

Present:

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

Absent:

Councillor Martin

Staff Present:

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

A. ADOPTION OF MINUTES**B. LAND USE APPLICATIONS****COMMERCIAL/INDUSTRIAL/AGRICULTURAL****CLOVERDALE/CLAYTON**

1. **7911-0010-00**
19095 - 54 Avenue
Ryan Wood, Aplin & Martin Consulting Ltd. / 1351699 Holdings Corporation,
Inc. No. 0568839 / Director Information: / Jagdip Dhaliwal /
Gurdeep Dhaliwal / Kuldip Dhaliwal /
No Officer Information Filed as at July 23, 2007
OCP Text Amendment / Temporary Industrial Use Permit
in order to allow a concrete and asphalt recycling facility for a period not to exceed two years.

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

It was

Moved by Councillor Hunt
Seconded by Councillor Bose
That Application 7911-0010-00 be deferred.
Carried

RES.R11-495

2. **7911-0056-00**
5554 – 176 Street
Allen Aubert, Fraser Valley Heritage Rail Society / City of Surrey
 Development Permit / Development Variance Permit
in order to permit the development of a two-storey industrial building for the reconstruction and servicing of heritage rail cars.

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. 7911-0056-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7911-0056-00, (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to waive the landscaping requirement in the IH Zone by not providing a continuous landscaped strip of at least 1.5 metres (5 ft.) in width along the east lot line; and
 - (b) to waive the requirement in Part 5 Off-Street Parking of Zoning By-law No. 12000 to not require the parking area be surfaced with asphalt, concrete or similar pavement.
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (b) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
 - (c) issuance of Development Variance Permit No. 7911-0056-00.

RES.R11-496

Carried

NEWTON

3. **7910-0120-00**
14747 Upland Road
Samuel Chan c/o Ionic Architecture Inc. /
B.C. Pole Cartage Ltd., Inc. No. 696383
 Development Variance Permit
to vary the front, rear and side yard setbacks of two light industrial buildings proposed near Hyland Creek.

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

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

1. Council approve Development Variance Permit No. 7910-0120-00, (Appendix V) varying the following minimum setback provisions of the IL Zone, to proceed to Public Notification:
 - (a) to reduce the front yard setback from 7.5 metres (25 ft.) to 3.5 metres (11.48 ft.) for proposed Building B;
 - (b) to reduce the interior side yard setback from 7.5 metres (25 ft.) to 1.5 metres (5 ft.) for proposed Building B;
 - (c) to reduce the rear yard setback from 7.5 metres (25 ft.) to 1.21 metres (4 ft.) for proposed Building A; and
 - (d) to reduce the west side yard setback from 7.5 metres (25 ft.) to 2 metres (6.57 ft.) for proposed Building A.
2. Council instruct staff to resolve the following issues prior to issuance of Development Variance Permit No. 7910-0120-00:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer.

RES.R11-497

Carried

SOUTH SURREY

4. **7910-0302-00**
2950 King George Boulevard
Michael Mortensen, KGH BT Holdings Limited, Inc. No. 725293 /
KGH BT Holdings Limited, Inc. No. 725293
Development Permit / Development Variance Permit
in order to vary the minimum setback requirement to permit a free-standing sign for an existing multi-tenant commercial business complex.

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

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

1. Council authorize staff to draft Development Permit No. 7910-0302-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7910-0302-00 (Appendix II), varying the following, to proceed to Public Notification:
 - (a) to vary the Sign By-law to reduce the minimum setback requirement for a free-standing sign from 2 metres (6 ft.) to 0.66 metre (2.2 ft.).

RES.R11-498

CarriedSURREY CITY CENTRE/WHALLEY

5. **7911-0003-00**
10241 King George Boulevard
Heather Brownell, Priority Permits Ltd. / Kwan Bros. Investments Ltd.
Development Permit / Development Variance Permit
in order to allow a replacement free-standing sign on a commercial site in City Centre.

There is no visibility and it is causing a hardship on the business. Money Tree Canada is a new business and there is no visibility on King George. The business has been open since October 2010. There is a need for a lower profile type signage to go below the tree line to allow cars and foot traffic to see the business. Money Tree is a pay-day loan business and financial retail.

The sign is proposed to be more visually pleasing; it is more pedestrian friendly and is similar to signage in the area. There are a number of businesses in the retail space that have failed and the applicant believes it is to lack of visible signage.

The applicant clarified the only setback applied for is a variance for a setback. The request is to take one sign out and put in. The sign will be lower and smaller.

Council stated that there might be an opportunity to meet a suitable compromise with staff. The applicant is open to revising the sign to meet city specifications.

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

It was Moved by Councillor Bose
Seconded by Councillor Hepner
That Application 7911-0003-00 be referred to
staff for further review.

