

Present:

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

Absent:

Councillor Gill

**Councillors Entering
Meeting as Indicated:**

Staff Present:

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

A. ADOPTION OF MINUTES

B. LAND USE APPLICATIONS

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

CLOVERDALE/CLAYTON

1. **7906-0368-00**
5574 and 5490 – 168 Street and 17236 Highway No. 10
Oleg Verbenkov, Pacific Land Group / Thomas Keith Maddocks
Development Variance Permit
in order to relax the works and services requirement for a new portion of 172 Street.

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

It was

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

Permit No. 7906-0368-00, (Appendix IV) to proceed to Public Notification to defer the requirement of the Subdivision & Development By-law No. 8830 to provide works and services for the new portion of 172 Street.

RES.R10-1823

Carried

FLEETWOOD/GUILDFORD

Councillor Rasode left the meeting in progress at 5:33 p.m. due to conflict of interest as she has an employment relationship with the proponent.

2. **7910-0233-00**
15389 Guildford Drive
Bill Harbott of Jim Pattison Developments Ltd. /
Pattison Surrey Auto Mall Ltd., Inc. No. 693563
 Development Variance Permit
in order to permit an additional fascia sign for an automobile dealership.

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

It was Moved by Councillor Hepner
 Seconded by Councillor Martin
 That Council approve Development Variance
 Permit No. 7910-0233-00, (Appendix II) to proceed to Public Notification to vary
 the Sign By-law by increasing the number of fascia signs permitted from 2 to 5.

RES.R10-1824

Carried

Councillor Rasode returned to the meeting in progress at 5:34 p.m.

NEWTON

3. **7910-0223-00**
7475 - 135 Street
Manjinder Bal / All Owners Under Strata Plan BCS1684
 Amend CD By-law No. 17031
in order to allow a private school use in an existing 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 Martin
 That Council introduce a By-law to amend
 Comprehensive Development By-law No. 17031 and a date be set for Public
 Hearing.

RES.R10-1825

Carried

It was Moved by Councillor Martin
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2009, No. 17031 Amendment By-law, 2010, No. 17269" pass its
 first reading.

RES.R10-1826

Carried

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

It was Moved by Councillor Hepner
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2009, No. 17031 Amendment By-law, 2010, No. 17269" pass its
second reading.

RES.R10-1827 Carried

It was then Moved by Councillor Hepner
Seconded by Councillor Martin
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17031 Amendment By-law,
2010, No. 17269" be held at the City Hall on Monday, November 1, 2010, at 7:00 p.m.

RES.R10-1828 Carried

4. **7910-0216-00**
15260 Highway No. 10
Stephen Baron, H.O.S.T. Consulting Ltd. /
Panorama Park Investments Ltd., Inc. No. 0806551
Liquor License Amendment (extension of hours)
*in order to permit an extension of hours past midnight for a food primary licensed
establishment (Brown's Social House).*

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

It was Moved by Councillor Hepner
Seconded by Councillor Steele
That Council approve the proposed Food
Primary Liquor License Amendment No. 7910-0216-00 to proceed to Public
Notification to extend hours past midnight to permit a closing time of 1:00 a.m.
Monday to Saturday.

RES.R10-1829 Carried with Councillor Hunt opposed.

SURREY CITY CENTRE/WHALLEY

5. **7910-0209-00**
13845 - 104 Avenue
Andrew Joeung / JB & JS Ventures Ltd., Inc. No. 0881142
Development Permit
in order to permit an addition to an existing commercial building for a bottle depot.

Note: Should the Development Permit, as outlined, not meet specific
requirements, Council may choose to refer the Development Permit
back to staff with further direction.

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

It was Moved by Councillor Hepner
 Seconded by Councillor Steele
 That Council authorize the Mayor and Clerk
 to sign the attached Development Permit No. 7910-0209-00 (Appendix III) with
 the condition that a good neighbour agreement be put in place with the
 proponent.

