

**Present:**

Councillor Villeneuve –Acting Mayor  
Councillor Steele  
Councillor Gill  
Councillor Martin  
Councillor Rasode  
Councillor Bose  
Councillor Hunt  
Councillor Hepner

**Absent:**

Mayor Watts

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

City Manager  
City Clerk  
Deputy City Manager  
General Manager, Planning & Development  
General Manager, Engineering  
General Manager, Parks, Recreation & Culture  
General Manager, Human Resources  
General Manager, Finance & Technology  
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. **7908-0281-00**  
**10025 – 152 Street**  
**Robert Blaney, FX4o Building Design / Hallmark Ford Sales Limited, Inc.**  
**No. 0531208**  
Land Use Contract Discharge to allow the underlying CHI Zone to regulate the site Development Permit / Development Variance Permit  
*in order to allow exterior renovations and a façade addition to the east elevation of the vehicle showroom building.*

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

It was

Moved by Councillor Bose  
Seconded by Councillor Steele  
That:

1. a By-law be introduced to discharge Land Use Contract No. 556 and a date for Public Hearing be set.
2. Council authorize staff to draft Development Permit No. 7908-0281-00 in accordance with the attached drawings (Appendix II).

- 3. Council approve Development Variance Permit No. 7908-0281-00, (Appendix III) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum side yard on flanking street setback of the CHI Zone from 7.5 metres (25 ft.) to 6.7 metres (22 ft.);
  - (b) to vary the Sign By-law to increase the maximum number of fascia signs from one (1) to three (3);
  - (c) to vary the Sign By-law to allow one (1) fascia sign to be installed above the roof line of the subject building; and
  - (d) to vary the Sign By-law to allow a reduction in the minimum setback from the property line for the existing free-standing sign at the corner of 100 Avenue and 152 Street from 2.0 metres (6.5 ft.) to 1.44 metres (4.7 ft.);
  
- 4. Council instruct staff to resolve the following issues prior to approval:
  - (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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (c) removal of vehicles parked in the City rights-of-way along 100 Avenue and 152 Street to the satisfaction of the Planning & Development Department; and
  - (d) issuance of Development Variance Permit No. 7908-0281-00.

RES.R10-691

Carried

It was

Moved by Councillor Martin  
Seconded by Councillor Hepner  
That "Surrey Land Use Contract No. 556, Authorization By-law, 1978, No. 5707, Amendment By-law, 1995, No. 12709, Discharge By-law, 2010, No. 17165" pass its first reading.

RES.R10-692

Carried

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

It was

Moved by Councillor Martin  
Seconded by Councillor Hepner  
That "Surrey Land Use Contract No. 556, Authorization By-law, 1978, No. 5707, Amendment By-law, 1995, No. 12709, Discharge By-law, 2010, No. 17165" pass its second reading.

RES.R10-693

Carried

It was then

Moved by Councillor Martin

Seconded by Councillor Hepner

That the Public Hearing on "Surrey Land Use

Contract No. 556, Authorization By-law, 1978, No. 5707, Amendment By-law, 1995, No. 12709, Discharge By-law, 2010, No. 17165" be held at the City Hall on Monday, May 17, 2010, at 7:00 p.m.

RES.R10-694

Carried

2. **7909-0148-00**

**18770/18810 - 96 Avenue**

**Susan Gregerson, Shakespeare Signs Ltd. / Wilhelm Kreykenbohm**

Development Permit

*in order to permit the installation of a free-standing sign.*

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

It was

Moved by Councillor Martin

Seconded by Councillor Gill

That Council approve

Development Permit No. 7909-0148-00 (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.R10-695

Carried

NEWTON

3. **7910-0063-00**

**Units 1 to 4, 13468 - 77 Avenue, 13448 - 77 Avenue**

**R.A. (Rick) Johnson / Kwantlen Polytechnic University**

Rezoning from IL to CD (based on IL)

*in order to allow administration and operational office uses in addition to the uses permitted under the Light Impact Industrial Zone.*

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

It was

Moved by Councillor Martin

Seconded by Councillor Gill

That:

1. a By-law be introduced to rezone the subject site from "Light Impact Industrial Zone (IL)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) 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, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering.

