

Present:

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

Absent:**Staff Present:**

City Manager
City Solicitor
Deputy City Clerk
Deputy City Manager
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****FLEETWOOD/GUILDFORD**

1. **7910-0244-00**
16590 - 96 Avenue
Ken Chow /
Plea Community Services Society of British Columbia, Inc. No. S14829
Restrictive Covenant Amendment
in order to permit office use on the upper two floors in addition to the limited commercial uses currently allowed.

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

It was

Moved by Councillor Hunt
Seconded by Councillor Bose
That:

1. a Public Information Meeting in the form of a Public Hearing be set to solicit opinions from area residents regarding the proposed Restrictive Covenant amendment.

- 2. Council instruct the City Clerk to extend the public notification boundaries to include the area between 164 Street and 168 Street from 96 Avenue south to 92 Avenue.
- 3. Council instruct staff to resolve the following issues prior to approval:
 - (a) the applicant submit a building permit for the attic space that has been converted into useable space;
 - (b) resolution of the design for the proposed exterior emergency stairs on the south side of the building to the satisfaction of the Planning and Development Department; and
 - (c) the applicant obtain a temporary highway license agreement with the Realty Division in order to allow the existing parking on City land, adjacent the subject site.

RES.R10-2121

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Bose
 That a Public Information Meeting, in the form of a Public Hearing; be held to provide an opportunity for Public input on Development Permit No. 7910-0244-00 at the Regular Council - Public Hearing Meeting set for Monday, January 10, 2011 at the City Hall at 7:00 p.m.

RES.R10-2122

Carried

- 2. **7910-0181-00**
10095 - 179 Street and 17920 Daly Road
Pacific Land Group / Rezco Enterprises Inc., Inc. No. 416846
 Development Permit
in order to redevelop portions of this industrial site.

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

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

- 1. Council authorize staff to draft Development Permit No. 7910-0181-00 in accordance with the attached drawings (Appendix II).
- 2. Council instruct staff to resolve the following issues prior to approval:
 - (a) submission of a riparian landscaping plan and cost estimate to the specifications and satisfaction of the City Landscape Architect and the Department of Fisheries and Oceans;

- (b) submission of construction details for the new habitat and drainage area to the satisfaction of the Engineering Environmental Review Committee;
- (c) registration of an amendment to the Section 219 Restrictive Covenant for creek protection;
- (d) registration of a Statutory Right-of-Way in favour of the City for maintenance of the drainage channel;
- (e) registration of a reciprocal access easement with the westerly neighbouring property; and
- (f) consolidation of the two subject lots and dedication of a corner cut at the intersection of 179 Street and Daly Road.

RES.R10-2123

CarriedSOUTH SURREY

3. **7910-0151-00**
4373 - 152 Street
Rolf Ingold, Coolbreeze Ranch Ltd. / Coolbreeze Ranch Ltd., Inc. No. 132427
Subdivision within ALR under Section 946 of the Local Government Act
in order to allow subdivision of 4.16 acres from a 57-acre parcel located in the Agricultural Land Reserve (ALR).

Mr. Ingold noted he has lived on the property for over 30 years and has been farming it. Has built his home there and would like to retire there. He would like to remain on the land and pass it on to someone who can continue with farming. Mr. Ingold has difficulty with the reasoning as to why his application was denied before the Agricultural Advisory Committee (AAC), as it is a subdivision within the ALR, with 52 acres to remain as agriculture.

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

It was

Moved by Councillor Hunt
 Seconded by Councillor Gill
 That Application 7910-0151-00 be denied.
Carried

RES.R10-2124

SURREY CITY CENTRE/WHALLEY

4. **7905-0323-02**
Portions of 9908 King George Boulevard and 9855 Whalley Boulevard
Simon Ho, dys architecture / Concord Pacific/City of Surrey
Development Permit
in order to permit the development of a two-storey commercial building.

Note: If the Development Permit as presented, is not acceptable to Council in relation to the character of the development, including landscaping and siting, form, exterior design and finish of the building and other structures, Council may refer the Development Permit application back to staff with direction regarding any of these matters.

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

It was Moved by Councillor Hunt
Seconded by Councillor Martin
That the Planning & Development
Department recommends that the Mayor and Clerk be authorized to execute
Development Permit No. 7905-0323-02 (Appendix IV).

RES.R10-2125

Carried

5. **7910-0277-00**
12811 – 96 Avenue
Rebecca Hardin, Berezan Hospitality Group /
Broadway Properties Ltd., Incorporation No. 90626
Liquor License Amendment
in order to extend the operating hours on Friday and Saturday and to increase the capacity of a Liquor Primary License (Wheelhouse Pub).

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. Council approve the following proposed liquor primary liquor license amendment to proceed to Public Notification:
 - (a) The extension of hours of operation on Fridays and Saturdays from the existing hours of 11:00 a.m. to 1:00 a.m. to the proposed hours of 11:00 a.m. to 2:00 a.m.; and
 - (b) The increase in person capacity from 223 to 282 inside and from 40 to 52 on the patios.

RES.R10-2126

Carried
with Councillor Hunt opposed

6. **7910-0249-00**
10377 - 120 Street
Adam Donnelly, c/o Wesgroup Properties /
Pacific Link Industrial Park Ltd., Inc. No. 605005
Amend CD By-law No. 16736 / Development Permit / Development Variance Permit
in order to increase the maximum allowable commercial floor area per individual business and to permit the development of 3 single storey commercial buildings and 1 commercial/industrial building.

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

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

1. a By-law be introduced to amend Comprehensive Development By-law No. 16736 and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7910-0249-00 in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7910-0249-00, (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to vary Surrey Sign By-law, 1999, No. 13656, to increase the number of fascia signs from 3 to 7 on Building A from 3 to 9 on Building B from 3 to 8 on Building C and from 1 to 3 on Building D;
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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (d) finalization of the Master Plan originally considered under General Development Permit No. 7907-0221-00, to the satisfaction of the Planning and Development Department.