RES.R10-1830

Carried

6. **7909-0145-00**
9677 and 9681 King George Boulevard
Mr. Brian Shigetomi, Atelier Pacific Architecture Inc. / 0822112 B.C. Ltd. /
Director Information: Debbie Yvonne Carella / Fabrizio Bernini /
Brian D. Kask / Officer Information as at April 14, 2010 /
Debbie Yvonne Carella (President)
 OCP amendment from Commercial to City Centre / Rezoning from C-8 to CD
 (based on RMC-150 and RMS-2) / Development Permit
in order to permit the development of a mixed-use high rise development within an
18-storey building, consisting of retail uses, medical offices, a care facility and
multiple residential housing.

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 OCP by redesignating Block A from
 Commercial to City Centre and a date for Public Hearing be set
 (Appendix I).
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 Block A from "Community Commercial
 Zone (C-8)" (By-law No. 12000) to "Comprehensive Development Zone
 (CD)" (By-law No. 12000) and a date be set for Public Hearing (Appendix I).
4. Council approve the applicant's request to reduce the amount of required
 indoor amenity space from 435 square metres (4,682 sq. ft.) to 215 square
 metres (2,314 sq. ft.).
5. Council approve the applicant's request to reduce the amount of required
 outdoor amenity space from 435 square metres (4,682 sq. ft.) to 326 square
 metres (3,509 sq. ft.).

6. Council authorize staff to draft Development Permit No. 7909-0145-00 in accordance with the attached drawings (Appendix II).
7. 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) 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) the applicant to provide habitat compensation as per City Policy No. P-15 for the setback relaxation from the watercourse, to the satisfaction of the General Manager, Engineering and the General Manager, Parks, Recreation and Culture;
 - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (i) the applicant adequately address the impact of reduced indoor amenity space;
 - (j) the applicant adequately address the impact of reduced outdoor amenity space; and
 - (k) the applicant to provide access easement over the internal driveway to allow for City staff access to maintain the parkland.

RES.R10-1831

Carried

- RES.R10-1832 It was Moved by Councillor Martin
Seconded by Councillor Steele
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 274 Amendment By law 2010, No. 17270" pass its first
reading.
Carried
- The said By-law was then read for the second time.
- RES.R10-1833 It was Moved by Councillor Martin
Seconded by Councillor Steele
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 274 Amendment By law 2010, No. 17270" pass its
second reading.
Carried
- RES.R10-1834 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. 274 Amendment By law 2010,
No. 17270" be held at the City Hall on Monday, November 1, 2010, at 7:00 p.m.
Carried
- RES.R10-1835 It was Moved by Councillor Martin
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2010, No. 17271" pass its first reading.
Carried
- The said By-law was then read for the second time.
- RES.R10-1836 It was Moved by Councillor Martin
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2010, No. 17271" pass its second reading.
Carried
- RES.R10-1837 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. 17271" be held at the City
Hall on Monday, November 1, 2010, at 7:00 p.m.
Carried

RESIDENTIAL/INSTITUTIONALCLOVERDALE/CLAYTON

7. **7910-0225-00**
18599 – 65 Avenue
Mark Ehman DA Architects & Planners /
The Board of School Trustees of School District No. 36 (Surrey)
 Development Variance Permit
in order to permit an addition to a school and the placement of portables at Hillcrest Elementary School.

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

It was Moved by Councillor Villeneuve
 Seconded by Councillor Martin
 That Council approve Development Variance Permit No. 7910-0225-00, (Appendix III) varying the following Zoning By-law requirements to proceed to Public Notification to:

1. reduce the minimum front yard setback for public schools from 15 metres (50 ft.) to 5.8 metres (19 ft.) for portable buildings; and
2. reduce the minimum rear side yard setback for public schools from 15 metres (50 ft.) to 7.5 metres (25 ft.) for a school addition and from 15 metres (50 ft.) to 3.6 metres (12 ft.) for a portable building.