RES.R11-499

Carried

6. 7910-0227-00
10239 Grace Road
Kiersten Enemark, Standard Land Company Inc. / 0793597 B.C. Ltd., Inc.
No. BCo793597 / Director Information: / Gary W. Babcock / Jeff L. King /
Officer Information as at June 8, 2010 / Gary W. Babcock (President) /
Jeff L. King (Secretary)
Development Variance Permit
*in order to vary the height of a free-standing telecommunication tower from
12 metres (40 ft.) to 45 metres (148 ft.) in South Westminster.*

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

It was Moved by Councillor Bose
Seconded by Councillor Steele
That Council approve Development Variance

Permit No. 7910-0227-00, (Appendix III) varying the following, to proceed to Public Notification:

- (a) to vary the Zoning By-law to increase the maximum height of a free-standing telecommunication tower from 12 metres (40 ft.) to 45 metres (148 ft.).

RES.R11-500

Carried

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

7. 7908-0200-00
19078 and 19132 Fraser Highway, 19095, 19107 and 19129 – 64 Avenue
and Portion of 64 Avenue
Taizo Yamamoto, Yamamoto Architecture Inc. /
0818271 B.C. Ltd., Inc. No. 818271 / Director Information:
Mrs. Balwinder Kaur Dhillon / Dr. Avtar Singh Dhillon /
No Officer Information Filed / Priya Bubber /
0811226 B.C. Ltd., Inc. No. 811226 / Director Information: Narender Bhatti /
Harpeet Bhatti / Anita Nanda / No Officer Information Filed / 0828004 B.C.
Ltd., Inc. No. 0828004 / Director Information: Dr. Jasbinder Singh Gill /
Rajni Sharma / No Officer Information Filed / City of Surrey
OCP Amendment from Urban to Multiple Residential / NCP Amendment from
Townhouse/Cluster (8-15 upa) to Townhouse/ Cluster (30 upa) and to include
Landscape Buffer and Multi-Use Pathway notation / Rezoning from RA and RF to
RM-30 / Development Permit / Development Variance Permit
in order to permit the development of approximately 76 townhouse units.

Council expressed concern relative to the massing of the building and requested a presentation from the Project Architect with renderings showing the elevation from the street level perspective prior to the public hearing.

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

It was

Moved by Councillor Hunt
Seconded by Councillor Hepner
That:

1. a By-law be introduced to amend the OCP by re-designating the subject site from Urban to Multiple Residential and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone Blocks A and B of the subject site, as shown on the Survey Plan (Appendix II), from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000), and to rezone Blocks C, D, E and F of the subject site as shown on the Survey Plan from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 228 square metres (2,454 sq. ft.) to 161 square metres (1,733 sq. ft.).
5. Council authorize staff to draft Development Permit No. 7908-0200-00 in accordance with the attached drawings (Appendix III).
6. Council approve Development Variance Permit No. 7908-0200-00, (Appendix IX) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum south yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5 metres (16 ft.) to the building face, 3.1 metres (10 ft.) for roof overhangs, eaves, balconies and columns, and to permit the encroachment of seven (7) risers in the building setback area along 64 Avenue;
 - (b) to reduce the minimum north yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 7.3 metres (24 ft.) for roof overhangs, eaves, balconies and columns, and to permit the encroachment of seven (7) risers in the building setback area along Fraser Highway; and
 - (c) to reduce the minimum west yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for roof overhangs, eaves, balconies and columns.

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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) completion of the road closure and acquisition of a portion of 64 Avenue;
 - (h) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
 - (i) the applicant adequately address the impact of reduced indoor amenity space; and
 - (j) issuance of Development Variance Permit No. 7908-0200-00.

8. Council pass a resolution to amend North Cloverdale East NCP to re-designate the land from "Townhouse/Cluster (8-15 units/acre)" to "Townhouse/Cluster (30 units/acre)" and to incorporate the "Landscape Buffer and Multi-Use Pathway" notation when the project is considered for final adoption.

RES.R11-501

Carried

It was

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

By-law, 1996, No. 12900, No. 285 Amendment By law 2011, No. 17381" pass its first reading.