5. Council pass a resolution to amend the South Westminster NCP on a portion of the previous application site from Business Park and Light Impact Industrial to Highway Commercial to comply with current zoning.
- RES.R10-2127 Carried
- It was Moved by Councillor Hepner
Seconded by Councillor Steele
That Council pass a resolution to amend the South Westminster NCP on a portion of the previous application site from Business Park and Light Impact Industrial to Highway Commercial to comply with current zoning.
- RES.R10-2128 Carried
- It was Moved by Councillor Hepner
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16736 Amendment By-law, 2010, No. 17331" pass its first reading.
- RES.R10-2129 Carried
- The said By-law was then read for the second time.
- It was Moved by Councillor Hepner
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16736 Amendment By-law, 2010, No. 17331" pass its second reading.
- RES.R10-2130 Carried
- It was then Moved by Councillor Hepner
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16736 Amendment By-law, 2010, No. 17331" be held at the City Hall on Monday, January 10, 2011, at 7:00 p.m.
- RES.R10-2131 Carried

RESIDENTIAL/INSTITUTIONAL

NEWTON

7. **7909-0214-00**
6670 - 138 Street and 13864 Hyland Road
Riad Yassin, Alpha Beta Developments Ltd. /
Alpha Beta (Hyland Properties) Ltd., Inc. No. BCo875382
Rezoning from RF and RF-G to CD (based on RM-15) / Development Permit
in order to permit the development of 43 townhouse units.

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:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) and "Single Family Residential Gross Density Zone (RF-G)" (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 129 square metres (1,389 sq. ft.) to 61 square metres (657 sq. ft.).
3. Council authorize staff to draft Development Permit No. 7909-0214-00 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 subdivision layout to the satisfaction of the Approving Officer including the dedication of the riparian area to the City as parkland;
 - (c) input from Senior Government Environmental Agencies;
 - (d) submission of a finalized tree survey, arbourist report, landscape plans and landscape cost estimate 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) 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 liveable space;
 - (h) registration of a reciprocal access easement with the neighbouring properties at 13840 Hyland Road and the eastern half of 6746 - 138 Street;

- (i) the applicant adequately address the impact of reduced indoor amenity space; and
- (j) the applicant address the shortfall in tree replacement.
- RES.R10-2132 Carried

It was Moved by Councillor Hepner
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2010, No. 17332" pass its first reading.

RES.R10-2133 Carried

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

It was Moved by Councillor Hepner
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2010, No. 17332" pass its second reading.

RES.R10-2134 Carried

It was then Moved by Councillor Hepner
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17332" be held at the City
Hall on Monday, January 13, 2011, at 7:00 p.m.

RES.R10-2135 Carried

- 8. 7910-0137-00**
7771 - 125 Street
Angelito Diokno / Angelito Diokno and Maria Diokno
Development Variance Permit
in order to vary Land Use Contract No. 351 to accommodate an addition to the existing dwelling.

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

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

1. Council approve Development Variance Permit No. 7910-0137-00, (Appendix II) varying the following, to proceed to Public Notification:
 - (a) Land Use Contract No. 351, Schedule "D" to permit an addition to the existing dwelling.
2. Council instruct staff to resolve the following issues prior to approval:

- (a) registration of a Section 219 Restrictive Covenant to prohibit secondary suites;
- (b) submission of a landscaping security for the removal of roughly 48.5 square metres (522 sq.ft.) of additional pavement as well as installation of additional landscaping in the form of four inches of topsoil and instant turf in the front yard, as per the attached plans in Appendix II, Schedule "A".
- (c) registration of a Section 219 Restrictive Covenant to prevent future conversion of the garage to liveable space.

RES.R10-2136

Carried

9. **7910-0156-00**
14665 and 14675 - 59A Avenue
CitiWest Consulting Ltd. / A&B Family Holdings Ltd., Inc. No. 878241 /
Rezoning from RA to RF-9
in order to allow subdivision into 9 single family residential small lots.

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 "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (e) the applicant adequately address the tree deficit; and
 - (f) registration of a Section 219 Restrictive Covenant for tree preservation.

- RES.R10-2137 Carried
- It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2010, No. 17333" pass its first reading.
- RES.R10-2138 Carried
- The said By-law was then read for the second time.
- It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2010, No. 17333" pass its second reading.
- RES.R10-2139 Carried
- It was then Moved by Councillor Villeneuve
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17333" be held at the City
Hall on Monday, January 10, 2011, at 7:00 p.m.
- RES.R10-2140 Carried

10. **7910-0297-00**
13953, 13955, 13957, 13967, 13969 and 13971 – 64 Avenue
Parm Garcha / Archstone Projects Ltd., Inc. No. 753757
Development Permit
in order to permit the development of 6 row housing units.

Note: If the Development Permit, as presented, is not acceptable to Council in relation to the character of the development, including landscaping and siting, form, exterior design and finish of the building and other structures, Council may refer the Development Permit application back to staff with direction regarding any of these matters.

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 the Mayor and Clerk be authorized to
execute Development Permit No. 7910-0297-00 (Appendix II).
- RES.R10-2141 Carried

SOUTH SURREY

11. **7910-0254-00**
16288 – 28 Avenue
Coastland Engineering & Surveying Ltd. /
Mayfair Realty Ltd.
OCP Amendment from Suburban to Urban / Rezoning from RA to RF and RF-12
in order to allow subdivision into 7 single family residential lots.

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 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 subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000 to "Single Family Residential Zone (RF)" (By-law No. 12000) and "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) 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, 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) the applicant adequately address the tree replacement deficits;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (g) registration of a Section 219 Restrictive Covenant showing the location of building envelopes and driveways on proposed Lots 4, 5 and 6; and
- (h) registration of a Section 219 Restrictive Covenant for tree preservation.

