

Present:

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

Absent:

Mayor Watts
Councillor Martin

**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****NEWTON**

1. **7908-0245-00**
8443 - 132 Street
Gerry Blonski, 0799977 B.C. Ltd. / Director Information: Nand Sharma
No Officer Information Filed as at August 16, 2009
Rezoning from RA to IL / Development Permit / Development Variance Permit
*in order to permit the development of a 4,767 sq.m. (51,310 sq.ft.) industrial building
and relax the rear yard setback.*

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

It was

Moved by Councillor Gill
Seconded by Councillor Hepner
That:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Light Impact Industrial Zone (IL)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7908-0245-00 in accordance with the attached drawings (Appendix II).

- 3. Council approve Development Variance Permit No. 7908-0245-00 (Appendix VI) varying the following to proceed to Public Notification:
 - (a) to reduce the required rear (westerly) yard setback of the IL Zone from 7.5 metres (25 ft.) to 0 metre.

- 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 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; and
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R10-826

Carried

It was

Moved by Councillor Gill
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17176". pass its first reading.

RES.R10-827

Carried

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

It was

Moved by Councillor Gill
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17176". pass its second reading.

RES.R10-828

Carried

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. 17176". be held at the City Hall on Monday, June 7, 2010, at 7:00 p.m.

RES.R10-829

Carried

SOUTH SURREY

2. **7908-0306-00**
2297, 2301 and 2315 King George Boulevard
Sam Chan, Ionic Architecture / Astral Development Corp., Inc. No. 807180
Development Permit / Development Variance Permit
in order to permit the development of a commercial plaza containing three buildings.

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

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

1. Council authorize staff to draft Development Permit No. 7908-0306-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7908-0306-00, (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum northerly side yard setback of the CHI Zone from 7.5 metres (25 ft.) to 1.2 metres (4 ft.);
 - (b) to reduce the minimum southerly side yard setback of the CHI Zone from 7.5 metres (25 ft.) to 1.8 metres (6 ft.);
 - (c) to vary Part 5, Section 27(2)(a) of Sign By-law No. 13656, by increasing the number of fascia signs on the proposed central building from 2 to 5; and
 - (d) to vary Part 5, Section 27(2)(a) of Sign By-law No. 13656 by increasing the number of fascia signs on the proposed southerly building 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;
 - (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; and

- RES.R10-830
- (d) final by-law adoption and subdivision approval for File No. 7907-0137-00 has been granted.
Carried

3. **7910-0064-00**
15405 - 31 Avenue
Hugh Carter, Nuvo Living Inc. / Nuvo Living Inc., Inc. No. 0719523
Amend CD By-law No. 16371 / Development Permit
in order to permit the development of 75 live/work townhouse units.

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

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

1. a By-law be introduced to amend CD By-law No. 16371, as outlined in the proposed amendment (Appendix VIII) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7910-0064-00 in accordance with the attached drawings (Appendix VII).
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 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;
 - (e) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
 - (f) registration of a Section 219 Restrictive Covenant to ensure that the floor area for the "work" use will not be occupied as a secondary suite;
 - (g) registration of a Section 219 Restrictive Covenant providing notice to future owners of the live/work use on site;

- (h) the applicant demonstrate Building Code review to ensure compliance for the "work" use on-site; and
- (i) the applicant address the shortage in tree replacement.

RES.R10-831

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Hepner

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

Amendment By-law, 2007, No. 16371 Amendment By-law, 2010, No. 17177". pass its first reading.

RES.R10-832

Carried

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

It was

Moved by Councillor Gill

Seconded by Councillor Hepner

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

Amendment By-law, 2007, No. 16371 Amendment By-law, 2010, No. 17177". pass its second reading.

RES.R10-833

Carried

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, 2007, No. 16371 Amendment By-law, 2010, No. 17177". be held at the City Hall on Monday, June 7, 2010, at 7:00 p.m.

RES.R10-834

Carried

C. CORPORATE REPORTS

D. ITEMS REFERRED BY COUNCIL

1. **7909-0231-00**
14362 - 114 Avenue
Roger Jawanda, CitiWest Consulting Ltd. / Darshan Singh Jhaj and Mohinder Kaur Jhaj
 Rezoning from RA to RF / Development Variance Permit
to allow subdivision into three single family lots and to relax the works and services requirements along McBride Drive and to vary front yard setbacks for accessory buildings and structures.