RES.R10-696

Carried

It was

Moved by Councillor Martin

Seconded by Councillor Gill

That "Surrey Zoning By-law, 1993, No. 12000,

Amendment By-law, 2010, No. 17166" pass its first reading.

RES.R10-697

Carried

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

It was

Moved by Councillor Martin

Seconded by Councillor Gill

That "Surrey Zoning By-law, 1993, No. 12000,

Amendment By-law, 2010, No. 17166" pass its second reading.

RES.R10-698

Carried

It was then

Moved by Councillor Martin

Seconded by Councillor Gill

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17166" be held at the City Hall on Monday, May 17, 2010, at 7:00 p.m.

RES.R10-699

Carried

- 4. **7910-0055-00**  
**7956 - 120 Street**  
**Fariba Gharaei, Urban Design Group / Siddoo Kashmir Holdings Ltd., Inc.**  
**No. 107524**  
 Development Permit / Development Variance Permit  
*in order to permit the development of a new financial services building along Scott Road.*

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

It was

Moved by Councillor Martin

Seconded by Councillor Gill

That:

- 1. Council authorize staff to draft Development Permit No. 7910-0055-00 in accordance with the attached drawings (Appendix III).

2. Council approve Development Variance Permit No. 7910-0055-00, (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to allow an increase in the maximum number of fascia signs from two (2) to three (3).
  
3. Council instruct staff to resolve the following issues prior to approval:
  - (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; and
  - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R10-700

CarriedCOMMERCIAL/INDUSTRIAL/AGRICULTURALSOUTH SURREY

5. **7907-0026-00**  
**7907-0026-01**  
**3386, 3391, 3409 and 3435 - 150 Street; 3332 and 3352 Croydon Drive; 3303, 3333, and 3361 - 152 Street**  
**Michael Mortensen, Grosvenor Canada Ltd. / Village BT Holdings Limited, Inc. No. 0710694**  
 NCP Amendment from Apartments 8 – 12 storey, Garden Apartments, Cluster Housing, Commercial and Preservation Area/Open Space to Townhouses (25 up a max), Apartments (4-storey max.), Apartments (6-storey max.), Commercial, and Preservation Area/Open Space.  
 Rezoning from RA to CD (based on RM-45, RM-30 and C-5) / Generalized Development Permit / Detailed Development Permit (Phase I)  
*in order to permit a phased comprehensive development consisting of 420 apartment units, 25 townhouse units, and 3,066 square metres (33,000 sq.ft.) of commercial space in multiple buildings including 222 square metres (2,400 sq.ft.) of retail space in Phase I.*

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

It was

Moved by Councillor Martin

Seconded by Councillor Gill

That:

1. a By-law be introduced to rezone a portion of the subject site shown as Block 1 on the survey plan attached in Appendix I from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive

- Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft a generalized Development Permit No. 7907-0026-00 in accordance with the attached drawings (Appendix II).
  3. Council authorize staff to draft a Development Permit for Phase I of the project No. 7907-0026-01 generally in accordance with the attached drawings (Appendix III).
  4. 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) final approval from the Ministry of Transportation & Infrastructure, including Highway 99 infrastructure safety upgrade requirements;
    - (d) final endorsement from Senior Government Environmental Agencies;
    - (e) final approval from BC Hydro;
    - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
    - (g) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
    - (h) resolution of all urban design and architectural issues to the satisfaction of the City Architect and City Landscape Architect;
    - (i) the applicant enter into a license agreement and submit financial securities to ensure habitat compensation on dedicated environmental areas;
    - (j) the applicant submit financial securities for trail/pathway and park improvements on dedicated open space areas; and
    - (k) the applicant address the shortfall in tree replacement.
  5. Council pass a resolution to amend the Rosemary Heights West NCP to redesignate the land from Apartments 8 - 12 storey, Garden Apartments, Cluster Housing, Commercial and Preservation Area/Open Space to Apartments (4-storey max.), Apartments (6-storey max.), Townhouses

(25 upa max.), Commercial, and Preservation Area/Open Space in accordance with Appendix VIII when the project is considered for final adoption.