RES.R10-2142

Carried

It was

Moved by Councillor Villeneuve

Seconded by Councillor Steele

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 279 Amendment By law 2010, No. 17334" pass its first reading.

RES.R10-2143

Carried

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

It was

Moved by Councillor Villeneuve

Seconded by Councillor Steele

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 279 Amendment By law 2010, No. 17334" pass its second reading.

RES.R10-2144

Carried

It was then

Moved by Councillor Villeneuve

Seconded by Councillor Steele

That the Public Hearing on "Surrey Official

Community Plan By-law, 1996, No. 12900, No. 279 Amendment By law 2010, No. 17334" be held at the City Hall on January 10, 2011, at 7:00 p.m.

RES.R10-2145

Carried

It was

Moved by Councillor Villeneuve

Seconded by Councillor Steele

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

Amendment By-law, 2010, No. 17335" pass its first reading.

RES.R10-2146

Carried

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

It was

Moved by Councillor Villeneuve

Seconded by Councillor Steele

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

Amendment By-law, 2010, No. 17335" pass its second reading.

RES.R10-2147

Carried

It was then Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17335" be held at the City
 Hall on Monday, January 10, 2011, at 7:00 p.m.
 RES.R10-2148 Carried

12. 7910-0146-00

17415, 17449, 17467 – 2 Avenue

Dwight Heinz, McElhanney Consulting Services Ltd. /

Peace Portal Holdings Ltd. Inc. No. 555884

Partial NCP Amendment from various designations to Single Family Residential Flex (6-14.5 u.p.a.) and School/Park Site / Partial Rezoning from RA to RF-12 and RF-9 / Development Variance Permit

in order to permit the creation of 63 single family small lots and a school/park site. DVPs are requested to vary the width of proposed Lot 35, allow for an oversized garage (Lot 34), permit front yard driveway access (Lot 19) and reduce a side yard setback (Lot 47).

Council posed several questions to staff regarding the tree removal process. Staff shared that due to the nature of the soil, it is difficult to remove the trees.

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

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

1. Council file Rezoning By-law No. 16800.
2. A By-law be introduced to rezone the portion of the subject site shown on the Survey Plan (Appendix I) as Blocks B and D from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)" and "Block C" from "One-Acre Residential Zone (RA)" to "Single Family Residential (9) Zone (RF-9)" and a date be set for Public Hearing.
3. Council approve Development Variance Permit No. 7910-0146-00 (Appendix IX) varying the following, to proceed to Public Notification:
 - (a) to vary the width on Lot 35 from 10.5 metres (34.4 ft.) to 10.02 metres (32.8 ft.);
 - (b) to vary the maximum floor area of the garage on Lot 34 from 37 square metres (398 sq.ft.) to 56 square metres (603 sq.ft.);
 - (c) to allow for driveway access from the front yard on Lot 19; and

- (d) to vary the side yard setback on Lot 47 from 2.8 metres (9 ft.) to 1.20 metres (4 ft).
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) 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) the applicant adequately address the shortfall in tree replacement;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) approval from the Ministry of Transportation and Infrastructure;
 - (h) submission and registration of an appropriate Building Scheme to the satisfaction of the General Manager of Planning and Development incorporating appropriate interface treatment between Lots 48 to 63 and the proposed park and Lots 11-19 and 34 and the Douglas Point townhouses;
 - (i) Registration of a Section 219 Restrictive Covenants to ensure:
 - i. installation of 2 metre (6.6 ft.) landscape buffer along the eastern property line on Lots 11-19 and 34;
 - ii. a minimum rear yard setback of 7.5 metres (24.6 ft.), upper floor massing and height restrictions to provide a sensitive interface with the existing townhouses to the east on interface Lots 11-19;
 - iii. no direct rear yard access from the main floor or basement area on Lots 12 and 18; and
 - iv. construction of all deck landings and stairs (over three risers) within the proposed building envelope on Lots 13-17;
 - (j) Registration of a Section 219 Restrictive Covenant on proposed Lot 34 to prohibit a separate unit or coach house within the oversized garage and in-ground basement.
5. Council pass a resolution to amend the Douglas NCP to redesignate the land from the existing various designations to "Single Family Residential

RES.R10-2149 Flex (6-14.5 upa)" and "School/Park Site", as shown in Appendix VIII, when the project is considered for final adoption.
Carried

RES.R10-2150 It was Moved by Councillor Hunt
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2008, No. 16800". be filed.
Carried

RES.R10-2151 It was Moved by Councillor Hunt
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2010, No. 17336" pass its first reading.
Carried

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

RES.R10-2152 It was Moved by Councillor Hunt
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2010, No. 17336" pass its second reading.
Carried

RES.R10-2153 It was then Moved by Councillor Hunt
Seconded by Councillor Hepner
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17336" be held at the City
Hall on Monday, January 10, 2011, at 7:00 p.m.
Carried

13. **7910-0182-00**
17350 - 4 Avenue, 17388 - 4 Avenue, 17371 - 3A Avenue
17372 - 3A Avenue, 17351 - 3A Avenue, 17377 - 3 Avenue
17374 - 3 Avenue,
Mike Helle, Coastland Engineering & Surveying Ltd. / Taylok Chandi,
Joga Singh Shergill / Okar Singh Cheema / Arjun Singh / Barjinder Kaur
Dhanda / Pax Ventures Ltd., Inc. No. 0757351 /
0701492 BC Ltd. Inc. No. BC0701492
Director Information: Scott Edward Cressey / Norman Edward Cressey
Officer Information as at August 6, 2010 / Norman Edward Cressey (CEO)
Scott Edward Cressey (President)
 Partial OCP Amendment from Suburban to Urban / Partial NCP Amendment from
 Urban Single Family (6 upa) to Single Family Flex (6-14.5 upa) / Rezoning from RA
 to CD (based on RH-G and RF) and RF-12 / Development Permit to provide a
 landscaped buffer along the ALR boundary
*in order to permit the development of 3 suburban ½ acre gross density lots, 6 urban
 single family transition lots and 15 RF-12 lots.*