RES.R11-502

Carried

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

- RES.R11-503 It was Moved by Councillor Hunt
Seconded by Councillor Hepner
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 285 Amendment By law 2011, No. 17381" pass its
second reading.
Carried
- RES.R11-504 It was then Moved by Councillor Hunt
Seconded by Councillor Hepner
That the Public Hearing on "Surrey Official
Community Plan By-law, 1996, No. 12900, No. 285 Amendment By law 2011,
No. 17381" be held at the City Hall on Monday, April 18, 2011, at 7:00 p.m.
Carried
- RES.R11-505 It was Moved by Councillor Hunt
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17382" pass its first reading.
Carried
- The said By-law was then read for the second time.
- RES.R11-506 It was Moved by Councillor Hunt
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17382" pass its second reading.
Carried
- RES.R11-507 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, 2011, No. 17382" be held at the City
Hall on Monday, April 18, 2011, at 7:00 p.m.
Carried

NEWTON

8. **7910-0137-00**
7771 - 125 Street
Angelito Diokno / Angelito Atienza Diokno and Maria Teresa Egana Diokno
Partial Land Use Contract discharge / Development Variance Permit
*in order to allow the underlying RF-G Zone to come into effect and permit the
construction of an addition to the existing dwelling. The DVP is intended to reflect
the setbacks prescribed in the Land Use Contract.*

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

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

1. a By-law be introduced to discharge Land Use Contract No. 351 from the subject property at 7771 - 125 Street and a date for Public Hearing be set.
2. Council approve Development Variance Permit No. 7910-0137-00, (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to vary the minimum front yard setback of the RF-G Zone from 7.5 metres (25 ft.) to 12 metres (40 ft.);
 - (b) to vary the minimum side yard setback of the RF-G Zone from 1.2 metres (4 ft.) to 4 metres (13 ft.);
 - (c) to vary the minimum rear yard setback of the RF-G Zone from 7.5 metres (25 ft.) to 8.5 metres (28 ft.); and
 - (d) to reduce the minimum flanking side yard setback of the RF-G Zone from 3.6 metres (12 ft.) to 0.3 metre (1 ft.).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) 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;
 - (b) registration of a Section 219 Restrictive Covenant to prevent future conversion of the garage to livable space and prohibit a secondary suite; and
 - (c) registration of a Section 219 Restrictive Covenant to ensure proposed setback variances are respected.

RES.R11-508

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Hepner
That "Surrey Land Use Contract No. 351,
Authorization By-law, 1978, No. 5456, Amendment By-law, 1988, No. 9568, Partial
Discharge By-law, 2011, No. 17383" pass its first reading.

RES.R11-509

Carried

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

RES.R11-513 It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17384" pass its first reading.
Carried
with Councillor Bose opposed

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

RES.R11-514 It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17384" pass its second reading.
Carried
with Councillor Bose opposed

RES.R11-515 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, 2011, No. 17384" be held at the City
Hall on Monday, April 18, 2011, at 7:00 p.m.
Carried

10. **7910-0205-00**
14935, 14951 and 14965 – 60 Avenue
Sam Hooge, Abbot Kinney Lands Ltd. / Dalbir Singh Randhawa and
Parvinder Kaur Randhawa / Robert Dale Niven and June Rosalie Niven/
Gregory Edward Skye and Shelley Rae-Ann Skye
NCP Amendment from "Townhouse 15 upa max." to "Townhouse 25 upa max" /
Rezoning from RA to CD (based on RM-30) / Development Permit
in order to permit the development of 58 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 Gill
That:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 174 square metres (1,873 sq. ft.) to 63 square metres (675 sq. ft.).

3. Council authorize staff to draft Development Permit No. 7910-0205-00 in accordance with the attached drawings (Appendix IV).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space; and
 - (g) the applicant adequately address the impact of reduced amenity space.
5. Council pass a resolution to amend South Newton Neighbourhood Concept Plan to redesignate the land from "Townhouses 15 upa max." to "Townhouses 25 upa max." when the project is considered for final adoption.

RES.R11-516

Carried
with Councillor Bose opposed

It was

Moved by Councillor Hepner
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17385" pass its first reading.

RES.R11-517

Carried
with Councillor Bose opposed

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

It was

Moved by Councillor Hepner
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17385" pass its second reading.

RES.R11-518

Carried
with Councillor Bose opposed

It was then Moved by Councillor Hepner
 Seconded by Councillor Gill
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17385" be held at the City
 Hall on Monday, April 18, 2011, at 7:00 p.m.
 RES.R11-519 Carried

SOUTH SURREY

11. **7910-0222-00**
13330 - 20A Avenue and 13333 - 20 Avenue
Hunter Laird Engineering Ltd. /
Provincial Rental Housing Corporation, Inc. No. 52129
 Rezoning from RA to CD (based on RH)
in order to allow subdivision into three (3) suburban half-acre type single family lots
and a remaining lot that can further subdivide into two (2) half-acre lots.

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

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

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a 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 adequately address the shortfall in tree replacement;
 - (e) registration of a Section 219 Restrictive Covenant to limit building envelopes on Lots 1 and 2 to ensure retention of Tree #6906 on Lot 1.

- (f) registration of a shared driveway access easement across 13333-20 Avenue for Rem Lot 2; and
- (g) submission and registration of an appropriate Building Scheme to the satisfaction of the General Manager, Planning and Development.

RES.R11-520

Carried

It was

Moved by Councillor Gill
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2011, No. 17386" pass its first reading.