RES.R10-701

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That "Surrey Zoning By-law, 1993, No. 12000,

Amendment By-law, 2010, No. 17167" pass its first reading.

RES.R10-702

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 By-law, 1993, No. 12000,

Amendment By-law, 2010, No. 17167" pass its second reading.

RES.R10-703

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Steele

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17167" be held at the City Hall on Monday, May 17, 2010, at 7:00 p.m.

RES.R10-704

Carried**FLEETWOOD/GUILDFORD****6. 7909-0243-00****16660 - 104 Avenue****Roger Jawanda, CitiWest Consulting Ltd. / Zaka Ullah Khan,****Amrik Singh Sahota, Satwinder Pal Singh Jawanda, Jarnail Singh Dhaliwal and Jaspreet Singh Jammu**

Development Variance Permit

*to reduce the east side yard setback for the siting of a new single family dwelling.*

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. 7909-0243-00, (Appendix III) varying the following, to proceed to

Public Notification to reduce the minimum east side yard setback of the RA Zone from 4.5 metres (15 ft.) to 2.4 metres (8 ft.).

RES.R10-705

Carried

7. **7909-0206-00**  
**9045 - 160 Street**  
**Doug Chrystal, Chrystal Management /**  
**Elim Housing Society, Inc. No. S-34405**  
Development Permit / Development Variance Permit  
*in order to permit the development of a 4-storey seniors apartment building containing 53 independent living units, as part of Elim Village.*

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. 7909-0206-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7906-0206-00, (Appendix V) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum (west) rear yard setback of the CD Zone (By-law No. 16130) from 10 metres (33 ft.) to 0.0 metres (0.0 ft.);
  - (b) to reduce the minimum south side yard setback of the CD Zone (By-law No. 16130) from 10 metres (33 ft.) to 8.5 metres (28 ft.); and
  - (c) to vary the maximum building height of the CD Zone allowed from 12 metres (39 ft.) to 15.5 metres (51 ft.).
3. Council instruct staff to resolve the following issues prior to approval:
  - (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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
  - (e) issuance of Development Variance Permit No. 7909-0206-00.

RES.R10-706

Carried.



NEWTON

8. **7906-0051-00**  
**Portion of 13063 – 56 Avenue and 13030 – 58 Avenue (Highway No. 10)**  
**Richard Brooks, H.Y. Engineering Ltd. / Dipender-Pal Kaur Gurm,**  
**Deep Blue Investment Corporation, Inc. No. 0751211**  
Partial Rezoning from RA to RH  
*in order to allow subdivision into 14 single family 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 Steele  
That:

1. a By-law be introduced to rezone 13030 – 58 Avenue (Highway No. 10) and a portion of 13063 – 56 Avenue, identified as "Block A" on the attached Appendix I, 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 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) approval from the Ministry of Transportation and Infrastructure;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (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) registration of a Section 219 Restrictive Covenant to increase the minimum building setback from New McLelland Road (56 Avenue) on proposed Lot 1 from 7.5 metres (25 ft.) to 15.0 metres (50 ft.) and establish landscaping and building enhancements to create an estate character;

- (g) registration of a Section 219 Restrictive Covenant to ensure tree retention on the proposed lots;
  - (h) registration of a Section 219 Restrictive Covenant for protection of a 15 metre (40 ft.) treed buffer along Highway No. 10, including a minimum 7.5 metre (25 ft.) building setback from the treed buffer and submission of a final associated landscape and fencing design and financial securities for these works;
  - (i) demolition and removal of the existing pool and shed structure, to the satisfaction of the Building Division;
  - (j) the applicant address the shortfall in tree retention; and
  - (k) the applicant provide compensation for park and tree enhancement for the proposed park area.
3. Council pass a resolution to amend the West Panorama Ridge Local Area Plan to redesignate 13030 – 58 Avenue (Highway No. 10) and the portion of 13063 – 56 Avenue, shown as Block "A" on Appendix I from "Suburban Residential (1 Acre)" to "Suburban Residential (1/2 Acre)" when the project is considered for final adoption.
  4. Council pass a resolution endorsing creation of a future park to the west of the subject site, as shown in attached Appendix II, and inclusion of this future park on the City Park Acquisition Program.