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

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

1. a By-law be introduced to amend the OCP by redesignating a portion of the site shown on the Survey Plan (Appendix I) as Block 2 and 3 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 a portion of the property shown on the Survey Plan (Appendix I) as Blocks 1 and 2 from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. a By-law be introduced to rezone a portion of the subject site shown on the Survey Plan (Appendix I) as Block 3 from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)" and a date be set for Public Hearing.
5. Council authorize staff to draft Development Permit No. 7910-0182-00 to establish a landscape buffer along the ALR boundary in accordance with the attached drawings in Appendix X.
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) final approval from the Ministry of Transportation & Infrastructure;
 - (d) registration of a Section 219 Restrictive Covenant to prohibit vehicular access from 4 Avenue to the proposed half acre lots;
 - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;

- (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (g) the applicant adequately address the shortfall in tree replacement;
- (h) address Parks, Recreation & Culture requirements for subdivision including amenity contributions in keeping with the Douglas NCP and cash-in-lieu of the 5% subdivision requirement;
- (i) discharge of Section 219 "no-build" Restrictive Covenants on proposed Lots 2,3,4,9,14, 19 and 20; and
- (j) registration of a Section 219 Restrictive Covenant to ensure installation and maintenance of the landscape buffer along 4 Avenue and to provide notice to future owners of agricultural practices and potential nuisances from the ALR.

7. Council pass a resolution to amend the Douglas NCP to re-designate a portion of the lands from "Urban Single Family 6 u.p.a" to "Single Family Residential Flex (6 - 14.5 upa)" as shown in Appendix VIII when the project is considered for final adoption. Through this application, the old strata lot designation will also be removed from the subject properties.

RES.R10-2154

Carried

It was

Moved by Councillor Villeneuve
 Seconded by Councillor Hepner
 That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 280 Amendment By-law 2010, No. 17337" pass its first reading.

RES.R10-2155

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, No. 280 Amendment By-law 2010, No. 17337" pass its second reading.

RES.R10-2156

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, No. 280 Amendment By-law 2010, No. 17337" be held at the City Hall on Monday, January 10, 2011, at 7:00 p.m.

RES.R10-2157

Carried

RES.R10-2158 It was Moved by Councillor Villeneuve
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2010, No. 17338" pass its first reading.
Carried

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

RES.R10-2159 It was Moved by Councillor Villeneuve
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2010, No. 17338" pass its second reading.
Carried

RES.R10-2160 It was then Moved by Councillor Villeneuve
Seconded by Councillor Hepner
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17338" be held at the City
Hall on Monday, January 10, 2011, at 7:00 p.m.
Carried

RES.R10-2161 It was Moved by Councillor Villeneuve
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2010, No. 17339" pass its first reading.
Carried

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

RES.R10-2162 It was Moved by Councillor Villeneuve
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2010, No. 17339" pass its second reading.
Carried

RES.R10-2163 It was then Moved by Councillor Villeneuve
Seconded by Councillor Hepner
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17339" be held at the City
Hall on Monday, January 10, 2011, at 7:00 p.m.
Carried

14. **7910-0232-00**
16339 – 8 Avenue
Hunter Laird Engineering Ltd. / Edward Stanek
Rezoning from RF to RF-12
in order to allow subdivision into 8 single family residential small lots.

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:

1. a By-law be introduced to rezone the subject site 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.
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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (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) applicant to address replacement tree deficit; and
 - (f) registration of a Section 219 Restrictive Covenant for tree preservation.

RES.R10-2164

Carried

It was Moved by Councillor Villeneuve
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2010, No. 17340" pass its first reading.

RES.R10-2165

Carried

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

It was Moved by Councillor Villeneuve
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2010, No. 17340" pass its second reading.

RES.R10-2166

Carried

It was then
 Moved by Councillor Villeneuve
 Seconded by Councillor Martin
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17340" be held at the City
 Hall on Monday, January 10, 2011, at 7:00 p.m.
 RES.R10-2167 Carried

SURREY CITY CENTRE/WHALLEY

15. **7908-0070-01**
11356 – 142 Street
Avnash Banwait, Mainland Engineering / Malkit Singh Swaitch
Development Variance Permit
in order to allow subdivision into two single family lots and retain an existing house.

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. 7908-0070-01, (Appendix II) varying the following, to proceed to Public
 Notification:
 (a) to reduce the minimum rear yard setback of the RF Zone from 7.5-metres
 (25 ft.) to 5.9 metres (19 ft.) for proposed Lot 1; and
 (b) to reduce the minimum lot depth of the RF Zone from 28 metres (90 ft.) to
 23.5 metres (77 ft.) for proposed Lot 1.
 RES.R10-2168 Carried

16. **7910-0275-00**
9533 – 130A Street
Lance Barnett, Barnett Dembeck Architects Inc. /
Suraj Home Builders Inc., Inc. No. 867412
Development Permit / Development Variance Permit
to permit second floor rear decks to encroach into the required setback area.

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:
 1. Council authorize staff to draft Development Permit No. 7910-0275-00
 generally in accordance with the attached drawings (Appendix II).

2. Council approve Development Variance Permit No. 7910-0275-00, (Appendix III) varying the following, to proceed to Public Notification to reduce the minimum north, south and west yard setbacks of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.).
3. Council instruct staff to resolve the following issue prior to final approval:
 - (a) issuance of Development Variance Permit No. 7910-0275-00.

RES.R10-2169

Carried

- 17. 7910-0132-00**
11553 Millar Road
Mike Helle, Coastland Engineering & Surveying Ltd. / Dilbagh Singh Gill and Bhupinder Kaur Gill
 Rezoning from RF to RF-12 / Development Variance Permit
in order to allow subdivision into three small single family lots.