RES.R10-1838

CarriedNEWTON

8. **7910-0090-00**
13131 – 58 Avenue
Mike Kompter, Hub Engineering Inc. /
Puran Singh Nahal and Harvinder Paul Kaur Nahal
 OCP Amendment from Suburban to Urban /
 Rezoning from RA to RF-9C and RF-12.
in order to allow subdivision into 14 RF-9C lots and 4 RF-12 lots.

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

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

1. a By-law be introduced to amend the OCP by redesignating the subject site from "Suburban" to "Urban" 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 portion of the subject site shown as Block "A" from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Coach House Zone (RF-9C)" (By-law No. 12000) and a date be set for Public Hearing.
4. a By-law be introduced to rezone the portion of the subject site shown as "Block B" from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
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) 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 adequately address the shortfall in tree retention.

RES.R10-1839

Carried with Councillor Bose opposed.

It was

Moved by Councillor Martin

Seconded by Councillor Hepner

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 275 Amendment By law 2010, No. 17272" pass its first reading.

RES.R10-1840

Carried with Councillor Bose opposed.

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

- RES.R10-1841 It was Moved by Councillor Martin
Seconded by Councillor Hepner
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 275 Amendment By law 2010, No. 17272" pass its
second reading.
Carried with Councillor Bose opposed.
- RES.R10-1842 It was then Moved by Councillor Martin
Seconded by Councillor Hepner
That the Public Hearing on "Surrey Official
Community Plan By-law, 1996, No. 12900, No. 275 Amendment By law 2010,
No. 17272" be held at the City Hall on Monday, November 1, 2010, at 7:00 p.m.
Carried
- RES.R10-1843 It was Moved by Councillor Martin
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2010, No. 17273" pass its first reading.
Carried with Councillor Bose opposed.
- The said By-law was then read for the second time.
- RES.R10-1844 It was Moved by Councillor Martin
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2010, No. 17273" pass its second reading.
Carried with Councillor Bose opposed.
- RES.R10-1845 It was then Moved by Councillor Martin
Seconded by Councillor Hepner
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17273" be held at the City
Hall on Monday, November 1, 2010, at 7:00 p.m.
Carried

SURREY CITY CENTRE/WHALLEY

9. **7910-0228-00**
8868 - 128 Street
Jeremy Sabell, Stenberg College / Pentecostal Assemblies of Canada
OCP Text Amendment / Temporary Commercial Use Permit
*in order to allow an Early Childhood Education Program to operate out of an
existing accessory building on a church site.*

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

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

1. a By-law be introduced to amend the Official Community Plan by declaring the subject site a Temporary Commercial Use Permit Area 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. Council approve Temporary Commercial Use Permit No. 7910-0228-00 (Appendix III) to proceed to Public Notification.
4. Council instruct staff to have the intended adult education tenant, Stenberg College, submit an application for a business license prior to approval.

RES.R10-1846 Carried

It was Moved by Councillor Villeneuve
Seconded by Councillor Hepner
That "Surrey Official Community Plan
By-law, 1996, No. 12900, Text No. 106 Amendment By-law 2010, No. 17274" pass its first reading.

RES.R10-1847 Carried

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

It was Moved by Councillor Villeneuve
Seconded by Councillor Hepner
That "Surrey Official Community Plan
By-law, 1996, No. 12900, Text No. 106 Amendment By-law 2010, No. 17274" pass its second reading.

RES.R10-1848 Carried

It was then Moved by Councillor Villeneuve
Seconded by Councillor Hepner
That the Public Hearing on "Surrey Official
Community Plan By-law, 1996, No. 12900, Text No. 106 Amendment By-law 2010, No. 17274" be held at the City Hall on Monday, November 1, 2010, at 7:00 p.m.

RES.R10-1849 Carried

10. **7908-0164-00**
11079 and 11089 Ravine Road and 13270 and 13286 King George Boulevard
Sam Chan, Ionic Architecture Inc. / Anil Uppal and Anita Uppal /
Amandeep Singh and Kanwaldeep Kaur Jodhan / City of Surrey
Rezoning from RF and CHI to CD (based upon RM-70) / Development Permit
in order to permit the development of 54 apartment units within one 4-storey
apartment building.