RES.R10-707

Carried with Councillor Bose against.

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That "Surrey Zoning By-law, 1993, No. 12000,

Amendment By-law, 2010, No. 17168" pass its first reading.

RES.R10-708

Carried with Councillor Bose against.

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

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That "Surrey Zoning By-law, 1993, No. 12000,

Amendment By-law, 2010, No. 17168" pass its second reading.

RES.R10-709

Carried with Councillor Bose against.

It was then

Moved by Councillor Gill

Seconded by Councillor Steele

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17168" be held at the City Hall on Monday, May 17, 2010, at 7:00 p.m.

RES.R10-710

Carried

SOUTH SURREY

9. **7910-0035-00**  
**13078 - 13 Avenue**  
**Luiz Leon / Luiz Leon and Patti Leon**  
 Development Variance Permit  
*in order to reduce the minimum side yard and rear yard setbacks for a single family dwelling.*

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. 7910-0035-00, (Appendix II) varying the following, to proceed to Public  
 Notification:

- (a) to vary the minimum rear yard setback of the CD Zone (By-law No. 15448) from 19 metres (62 ft.) to 14.7 metres (48 ft.); and
- (b) to vary the minimum side yard setback of the CD Zone (By-law No. 15448) from 2.8 metres (9 ft.) to 2.6 metres (8.5 ft.).

RES.R10-711

Carried

10. **7910-0005-00**  
**1144 - 164 Street**  
**Mike Helle, Coastland Engineering & Surveying Ltd. / Heather J. Fink**  
 Rezoning from RM-D to RF / Development Variance Permit  
*in order to allow for subdivision into two single family lots with a slightly reduced lot depth on Lot 1 as well as vary the minimum setback requirements for Lot 2.*

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 By-law be introduced to rezone the subject site from "Duplex Residential Zone (RM-D)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7910-0005-00, (Appendix VII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot depth of the RF Zone from 28 metres (90 ft.) to 25.9 metres (85 ft.) for proposed Lot 2;

- (b) to reduce the minimum front yard setback from 7.5 metres (25 ft.) to 5 metres (16.5 ft.) for proposed Lot 1;
  - (c) to reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 1.8 metres (6 ft.) for proposed Lot 1;
  - (d) to increase the minimum side yard setback (south side) from 1.8 metres (6 ft.) to 7.5 metres (25 ft.) for proposed Lot 1.  
The minimum side yard setback may be further relaxed to 6 metres (20 ft.) for a maximum of 50% of the length of the rear building face provided the remainder of the building face, not including sundecks, is setback at least 8.5 metres (28 ft.) from the side lot line; and
  - (e) to increase the minimum side yard flanking street setback from 3.6 metres (12 ft.) to 7.5 metres (25 ft.) for proposed Lot 1.  
The minimum side yard flanking street setback may be further relaxed at a lower floor level only to 5.5 metres (18 ft.) for a maximum of 50% of the length of the front building face for all portions of the dwelling excluding the garage.
3. 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) approval from the Ministry of Transportation and Infrastructure;
  - (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;
  - (f) the applicant address the shortfall in tree replacement;
  - (g) the applicant complete the closure and acquisition of the adjacent surplus laneway along the eastern boundary of proposed Lot 2; and
  - (h) the applicant submit revised Building Design Guidelines that include architectural features and design elements, as part of the corner lot treatment, which effectively minimize the visual impact from 164 Street.