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:

1. a By-law be introduced to rezone the subject site 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.
2. Council approve Development Variance Permit No. 7910-0132-00, (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) to reduce the front yard setback of the RF-12 Zone from 6.0 metres (20 ft.) to 5.5 metres (18 ft.) for the garage on proposed Lot 3;
 - (b) to reduce the rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for the full length of the building on proposed Lot 3; and
 - (c) to vary the requirement of the Subdivision and Development By-law to permit a reduced road width standard for a collector road from 22 metres (72 ft.) to 16.55 metres (54 ft.) for the fronting portion of Millar Road.
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 a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (e) registration of a "no build" Section 219 Restrictive Covenant to prohibit construction of any buildings, stairs, porches or balconies within 3.4 metres (11 ft.) of the east property line for the front 12.2-metres (40 ft.) portion of proposed Lot 3; and
- (f) issuance of Development Variance Permit No. 7910-0132-00.

RES.R10-2170

Carried

It was

Moved by Councillor Villeneuve
 Seconded by Councillor Martin
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2010, No. 17341" pass its first reading.

RES.R10-2171

Carried

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

It was

Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2010, No. 17341" pass its second reading.

RES.R10-2172

Carried

It was then

Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17341" be held at the City
 Hall on Monday, January 10, 2011, at 7:00 p.m.

RES.R10-2173

Carried

18. **7909-0177-00**
13586 - 98 Avenue
Colin Hogan, Focus Architecture Inc. /
Keystone Properties (King George) Ltd.
 Partial Discharge Land Use Contract No. 420 / Rezoning from C-35 to CD (based upon RMC-150) / Development Permit
in order to permit the development of a mixed-use development, consisting of a 206-unit, high-rise apartment building, 6 townhouses and ground-level retail/commercial space.

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

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

1. a By-law be introduced to partially discharge Land Use Contract No. 420 and a date for Public Hearing be set.
2. a By-law be introduced to rezone the subject site from "Downtown Commercial Zone (C-35)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
3. Council approve the applicant's request to reduce the amount of required indoor amenity space from 636 square metres (6,846 sq. ft.) to 185 square metres (1,988 sq. ft.).
4. Council authorize staff to draft Development Permit No. 7909-0177-00 in accordance with the attached drawings (Appendix II).
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a road dedication plan 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 adequately address the impact of reduced indoor amenity space; and

- (h) the registration of a reciprocal access agreement to allow for a potential driveway connection for a future multiple residential development to the west.

RES.R10-2174

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Hepner

That "Surrey Land Use Contract No. 420,

Authorization By-law, 1977, No. 5367 Partial Discharge By-law, 2010, No. 17342" pass its first reading.

RES.R10-2175

Carried

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

It was

Moved by Councillor Gill

Seconded by Councillor Hepner

That "Surrey Land Use Contract No. 420,

Authorization By-law, 1977, No. 5367 Partial Discharge By-law, 2010, No. 17342" pass its second reading.

RES.R10-2176

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Hepner

That the Public Hearing on "Surrey Land Use

Contract No. 420, Authorization By-law, 1977, No. 5367 Partial Discharge By-law, 2010, No. 17342" be held at the City Hall on Monday, January 10, 2011, at 7:00 p.m.

RES.R10-2177

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Hepner

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

Amendment By-law, 2010, No. 17343" pass its first reading.

RES.R10-2178

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. 17343" pass its second reading.

RES.R10-2179

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. 17343" be held at the City Hall on Monday, January 10, 2011, at 7:00 p.m.

RES.R10-2180

Carried

RESIDENTIAL/INSTITUTIONALCLOVERDALE/CLAYTON

19. **7910-0192-00**
19110 – 67A Avenue, 19065 and 19109 – 67 Avenue
James Pernu, McElhanney Consulting Services Ltd. / Raj Kumar Gupta and
Harmadan Singh Gadhri / Rajinder Singh Chauhan /
0741210 BC Ltd., Inc. No. 0741210
Director Information: / Gurpreet Singh Gill / Manmohan Singh Gill
Officer Information as at November 23, 2009 /
Gurpreet Singh Gill (President)
 Development Variance Permit
in order to reduce lot depth for one proposed lot and to reduce setbacks for two proposed lots, to permit a 5-lot subdivision.

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

It was Moved by Councillor Steele
Seconded by Councillor Martin
That Council approve Development Variance
 Permit No. 7910-0192-00, (Appendix III) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum lot depth of the RF-9S Zone from 28 metres (90 ft.) to 19.5 metres (64 ft.) for proposed Lot B;
- (b) to reduce the minimum rear yard setback of the principal building of the RF-9S Zone from 6.5 metres (21 ft.) to 0.5 metre (2 ft.) for the attached garage on proposed Lot B; and
- (c) to reduce the minimum separation between the principal building and an accessory building of the RF-9S Zone from 6.0 metres (20 ft.) to 5.0 metres (16 ft.) for 50% of the garage wall for proposed Lot D.

RES.R10-2181

CarriedNEWTON

20. **7910-0009-00**
5445 – 144A Street
Coastland Engineering & Surveying Ltd. /
Dilbir Singh Banipal and Surinder Singh Sidhu
 Development Variance Permit
in order to retain an existing single family dwelling as part of a 3-lot subdivision.

During discussion, Council expressed concern about the square footage of the lot sizes proposed. Given the sensitivity of the site, restrictive covenants could be applied to the site regarding built form and preservation of green space.

Staff confirmed that the current recommendation relates to a variance permit. Council has within its prerogative to consider the variance with conditions.

It was Moved by Councillor Bose
 Seconded by Councillor Villeneuve
 That Development Variance Permit
 No. 7910-0009-00 be referred to staff for review relative to setting conditions, including but not limited to green space preservation, design, character and form.
Carried

RES.R10-2182

SOUTH SURREY

21. **7910-0218-00**
16230, 16240, 16250 and 16270 - 16 Avenue
Robert Ciccozzi / 0876933 B.C. Ltd., Inc. No. 0876933 /
Director Information: / James Billingsley / David Howard
No Officer Information Filed
 Rezoning from RF to CD (based on RM-15) / Development Permit
in order to permit the development of a 43-unit townhouse project.

