estimate for the necessary revisions to the parking and
front yard landscaping.

It was Moved by Councillor Hepner
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2009, No. 16913" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R09-1170 Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16905"
7908-0246-00 - Samuel and Helen Premia, c/o Chercover Massie & Associates Inc.
(Doug Massie)

RF to CCR (BL 12000) - 6878 - 142 Street - to permit the development of a
childcare centre within a single family dwelling for a maximum of
25 children.

Approved by Council: March 30, 2009

It was Moved by Councillor Hepner
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2009, No. 16905" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R09-1171 Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16802"
7907-0298-00 - Gurprem and Karamjit Rai,
c/o H.Y. Engineering Ltd. (Lori Richards)

RH to CD (BL 12000) - 7640 - 148 Street - to allow subdivision into 2 single family lots.

Approved by Council: October 20, 2008

- * Planning & Development advise (see memorandum dated June 23, 2009 in by-law back-up) that the building scheme which has been filed with the City Clerk has been developed by a Design Consultant based on a character study of the surrounding neighbourhood. The building scheme will be registered concurrently with the subdivision plan pursuant to Section 220 of the Land Title Act. A Section 219 Restrictive Covenant will also be registered to tie the building scheme to the land.
- * In addition, Planning & Development advise that it is now in order for Council to pass a resolution amending the East Newton North Neighbourhood Concept Plan to redesignate proposed Lot 1 from "Proposed Transitional Suburban" to "Proposed Urban Residential".

It was Moved by Councillor Hunt
Seconded by Councillor Gill
That Council amend the East Newton North
Neighbourhood Concept Plan to redesignate proposed Lot 1 from "Proposed
Transitional Suburban" to "Proposed Urban Residential"
RES.R09-1172 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2008, No. 16802" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
RES.R09-1173 Carried

5. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 235 Amendment
By-law, 2009, No. 16873"
7908-0215-00 - Amardeep Dhaliwal, Kulvir Thandi, Narinderpal Thandi,
Shawn Sandhu, Kamaljit Bassi,
c/o Legendary Developments Ltd. (Kevin Dhaliwal)

To redesignate the site from Urban (URB) to Multiple Residential (RM) on the properties located at 16313, 16323, 16333, 16345 - 84 Avenue.

Approved by Council: January 19, 2009

This by-law is proceeding in conjunction with By-law 16874.

It was Moved by Councillor Hepner
 Seconded by Councillor Steele
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 235 Amendment By law, 2009, No. 16873" be finally
 adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R09-1174 Carried

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16874"
 7908-0215-00 - Amardeep Dhaliwal, Kulvir Thandi, Narinderpal Thandi,
 Shawn Sandhu, Kamaljit Bassi,
 c/o Legendary Developments Ltd. (Kevin Dhaliwal)

RA to CD (BL 12000) - 16313, 16323, 16333, 16345 - 84 Avenue - to permit the
 development of approximately 54 townhouse units.

Approved by Council: January 19, 2009

This by-law is proceeding in conjunction with By-law 16873.

Note: A Development Permit (7908-0215-00) on the site is to be considered for
 Final Approval under Clerk's Report, Item I.1(a).

It was Moved by Councillor Hepner
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2009, No. 16874" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
 RES.R09-1175 Carried

I. CLERK'S REPORT

1. Formal Approval of Development Permits

- (a) **Development Permit No. 7908-0215-00**
Kevin Dhaliwal, Legendary Developments Ltd./Amardeep Dhaliwal,
Kulvir Thandi and Narinderpal Thandi, Shawn Gurmail Sandhu,
Kamaljit Bassi
 16313, 16323, 16333 and 16345 - 84 Avenue

Memo received from the Manager, Area Planning & Development -
 North Division, Planning & Development, requesting Council to pass the
 following resolution:

"That Development Permit No. 7908-0215-00 be approved; that the Mayor
 and Clerk be authorized to sign the Development 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."

Note: See By-law 16874 under Item H.6.

It was Moved by Councillor Hepner
Seconded by Councillor Steele
That Development Permit No. 7908-0215-00
be approved; that the Mayor and Clerk be authorized to sign the
Development 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.R09-1176

Carried

J. OTHER BUSINESS

K. ADJOURNMENT


It was Moved by Councillor Hepner
Seconded by Councillor Steele
That the Regular Council - Land Use meeting
do now adjourn.

RES.R09-1177

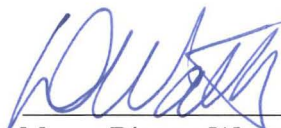
Carried

The Regular Council- Land Use meeting adjourned at 5:37 p.m.

Certified Correct:



Jane Sowik, City Clerk



Mayor Dianne Watts