RES.R10-712

Carried

RES.R10-713 It was Moved by Councillor Gill  
Seconded by Councillor Hepner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2010, No. 17169" pass its first reading.  
Carried

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

RES.R10-714 It was Moved by Councillor Gill  
Seconded by Councillor Hepner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2010, No. 17169" pass its second reading.  
Carried

RES.R10-715 It was then Moved by Councillor Gill  
Seconded by Councillor Hepner  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17169" be held at the City  
Hall on Monday, May 17, 2010, at 7:00 p.m.  
Carried

#### SURREY CITY CENTRE/WHALLEY

- 11. 7908-0312-00**  
**13778 - 100 Avenue**  
**Colin Shrubb, dys Architecture / 3529 Investments Ltd.**  
Rezoning from CD (By-law No. 13301) to CD (based on RM-135)  
Development Permit / Development Variance Permit  
*in order to permit the development of two high-rise residential towers in Surrey City Centre.*

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 By-law be introduced to amend "Comprehensive Development Zone (CD)" (By-law No. 13301) and a date be set for Public Hearing (Appendix VII).
2. a By-law be introduced to rezone the subject site from "Comprehensive Development Zone (CD)" (By-law No. 13301) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
3. Council authorize staff to draft Development Permit No. 7908-0312-00 in accordance with the attached drawings (Appendix II).

4. Council approve Development Variance Permit No. 7908-0312-00, (Appendix VI) varying the following, to proceed to Public Notification:
  - (a) to vary the maximum building height of the proposed Comprehensive Development Zone allowed from 75 metres (250 ft.) to 137 metres (450 ft.).
  
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 an Arborist Report, tree survey and tree management plan to the satisfaction of the City Landscape Architect;
  - (c) submission of a landscaping plan, including increased landscaping along the stream setback protection area, to the specifications and satisfaction of the City Landscape Architect;
  - (d) submission of a 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) 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) extension of the existing reciprocal access agreement on the adjoining lot to the west or the redesign of the internal driveway access;
  - (h) registration of a Section 219 Restrictive Covenant amending the existing Fire Access easement on the subject site; and
  - (i) registration of a Section 219 Restrictive Covenant to ensure protection of the 30-metre (100 ft.) stream setback protection area.

RES.R10-716

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "Surrey Zoning By-law, 1993, No. 12000,

Amendment By-law 1997, No. 13301, Amendment By-law, 2010, No. 17170" pass its first reading.

RES.R10-717

Carried

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

- RES.R10-718 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law 1997, No. 13301, Amendment By-law, 2010, No. 17170" pass its  
second reading.  
Carried
- RES.R10-719 It was then Moved by Councillor Gill  
Seconded by Councillor Martin  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law 1997, No. 13301, Amendment By-law,  
2010, No. 17170" be held at the City Hall on Monday, May 17, 2010, at 7:00 p.m.  
Carried
- RES.R10-720 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2010, No. 17171" pass its first reading.  
Carried
- The said By-law was then read for the second time.
- RES.R10-721 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2010, No. 17171" pass its second reading.  
Carried
- RES.R10-722 It was then Moved by Councillor Gill  
Seconded by Councillor Martin  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17171" be held at the City  
Hall on Monday, May 17, 2010, at 7:00 p.m.  
Carried

## COMMERCIAL/INDUSTRIAL/AGRICULTURAL

### SOUTH SURREY

12. **7909-0250-00**  
**17690 and 17720 - 12 Avenue**  
**J. Bergen, Pilot Grove Developments / Robert Gordon Baldwin/  
William Herbert Baldwin / Executors of the Estate of Jeffrey Albert Baldwin,  
Deceased**  
Rezoning from A-1 to CD (based on A-1 and IA) / Non-farm use under Section 25 of  
the ALC Act  
*in order to permit the development of a commercial composting facility in the ALR.*

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

There was a division of the motion:

It was  
 Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That Council:

1. Receive Additional Planning Comments to Application 7909-0250-00 as information.
2. Instruct staff to ensure the following procedural requirements are fulfilled prior to introducing a rezoning by-law for Council's consideration for the proposed composting facility use:
  - (a) Completion of independent peer review of the proposed commercial composting facility to fully evaluate the proposal and provide an assessment on the viability of the operation and technology proposed, a risk and impact assessment on the proposed operation/technology, and recommendations as to how nuisance impacts can be avoided or appropriately mitigated;
  - (b) The applicant to hold a second Public Information meeting to respond to community concerns raised at the first Public Information meeting and throughout the public consultation process; and
  - (c) Obtain a decision from the Agricultural Land Commission (ALC) on the non-farm use application; and
  - (d) request staff to bring application forward application 7909-0250-00 to the June 21<sup>st</sup> Council meeting; to be dealt with once the ALC decision is made.