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

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

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7910-0218-00 in accordance with the attached drawings (Appendix II).
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 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) 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (g) registration of a Section 219 Restrictive Covenant to specifically identify the indoor parking arrangement and to prohibit the conversion of the indoor spaces into liveable space;
- (h) registration of a reciprocal access easement to ensure joint access with the properties to the east and southeast to the satisfaction of the Engineering Department; and
- (i) the applicant adequately address the impact of reduced indoor amenity space.

4. Council pass a resolution to amend King George Highway Corridor Local Area Plan to redesignate the land from "Townhouses (15 upa)" to "Townhouses (20 upa)" when the project is considered for final adoption.

RES.R10-2183

Carried

It was

Moved by Councillor Martin
Seconded by Councillor Steele

Amendment By-law, 2010, No. 17344" pass its first reading.

RES.R10-2184

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. 17344" pass its second reading.

RES.R10-2185

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. 17344" be held at the City Hall on Monday, January 10, 2011, at 7:00 p.m.

RES.R10-2186

Carried

SURREY CITY CENTRE/WHALLEY

22. **7910-0261-00**
Portion of 13750 – 96 Avenue
Michael McNaught, cei architecture / Fraser Health Authority
Development Permit
in order to allow a major expansion to Surrey Memorial Hospital.

Note: If the Development Permit, as presented, is not acceptable to Council in relation to the character of the development, including landscaping and siting, form, exterior design and finish of the building and other structures, Council may refer the Development Permit application back to staff with direction regarding any of these matters.

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

It was
Department recommends that the Mayor and Clerk be authorized to execute Development Permit No. 7910-0261-00.

Moved by Councillor Martin
Seconded by Councillor Steele
That The Planning & Development

RES.R10-2187

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. 16648"
7907-0098-00 - MacKenzie Properties Ltd., c/o Focus Architecture Inc.
(Carson Nofle)
RA to CD (BL 12000) - 6529, 6541 and 6561 - 192 Street - to permit the
development of two, 4-storey apartment buildings consisting of 40 units
each in East Clayton.

Approved by Council: April 28, 2008

- * Planning & Development advise that (see memorandum dated December 6, 2010
in by-law back-up) the applicant has requested that the file be closed.

It was

Moved by Councillor Hunt

Seconded by Councillor Hepner

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

Amendment By-law, 2008, No. 16648" be filed.

RES.R10-2188

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16621"
7906-0505-00 - Paramjit and Sukhwant Gill, c/o Paramjit Gill
RF to RF-9 (BL 12000) - 10595 and 10581 - 132 Street - to allow subdivision
into approximately 5 small single family residential lots.

Approved by Council: March 31, 2008

- * Planning & Development advise that (see memorandum dated December 7, 2010 in
by-law back-up) the file has been inactive for 1.5 years and a registered letter was
sent to the applicant on October 28, 2010 advising that unless outstanding
requirements were addressed within 30 days, the file would be closed.
The applicant has not responded.

It was

Moved by Councillor Hunt

Seconded by Councillor Hepner

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

Amendment By-law, 2008, No. 16621" be filed.

RES.R10-2189

Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16877"
7908-0227-00 - Sarah and Jawaid Malik, Prabjot and Parmjeet Grewal,
c/o Citiwest Consulting Ltd. (Dexter Hirabe)
RA to RF (BL 12000) - 8959 and 8969 - 162 Street - to allow subdivision into
four single family lots.

Approved by Council: February 9, 2009

- * Planning & Development advise that (see memorandum dated December 6, 2010 in by-law back-up) the file has been inactive for over one year and a registered letter was sent to the applicant on October 29, 2010 advising that unless outstanding requirements were addressed within 30 days, the file would be closed. The applicant has not responded.

It was Moved by Councillor Hunt
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2009, No. 16877" be filed.
Carried

RES.R10-2190

FINAL ADOPTIONS

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16801" 7907-0027-00 - Amrik and Harcharan Sidhu, c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)
 RA to RH-G (BL 12000) - 3066 - 140 Street - to allow phased subdivision into 11 half-acre gross-density lots, with phase one consisting of three new lots, one remnant lot, and parkland dedication.

Approved by Council: October 20, 2008

Note: The Public Hearing on this application was held on November 3, 2008. 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 December 9, 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. This 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.
- * Planning & Development further advise that at the Public Hearing for this project, held on November 3, 2008, a neighbouring property owner expressed concern that 30A Avenue is a narrow road and that there is a dangerous corner at 30A Avenue and 141 Street. The General Manager, Engineering, advised that staff would go to the site and conduct a site line assessment. Engineering staff visited the site on December 9, 2010 and confirm that there are no site line issues.

It was Moved by Councillor Hepner
 Seconded by Councillor Villeneuve
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2008, No. 16801" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
 RES.R10-2191 Carried

5. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 267 Amendment
 By-law, 2010, No. 17206"
 7910-0041-00 - Dawson & Sawyer (Sunny Side) Ltd. c/o Ted Dawson
 To authorize the redesignation of the property located at 2497 - 156 Street from to
 Urban (URB) to Multiple Residential ((RM).

Approved by Council: June 21, 2010

Note: This By-law in proceeding in conjunction with By-law 17207.

It was Moved by Councillor Steele
 Seconded by Councillor Martin
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 267 Amendment By law, 2010, No. 17206" be finally
 adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R10-2192 Carried

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17207"
 7910-0041-00 - Dawson & Sawyer (Sunny Side) Ltd. c/o Ted Dawson
 RF to CD (BL 12000) - 2497 - 156 Street - to permit the development of a
 20-unit townhouse development.

Approved by Council: June 21, 2010

Note: This By-law in proceeding in conjunction with By-law 17206.