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

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

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) and "Highway Commercial Industrial Zone (CHI)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 162 square metres (1,744 sq. ft.) to 148 square metres (1,597 sq. ft.).
3. Council authorize staff to draft Development Permit No. 7908-0164-00 in accordance with the attached drawings (Appendix II).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a consolidation 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) the applicant address the concern that the development will place additional pressure on existing park facilities, to the satisfaction of the General Manager, Parks, Recreation and Culture;

- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (h) the applicant adequately address the impact of reduced indoor amenity space; and
- (i) final acceptance by TransLink.
- RES.R10-1850 Carried
- It was Moved by Councillor Hepner
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2010, No. 17276" pass its first reading.
- RES.R10-1851 Carried
- The said By-law was then read for the second time.
- It was Moved by Councillor Hepner
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2010, No. 17276" pass its second reading.
- RES.R10-1852 Carried
- It was then Moved by Councillor Hepner
Seconded by Councillor Martin
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17276" be held at the City
Hall on Monday, November 1, 2010, at 7:00 p.m.
- RES.R10-1853 Carried

C. CORPORATE REPORTS**D. ITEMS TABLED BY COUNCIL****E. DELEGATIONS****F. CORRESPONDENCE****G. NOTICE OF MOTION**

H. BY-LAWS

FINAL ADOPTIONS

1. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 218 Amendment By-law, 2008, No. 16710"
7906-0332-00 - Satnam Education Society of British Columbia,
c/o Citiwest Consulting Ltd.
To authorize the redesignation of the site located at 12389 - 104 Avenue and Portion of 124 Street from Industrial (IND) to Urban (URB).

Approved by Council: June 23, 2008

This by-law is proceeding in conjunction with By-law 16711.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 218 Amendment By law, 2008, No. 16710" be finally
adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
RES.R10-1854 Carried with Councillor Bose opposed.

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16711"
7906-0332-00 - Satnam Education Society of British Columbia,
c/o Citiwest Consulting Ltd.
A-1 (BL 5942) to RM-15 (BL 12000) - 12389 - 104 Avenue and Portion of
124 Street - to allow a 43-unit townhouse development.

Approved by Council: June 23, 2008

Note: See Development Permit No. 7906-0332-00 under clerk's Report, Item I.1(a).

This by-law is proceeding in conjunction with By-law 16710.

- * Planning & Development advise (see memorandum dated October 15, 2010 in by-law back-up) the reason for the delay was due to economic conditions.
- * Planning & Development further advise it is now in order for Council to pass a resolution to amend the South Westminster Neighbourhood Concept Plan to redesignate the land from Parks and Open Spaces to Low Density Townhouses.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Council amend the South Westminster
Neighbourhood Concept Plan to redesignate the land from Parks and Open Spaces
to Low Density Townhouses.

RES.R10-1855 Carried with Councillor Bose opposed.

It was Moved by Councillor Hunt
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2008, No. 16711" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R10-1856 Carried with Councillor Bose opposed.

I. CLERK'S REPORT

1. Formal Issuance of Development Permits

- (a) **Development Permit No. 7906-0332-00**
CitiWest Consulting Ltd.
Satnam Education Society of British Columbia, Inc. No. 00021979
12389 - 104 Avenue; Portion of 124 Street

Note: See By-law No. 16711 under Item H.2

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

It was Moved by Councillor Hunt
Seconded by Councillor Martin
That Development Permit No. 7906-0332-00
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.R10-1857 Carried with Councillor Bose opposed.

J. OTHER BUSINESS

K. ADJOURNMENT

It was


do now adjourn.
RES.R10-1858

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

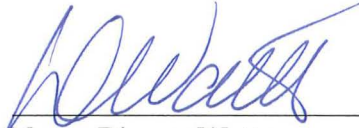
Carried

The Regular Council- Land Use meeting adjourned at 5:46 p.m.

Certified Correct:



Jane Sullivan, City Clerk



Mayor Dianne Watts