RES.R10-723

Carried

It was  
 Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That Council instruct staff to write a letter to the ALC recommending approval as the development is an added improvement to the agricultural use.

RES.R10-724

Carried with Councillor Bose and Councillor Hepner against

## RESIDENTIAL/INSTITUTIONAL

## CLOVERDALE/CLAYTON



13. **7909-0181-00**  
**18725 – 64 Avenue**  
**Jeff Skinner, Mosaic Avenue Development Ltd. / Cloverdale Baptist Church,**  
**Inc. No. 27467S**  
OCP Amendment Urban to Multiple Residential  
NCP Amendment from Townhouse/Cluster (8-15 upa) to Townhouse/ Cluster (30 upa)  
Rezoning from RA to CD (based on RM-30) / Development Permit  
*in order to permit the development of approximately 147 townhouse units.*

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

It was Moved by Councillor Bose  
Seconded by Councillor Rasode  
That:

1. a By-law be introduced to amend the OCP by redesignating the subject site from Urban to Multiple Residential 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 subject site from "One Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 441 square metres (4,747 sq. ft.) to 324 square metres (3,488 sq. ft.).
5. Council authorize staff to draft Development Permit No. 7909-0181-00 in accordance with the attached drawings (Appendix II)
6. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, 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 landscaping plan 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) registration of a Section 219 Restrictive Covenant to prohibit conversion of tandem parking spaces into liveable space;
- (f) registration of reciprocal access easements over the two proposed lots;
- (g) registration of joint agreements between the properties for access to the indoor and outdoor common amenity space; and
- (h) the applicant adequately address the impact of reduced indoor amenity space.

7. Council pass a resolution to amend the North Cloverdale East Neighbourhood Concept Plan to redesignate the site from "Townhouse/Cluster 8-15 upa" to "Townhouse/Cluster 30 upa " when the project is considered for final adoption.

RES.R10-725

Defeated with Councillor Villeneuve, Councillor Martin, Councillor Steele and Councillor Hepner against

It was

Moved by Councillor Martin

Seconded by Councillor Hepner

That Application 7909-0181-00 be referred to

staff to address the concerns raised during Council discussion in the Regular Council -Land Use meeting of May 3, 2010.

RES.R10-726

CarriedNEWTON

14. 7909-0170-00

5877 - 131A Street

Mike Kompter / 0749818 BC Ltd., Inc. No. BCo749818 /

Director Information: Nirlaip Bal/Officer Information as at February 23, 2009: Nirlaip Singh Bal (President)

OCP amendment from Suburban to Urban / Rezoning from RA to RF-12 and RF-9 in order to allow subdivision into 17 single family small lots.

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 amend the Official Community Plan (OCP) by redesignating the subject site from "Suburban" to "Urban" as shown in Appendix VII.
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 portion of the subject site shown as Block B (Appendix I) from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000), and to rezone the portion of the subject site shown as Block "A" in Appendix I from "One-Acre Residential Zone (RA)" to "Single Family Residential (9) Zone (RF-9)" and a date be set for Public Hearing.
4. 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, including the shared lane with the property to the west 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 and Infrastructure;
  - (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 address the shortfall in tree retention.

RES.R10-727

Carried

It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 262 Amendment By law 2010, No. 17178" pass its first reading.

RES.R10-728

Carried

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

It was Moved by Councillor Martin  
 Seconded by Councillor Steele  
 That "Surrey Official Community Plan  
 By-law, 1996, No. 12900, No. 262 Amendment By law 2010, No. 17178" pass its  
 second reading.

RES.R10-729 Carried

It was then Moved by Councillor Martin  
 Seconded by Councillor Steele  
 That the Public Hearing on "Surrey Official  
 Community Plan By-law, 1996, No. 12900, No. 262 Amendment By law 2010,  
 No. 17178" be held at the City Hall on Monday, May 17, 2010, at 7:00 p.m.