Note: See Development Permit No. 7910-0041-00 on the site to be considered for
 Final Approval under Clerk's Report, Item I.1(b)

- * Planning & Development advise that (see memorandum dated December 8, 2010 in
 by-law back-up) it is now in order for Council to pass a resolution to amend the
 King George Corridor Local Area Plan NCP/Local Area Plan to redesignate the land
 from Townhouse (15 upa) to Townhouse (27 upa).

It was Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That Council amend the King George
 Corridor Local Area Plan NCP/Local Area Plan to redesignate the land from
 Townhouse (15 upa) to Townhouse (27 upa).
 RES.R10-2193 Carried

It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2010, No. 17207" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
RES.R10-2194 Carried

7. "Surrey Land Use Contract No. 145 Authorization By-law, 1975, No. 4568, Partial Discharge By-law, 2006, No. 15907"
7905-0313-00 - 656166 B.C. Ltd., c/o PJ Lovick Architect Ltd. (Peter Lovick)
To discharge Land Use Contract No. 145 from a portion of road to allow the underlying CD zone to come into effect.

Approved by Council: January 9, 2006

This by-law is proceeding in conjunction with By-law 15908/17220.

It was Moved by Councillor Martin
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 145
Authorization By-law, 1975, No. 4568, Partial Discharge By-law, 2006, No. 15907"
be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
RES.R10-2195 Carried

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1999, No. 13815, Amendment By-law, 2006, No. 15908"
7905-0313-00 - 656166 B.C. Ltd., c/o PJ Lovick Architect Ltd. (Peter Lovick)
To amend CD By-law 13815 to permit the development of a 131-unit seniors' assisted living multiple residential development on the properties located at 8213 and 8239 - 140 Street and Portion of Road.

Approved by Council: January 9, 2006

This by-law is proceeding in conjunction with By-law 15907/17220.

Note: See Development Permit No. 7905-0313-00 on the site to be considered for Final Approval under Clerk's Report, Item I.1(d).

Note: The Public Hearing on this application was held on January 30, 2006. As more than two years have passed since the Public Hearing, Council may wish to hold a new Public Hearing. Planning and Development advise (see memorandum dated December 9, 2010 in by-law back-up) that the application was delayed due to the following reason: road closure issues, compliance with riparian area protection requirements and an amendment to the Housing Agreement.

It was Moved by Councillor Villeneuve
 Seconded by Councillor Martin
 That "Surrey Zoning By law, 1993, No. 12000,
 Amendment By law, 1999, No. 13815, Amendment By-law, 2006, No. 15908" be
 finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate
 Seal.

RES.R10-2196

Carried

9. "656166 B.C. Ltd. Housing Agreement Authorization By-law 2003, No. 15091,
 Amendment By-law, 2010, No. 17220"
 7905-0313-00 - 656166 B.C. Ltd., c/o PJ Lovick Architect Ltd. (Peter Lovick)
 To amend provisions of "656166 B.C. Ltd. Housing Agreement Authorization
 By-law 2003, No. 15091:" as follows:
 Definition of "senior" from a person who is 75 years old to 65 years old.
 The purpose of this amendment is to reduce the restricted age of occupancy for
 the properties located at 8213 and 8239 - 140 Street.

Approved by Council: July 12, 2010

This by-law is proceeding in conjunction with By-law 15907/15908.

It was Moved by Councillor Villeneuve
 Seconded by Councillor Martin
 That "656166 B.C. Ltd. Housing Agreement
 Authorization By-law 2003, No. 15091, Amendment By-law, 2010, No. 17220" be
 finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate
 Seal.

RES.R10-2197

Carried

10. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17263"
 7908-0260-00 - City of Surrey, c/o City Spaces Consulting Ltd. (Andrew Hiscox)
 RF and C-8 to CD (BL 12000) - Portion of 13775 - 70 Avenue - to permit the
 development of a 36-unit, 4-storey affordable housing apartment building
 for single mothers and their dependent children.

Approved by Council: October 4, 2010

This by-law is proceeding in conjunction with By-law 17264.

Note: See Development Permit No. 7908-0260-00 on the site to be considered for
 Final Approval under Clerk's Report, Item I.1(e).

It was Moved by Councillor Hepner
 Seconded by Councillor Villeneuve
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2010, No. 17263" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
 RES.R10-2198 Carried

11. "Provincial Rental Housing Corporation Authorization By-law, 2010, No. 17264"
 7908-0260-00 - City of Surrey, c/o City Spaces Consulting Ltd. (Andrew Hiscox)
 A by-law to authorize the City of Surrey to enter into a housing agreement with
 the Provincial Rental Housing Corporation. This agreement is intended to
 regulate the type of persons residing in the proposed development located on a
 Portion of 13775 - 70 Avenue.

Approved by Council: October 4, 2010

This by-law is proceeding in conjunction with By-law 17263.

It was Moved by Councillor Hepner
 Seconded by Councillor Martin
 That "Provincial Rental Housing Corporation
 Authorization By-law, 2010, No. 17264" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
 RES.R10-2199 Carried

12. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16472"
 7904-0038-00 - 0875510 B.C. Ltd., c/o Hunter Laird Engineering Ltd.
 (Clarence Arychuk)
 RA to RF-12 (BL 12000) - 6252 - 148 Street - to permit subdivision into
 26 single family small lots.

Approved by Council: October 1, 2007

Note: The Public Hearing on this application was held on October 15, 2007.
 As more than two years have passed since the Public Hearing, Council may
 wish to hold a new Public Hearing. Planning and Development advise (see
 memorandum dated December 10, 2010 in by-law back-up) that the
 applicant required additional time in order to complete the conditions of
 rezoning as well as complete servicing across the riparian corridor at the
 northwest corner of the subject property.