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

It was

Moved by Councillor Hunt
Seconded by Councillor Hepner
That:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (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. 7909-0231-00, (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce in the RF Zone the minimum front yard setback along McBride Drive for accessory buildings and structures greater than 10 square metres (105 sq. ft.) in size from 18.0 metres (60 ft.) to 1.8 metres (6.0 ft.); and for other accessory buildings and structures from 18.0 metres (60 ft.) to 0.0 metre for proposed Lots 1, 2 and 3; and
 - (b) to waive the requirement of the Subdivision & Development By-law, No. 8830, as amended to provide vehicular and pedestrian highway systems, water distribution, sanitary sewer and drainage works, underground wiring and street lighting systems for the adjacent portion of McBride Drive.
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) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (d) 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;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (f) registration of a Section 219 Restrictive Covenant to prohibit driveway access from McBride Drive, permitting only driveway access from 114 Avenue.

RES.R10-835

Carried

It was Moved by Councillor Hepner
 Seconded by Councillor Gill
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 193 Amendment By law, 2007, No. 16489" be finally
 adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R10-839 Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16490"
 7907-0116-00 - Harinderpal and Jaspreet Dhanju,
 c/o Boldwing Continuum Architects Inc. (Arthur Buse)
 RA to C-8 (BL 12000) - 15844 - 24 Avenue - to permit the development of a
 3-storey retail/professional office building.

Approved by Council: November 19, 2007

This by-law is proceeding in conjunction with By-law 16489.

Note: A Development Permit (7907-0116-00) on the site is to be considered for
 Final Approval under Clerk's Report, Item I.1(a).

Note: The Public Hearing on this application was held on December 3, 2007.
 As more than two years have passed since the Public Hearing, Council may
 wish to hold a new Public Hearing.

- * Planning & Development advise that (see memorandum dated May 13, 2010 in
 by-law back-up) the reason for the delay in bringing this application to
 Final Adoption was due to the applicant addressing engineering requirements
 associated with the proposal.

It was Moved by Councillor Hepner
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2007, No. 16490" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
 RES.R10-840 Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16891"
 7908-0117-00 - Vesta Peoperties (Panorama) Ltd., c/o Barnett Dembek
 Architects Inc. (Maciej Dembek)
 RA to CD (BL 12000) - 14367 and 14391 - 60 Avenue - to permit the
 development of a 53-unit townhouse complex.

Approved by Council: March 9, 2009

Note: A Development Permit (7908-0117-00) on the site is to be considered for
 Final Approval under Clerk's Report, Item I.1(c)

- * Planning & Development advise (see memorandum dated May 13, 2010) that it is now in order for Council to pass a resolution amending the South Newton Neighbourhood Concept Plan to redesignate the site from "Townhouses 15 upa max" to "Townhouses 20 upa max".

It was Moved by Councillor Hepner
Seconded by Councillor Gill
That the South Newton Neighbourhood
Concept Plan be amended to redesignate the site from "Townhouses 15 upa max"
to "Townhouses 20 upa max".

RES.R10-841 Carried

It was Moved by Councillor Hepner
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2009, No. 16891" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R10-842 Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16572"
7907-0137-00 - Astral Development Corp., c/o Cameron Land Surveying
(Ken Schuurman)
CHI to RF (BL 12000) - Portions of 2297, 2301 and 2315 King George
Highway - to allow subdivision into six (6) single family lots and one (1)
consolidated commercial lot for future development.

Approved by Council: January 28, 2008

- * Planning & Development advise that (see memorandum dated May 13, 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. 16572" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R10-843 Carried

- 5. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 258 Amendment By-law, 2010, No. 17136"
7909-0200-00 - Sukhjinder Dosanjh, c/o H. Y. Engineering Ltd. (Lori Richards)
To redesignate a portion of the property at 10128 - 172 Street from Suburban (SUB) to Urban (URB)

Approved by Council: March 1, 2010

This By-law is proceeding in conjunction with By-law 17137.

It was Moved by Councillor Steele
Seconded by Councillor Gill
That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 258 Amendment By law, 2010, No. 17136" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R10-844

Carried

- 6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17137"
7909-0200-00 - Sukhjinder Dosanjh, c/o H. Y. Engineering Ltd. (Lori Richards)
RA to RF (12000) -10128 - 172 Street - to allow subdivision into five (5) Single Family Residential Zone (RF) lots (Block A) and one (1) remainder One-Acre Residential Zone (RA) lot (Block B) to be consolidated with the adjoining lot to the east.

Approved by Council: March 1, 2010

This By-law is proceeding in conjunction with By-law 17136.

- * Planning & Development advise that (see memorandum dated May 13, 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 Steele
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17137" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R10-845

Carried

7. "Surrey Land Use Contract No. 365, Authorization By-law, 1977, No. 5263, Discharge By-law, 2006, No. 16221" 7906-0413-00 - 4239431 Canada Inc, c/o Ivanhoe Cambridge (Gordon Wylie)
To discharge Land Use Contract 365 from the properties at 10160 -150 Street, 15051 – 101 Avenue, 10181 and 10191 – 152 Street to allow the underlying C-8 Zone to regulate the site and allow the redevelopment of the Guildford Town Centre Mall including a new Wal-Mart store.