RES.R10-730 Carried

It was Moved by Councillor Martin  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2010, No. 17179" pass its first reading.

RES.R10-731 Carried

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

It was Moved by Councillor Martin  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2010, No. 17179" pass its second reading.

RES.R10-732 Carried

It was then Moved by Councillor Martin  
 Seconded by Councillor Steele  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17179" be held at the City  
 Hall on Monday, May 17, 2010, at 7:00 p.m.

RES.R10-733 Carried

**C. CORPORATE REPORTS**

**D. ITEMS TABLED BY COUNCIL**

**E. DELEGATIONS**

**F. CORRESPONDENCE**

**G. NOTICE OF MOTION****H. BY-LAWS**

## TO BE FILED

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16638"  
7907-0304-00 - 0741146 B.C. Ltd., c/o Wilson Chang, Architect  
RF to CD (BL 12000) - Portion of 13335 King George Highway - to permit  
the development of a four-storey 84-unit apartment building in Surrey City  
Centre.

Approved by Council: April 14, 2008

- \* Planning & Development advise that (see memorandum dated April 28, 2010 in  
by-law back-up) By-law No. 16638 should be filed as the application has been  
replaced by a new application No. 7910-0043-00.

It was Moved by Councillor Martin  
Seconded by Councillor Hunt  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2008, No. 16638" be filed.  
Carried

RES.R10-734

## FINAL ADOPTIONS

2. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 229 Amendment  
By-law, 2008, No. 16797"  
7908-0080-00 - Hayer Homes Morgan Heights Townhomes Inc.,  
c/o F. Adab Architects Inc. (Fred Adab)  
To authorize the redesignation of the property located at 2939 - 156 Street from  
Suburban (SUB) to Multiple Residential (RM).

Approved by Council: October 20, 2008

This by-law is proceeding in conjunction with By-law 16798.

It was Moved by Councillor Hepner  
Seconded by Councillor Martin  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 229 Amendment By law, 2008, No. 16797" be finally  
adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.  
Carried

RES.R10-735

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16798"  
7908-0080-00 - Hayer Homes Morgan Heights Townhomes Inc.,  
c/o F. Adab Architects Inc. (Fred Adab)

RA to RM-30 (BL 12000) - 2939 - 156 Street - to permit the development of a 65-unit townhouse project.

Approved by Council: October 20, 2008

This by-law is proceeding in conjunction with By-law 16797.

**Note:** Development Permit (7908-0080-00) 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, 2008, No. 16798" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R10-736

Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17013" 7906-0365-00 - Ravinder, Parmjit and Balbir Kaila, c/o Citiwest Consulting Ltd. RF to CD (BL 12000) - 12514 - 80 Avenue - to allow subdivision into 2 single family lots.

Approved by Council: September 14, 2009

- \* Planning & Development advise that (see memorandum dated April 28, 2010 in by-law back-up) 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.

It was Moved by Councillor Hepner  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17013" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R10-737

Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16650" 7906-0088-00 - Varinder Gill, c/o CitiWest Consulting Ltd. (Dexter Hirabe) RA to RF (BL 12000) - 13065 - 60 Avenue - to allow subdivision into 4 single family lots.

Approved by Council: April 28, 2008

- \* Planning & Development advise that (see memorandum dated April 28, 2010 in by-law back-up) 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.

It was Moved by Councillor Hepner  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16650" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R10-738

Carried

6. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 256 Amendment By-law, 2010, No. 17117"  
7909-0204-00 - City of Surrey, Solterra Development (72 Ave.) Corp.,  
c/o Solterra (72 Ave) Development Corp. (Craig Marcyniuk)  
To redesignate portions of the site located at 19471, 19487 and 19515 – 72 Avenue from Suburban (SUB) to Urban (URB) and Multiple Residential (RM).

Approved by Council: January 11, 2010

This By-law is proceeding in conjunction with By-law No. 17118.