It was Moved by Councillor Hepner
 Seconded by Councillor Martin
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2007, No. 16472" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
 RES.R10-2200 Carried

13. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17208"
7909-0258-00 - Ocean Park Developments Ltd., c/o Hunter Laird Engineering
(Clarence Arychuk)
CD (BL 14386) to RF-9 and RF-SD (BL 12000) - 15345 - 34 Avenue - to allow
subdivision into 12 single family small lots, including four (4) semi
detached units.

Approved by Council: June 21, 2010

- * Planning & Development advise that (see memorandum dated December 9, 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. This 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.
- * Planning & Development further advise that (see memorandum dated
December 9, 2010 in by-law back-up) it is now in order for Council to pass a
resolution to amend the Rosemary Heights Central Neighbourhood Concept Plan
to redesignate the land from "Commercial" to "Single Family Small Lot".

It was Moved by Councillor Hepner
Seconded by Councillor Steele
That Council amend the Rosemary Heights
Central Neighbourhood Concept Plan to redesignate the land from "Commercial"
to "Single Family Small Lot".

RES.R10-2201

Carried

It was Moved by Councillor Hepner
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2010, No. 17208" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R10-2202

Carried

I. CLERK'S REPORT

1. Formal Issuance of Development Permits

- (a) **Development Permit No. 7910-0149-00**
Vesta Properties (Provincetown) Ltd. (Dennis Wiemken)
7848 - 170 Street

Note: If the Development Permit as presented, is not acceptable to Council in relation to the character of the development, including landscaping and siting, form, exterior design and finish of the building and structures, Council may refer the Development Permit application back to staff with direction regarding any of these matters.

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

It was
Moved by Councillor Martin
Seconded by Councillor Gill
That the Mayor and Clerk be authorized to
execute Development Permit No. 7910-0149-00.

RES.R10-2203

Carried

- (b) **Development Permit No. 7910-0041-00
Dawson & Sawyer (Sunny Side) Ltd.
Ted Dawson, Abbot Kinney Lands Ltd.
2497 - 156 Street**

Note: See By-law No. 17207 under Item H.6

Note: If the Development Permit as presented, is not acceptable to Council in relation to the character of the development, including landscaping and siting, form, exterior design and finish of the building and structures, Council may refer the Development Permit application back to staff with direction regarding any of these matters.

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

It was
Moved by Councillor Martin
Seconded by Councillor Gill
That the Mayor and Clerk be authorized to
execute Development Permit No. 7910-0041-00.

RES.R10-2204

Carried

- (c) **Development Permit No. 7910-0263-00**
Pioneer Designs (Monterosso) Corp.
Don Andrew, Creekside Architects
8695 - 160 Street

Note: If the Development Permit as presented, is not acceptable to Council in relation to the character of the development, including landscaping and siting, form, exterior design and finish of the building and structures, Council may refer the Development Permit application back to staff with direction regarding any of these matters.

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

It was
executed Development Permit No. 7910-0263-00.

Moved by Councillor Hepner
Seconded by Councillor Martin
That the Mayor and Clerk be authorized to
Carried

RES.R10-2205

- (d) **Development Permit No. 7905-0313-00**
656166 B.C. Ltd.
Ben Bialek, PJ Lovick Architect Ltd.
8213 and 8239 - 140 Street and Portion of Road

Note: See By-law No. 15908 under Item H.8

Note: If the Development Permit as presented, is not acceptable to Council in relation to the character of the development, including landscaping and siting, form, exterior design and finish of the building and structures, Council may refer the Development Permit application back to staff with direction regarding any of these matters.

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

It was
executed Development Permit No. 7905-0313-00.

Moved by Councillor Hepner
Seconded by Councillor Martin
That the Mayor and Clerk be authorized to
Carried

RES.R10-2206

- (e) **Development Permit No. 7908-0260-00**
Provincial Rental Housing Corporation/City of Surrey
Andrew Hiscox, City Spaces Consulting Ltd.
13775 - 70 Avenue

Note: See By-law No. 17263 under Item H.10.

Note: If the Development Permit as presented, is not acceptable to Council in relation to the character of the development, including landscaping and siting, form, exterior design and finish of building and structures, Council may refer the Development Permit application back to staff with direction regarding any of these matters.

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

It was
executed Development Permit No. 7908-0260-00.

Moved by Councillor Hepner
Seconded by Councillor Martin
That the Mayor and Clerk be authorized to
Carried

RES.R10-2207

2. Applications/By-laws/Permits to be Closed

- (a) **Development Variance Permit No. 7909-0102-00**
Miles Murray and Susan Prins
12738 Beckett Road

Memo from the Manager, Area Planning & Development, South Division, Planning & Development advising that Development Variance Permit No. 7909-0102-00 should be closed as the file has been inactive for 14 months and the applicant has not responded to a registered letter dated August 13, 2010 regarding outstanding requirements.

Planning & Development are recommending to Council that Development Variance Permit No. 7909-0102-00 be closed.

It was
No. 7909-0102-00 be closed.

Moved by Councillor Hunt
Seconded by Councillor Villeneuve
That Development Variance Permit
Carried

RES.R10-2208

3. Temporary Use Permits

- (a) Temporary Industrial Use Permit Application No. 7909-0076-00
1341699 Holdings Corporation
19095 - 54 Avenue

Memo from the Manager, Area Planning & Development, North Division, Planning & Development, advising that the applicant has not responded to registered letter dated October 27, 2010 regarding outstanding requirements.

Planning & Development are recommending to Council that the Temporary Industrial Use Permit Application No. 7909-0076-00 be closed.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Temporary Industrial Use Permit
Application No. 7909-0076-00 be closed.

RES.R10-2209

Carried

J. OTHER BUSINESS

K. ADJOURNMENT

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

RES.R10-2210


Carried

The Regular Council- Land Use meeting adjourned at 6:09 p.m.

Certified Correct:



Claudia Jesson, Deputy City Clerk



Acting Mayor Dianne Watts
Barinder Rasode