Approved by Council: December 18, 2006

Note: A Development Permit (7906-0413-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(d)

- * Planning & Development advise that (see memorandum dated May 13, 2010 in by-law back-up) Corporate Report No. R100 was received by Council on May 3, 2010 outlining the scope of the proposed development of the Guildford Town Centre Mall redevelopment had changed.

It was

Moved by Councillor Hunt

Seconded by Councillor Hepner

That "Surrey Land Use Contract No. 365, Authorization By-law, 1977, No. 5263, Discharge By-law, 2006, No. 16221" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R10-846

Carried with Councillor Bose against.

8. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 241 Amendment By-law, 2009, No. 16943"
7907-0243-00 - Tonino and Nicola Testini, c/o Interform Investment Inc.
(Ian Kent)
To authorize the redesignation of the property located at 6905 - 188 Street from Suburban (SUB) to Multiple Residential (RM).

Approved by Council: May 4, 2009

This by-law is proceeding in conjunction with By-law 16944.

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 241 Amendment By law, 2009, No. 16943" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R10-847

Carried

9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16944"
7907-0243-00 - Tonino and Nicola Testini, c/o Interform Investment Inc.
(Ian Kent)
RA to CD (BL 12000) - 6905 - 188 Street - to permit a fifty-three (53) unit
townhouse project.

Approved by Council: May 4, 2009

This by-law is proceeding in conjunction with By-law 16943.

Approved by Council: May 4, 2009

Note: A Development Permit (7907-0243-00) 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 May 13, 2010 in
by-law back-up) following third reading of the By-law, a minor modification was
identified to Section F. Yards and Setbacks. As a result, it is recommended that
the By-law be amended accordingly prior to proceeding to Final Adoption.
Council is advised that the proposed amendment does not affect use or density
and therefore a new Public Hearing is not required.

RES.R10-848 It was Moved by Councillor Hunt
Seconded by Councillor Gill
That Resolution R09-945 of the May 25, 2009
Regular Council-Public Hearing meeting passing Third Reading of "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16944" be rescinded.
Carried

RES.R10-849 It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2009, No. 16944" be amended in Section 2.F.1, Yards and
Setbacks, as reflected in the memorandum in by-law back-up.
Carried

RES.R10-850 It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2009, No. 16944" pass its third reading as amended.
Carried

RES.R10-851 It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2009, No. 16944" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

I. CLERK'S REPORT

1. Formal Approval of Development Permits

- (a) **Development Permit No. 7907-0116-00**
Harinderpal Singh Dhanju & Jaspreet Kaur Dhanju
Arthur Buse, Boldwing Continuum Architects Inc.
15844 - 24 Avenue

Note: See By-law No. 16490 under Item H.2

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 Hepner
That Development Permit No. 7907-0116-00
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.R10-852

Carried

- (b) **Development Permit No. 7907-0243-00**
Tonino Testini and Nicola Testini
Ian Kent, Interform Investment Inc.
6905 - 188 Street

Note: See By-law No. 16944 under Item H.9

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 Hepner
That Development Permit No. 7907-0243-00
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.R10-853

Carried

- (c) **Development Permit No. 7908-0117-00**
Vesta Properties (Panorama) Ltd.
Mr. Maciej Dembek
 14367 and 14391 - 60 Avenue

Note: See By-law No. 16891 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 Hepner
 That Development Permit No. 7908-0117-00
 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.R10-854

Carried

- (d) **Development Permit No. 7906-0413-00**
4239431 Canada Inc.
c/o Ivanhoe Cambridge (Gordon Wylie)
 10237 - 152 Street
 1250 Guildford Town Centre
 10160 - 150 Street, and 10181 & 10191 - 152 Street

Note: See By-law No. 16221 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. 7906-0413-00
 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.R10-855

Carried with Councillor Bose against.

J. OTHER BUSINESS

K. ADJOURNMENT

It was

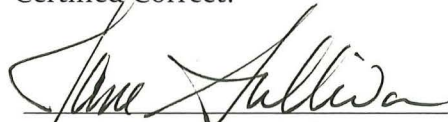
do now adjourn.
RES.R10-856


Moved by Councillor Gill
Seconded by Councillor Steele
That the Regular Council - Land Use meeting

Carried

The Regular Council- Land Use meeting adjourned at 5:42 p.m.

Certified Correct:


Jane Sullivan, City Clerk


Acting Mayor Judy Villeneuve