It was Moved by Councillor Hepner  
Seconded by Councillor Steele  
That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 256 Amendment By law, 2010, No. 17117" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R10-739

Carried

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17118"  
7909-0204-00 - City of Surrey, Solterra Development (72 Ave.) Corp.,  
c/o Solterra (72 Ave) Development Corp. (Craig Marcyniuk)  
RA to RM-30 and RF-9C (BL 12000) - 19471, 19487 and 19515 – 72 Avenue - to permit the development of 89 townhouse units and 11 small single family lots with coach houses.

Approved by Council: January 11, 2010

This By-law is proceeding in conjunction with By-law No. 17117.

**Note:** A Development Permit (7909-0204-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(b).

- \* Planning & Development advise that (see memorandum dated April 27, 2010 in by-law back-up) 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 Clayton Neighbourhood Concept Plan Extension-North of 72 Avenue to redesignate a portion of the site from 10-15 upa (Medium Density) to 15-25 upa (Medium High Density).

RES.R10-740 It was Moved by Councillor Hepner  
Seconded by Councillor Steele  
That the East Clayton Neighbourhood  
Concept Plan Extension-North of 72 Avenue be amended to redesignate a portion  
of the site from 10-15 upa (Medium Density) to 15-25 upa (Medium High Density).  
Carried

RES.R10-741 It was Moved by Councillor Hepner  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2010, No. 17118" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.  
Carried

8. "Surrey Land Use Contract No. 448, Authorization By-law, 1978, No. 5627,  
Partial Discharge By-law, 2008, No. 16819"  
7908-0004-00 - Manjit and Jasbir Kaila, c/o Citiwest Consulting Ltd.  
(Roger Jawanda)  
To discharge Land Use Contract No. 448 from the property located at  
12685 - 78 Avenue to allow the underlying RF-G Zone to come into effect and  
permit subdivision into two single family gross density lots.

Approved by Council: November 24, 2008

- \* Planning & Development advise that (see memorandum dated April 27, 2010 in  
by-law back-up) 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.



It was Moved by Councillor Hepner  
 Seconded by Councillor Steele  
 That "Surrey Land Use Contract No. 448,  
 Authorization By-law, 1978, No. 5627, Partial Discharge By-law, 2008, No. 16819" be  
 finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate  
 Seal.

RES.R10-742

Carried**I. CLERK'S REPORT****1. Formal Approval of Development Permits**

- (a) **Development Permit No. 7908-0080-00**  
**Hayer Homes Morgan Heights Townhomes Inc., Inc. No. BCo826749**  
**Fred Adab, F. Adab Architects Inc.**  
 2939 - 156 Street

**Note:** See By-law No. 16798 under Item H.3

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

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That Development Permit No. 7908-0080-00  
 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.R10-743

Carried

- (b) **Development Permit No. 7909-0204-00**  
**Solterra Development (72nd Ave.) Corp., Inc. No. 0743293, and**  
**City of Surrey**  
**Craig Marcyniuk, Solterra Development Corp.**  
 19471, 19487 and 19515 - 72 Avenue

**Note:** See By-law No. 17118 under Item H.7

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

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That Development Permit No. 7909-0204-00  
 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.R10-744

Carried

**J. OTHER BUSINESS**

**1. Garlic / Herbal Research Centre on 16<sup>th</sup> Avenue**

Councillor Bose requested that staff provide a report on the above mentioned  
 application that was withdrawn by the applicant as now there is a large sized  
 building under construction on the site.

**K. ADJOURNMENT**

It was

Moved by Councillor Martin  
 Seconded by Councillor Hunt  
 That the Regular Council - Land Use meeting


do now adjourn.

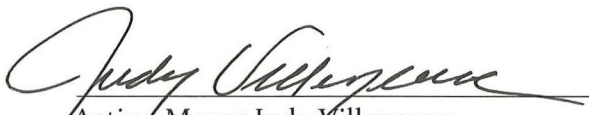
RES.R10-745

Carried

The Regular Council- Land Use meeting adjourned at 6:14 p.m.

Certified Correct:

  
 \_\_\_\_\_  
 Jane Sullivan, City Clerk

  
 \_\_\_\_\_  
 Acting Mayor Judy Villeneuve