RES.R11-521

Carried

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

It was

Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2011, No. 17386" pass its second reading.

RES.R11-522

Carried

It was then

Moved by Councillor Gill
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17386" be held at the City
 Hall on Monday, April 18, 2011, at 7:00 p.m.

RES.R11-523

Carried**12. 7910-0267-00****15729 Cranley Drive**

**Mike Helle, Coastland Engineering and Surveying Ltd. / o898019 BC Ltd.,
 Inc. No. BC0898019 / Director Information: Sukhpreet Dosanjh /
 No Officer Information Filed**

Rezoning from RF to RF-12

in order to allow subdivision into four single family lots.

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

It was

Moved by Councillor Gill
 Seconded by Councillor Steele
 That:

1. a By-law be introduced to rezone 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; and
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

3. Council pass a resolution to amend King George Highway Corridor Development Concept Plan to redesignate the land from "Mobile Home Park" to "Single Family Residential (Small Lots)" when the project is considered for final adoption.

RES.R11-524

Carried

It was

Moved by Councillor Gill
 Seconded by Councillor Villeneuve
 That "Surrey Zoning By-law, 1993, No. 12000,

Amendment By-law, 2011, No. 17387" pass its first reading.

RES.R11-525

Carried

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

It was

Moved by Councillor Gill
 Seconded by Councillor Villeneuve
 That "Surrey Zoning By-law, 1993, No. 12000,

Amendment By-law, 2011, No. 17387" pass its second reading.

RES.R11-526

Carried

It was then

Moved by Councillor Gill
 Seconded by Councillor Villeneuve
 That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17387" be held at the City Hall on Monday, April 18, 2011, at 7:00 p.m.

RES.R11-527

Carried

C. CORPORATE REPORTS

1. The Corporate Report under date of April 4, 2011 was considered and dealt with as follows:

Item No. L003 Proposed Amendments to the Development Permit for the Townhouse Development at 18431 Fraser Highway and 18470 - 70 Avenue (Application No. 7906-0351-00)
File: 7906-0351-00

The General Manager, Planning and Development submitted a report to advise Council of changes to the design of a proposed townhouse development on a site in West Clayton (Appendix II). The related Official Community Plan ("OCP") amendment by-law and rezoning by-law received third reading on September 14, 2009. The applicant has finalized the majority of the outstanding conditions and will soon be able to proceed to Council for consideration of final adoption of the by-laws and final approval of the Development Permit. It is expected that this will occur at the April 18, 2011 meeting of Council.

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

It was Moved by Councillor Hepner
Seconded by Councillor Gill
That Council:

1. Receive Corporate Report L003 as information;
2. Authorize staff to draft the Development Permit based on the revised site layout and building design, attached as Appendix I to this report, for the townhouse development proposed at 18431 Fraser Highway and 18470 - 70 Avenue; and
3. Instruct the City Clerk to forward a copy of Corporate Report L003 and the related Council resolution to the applicant.

RES.R11-528

Carried

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, 2004, No. 15514"
7904-0069-00 - Antonietta Vinciguerra, c/o H.Y. Engineering Ltd.
RA (BL 12000) to RF (BL 12000) - 10368 Parkview Place - to allow
subdivision into 2 single family lots and a remainder lot with subdivision
potential.

Approved by Council: September 27, 2004

- * Planning & Development advise that (see memorandum dated March 21, 2011 in
by-law back-up) due to servicing issues along Parkview Place the associated
subdivision could not proceed. The applicant revised the subdivision layout and
submitted a new application No. 7911-0057-00 and requested by-law No. 15514 be
filed.

It was

Moved by Councillor Gill

Seconded by Councillor Villeneuve

That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2004, No. 15514" be filed.

Carried

RES.R11-529

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16930"
7908-0250-00 - 0828986 B.C. Ltd., Kanwalpreet Rai, Saranbir Takhar,
c/o Wilson Chang
RF to CD (BL 12000) - 13230 and 13238 Old Yale Road, 10156 and
10168 -132 Street, and Portion of Lane - to permit the development of a
4-storey apartment building with a two-storey townhouse base consisting
of approximately 90 units.

- * Planning & Development advise that (see memorandum dated March 18, 2011 in
by-law back-up) the by-law should be filed as this application has been replaced by
a new application No. 7911-0059-00.

Approved by Council April 20, 2009

It was

Moved by Councillor Gill

Seconded by Councillor Villeneuve

That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2009, No. 16930" be filed.

Carried

RES.R11-530

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17183"
7909-0231-00 - Darshan S. and Mohinder K. Jhaj, c/o CitiWest Consulting Ltd.
(Roger Jawanda)
RA to RF (BL 12000) - 14362 - 114 Avenue - to allow subdivision into three
single family lots.

Approved by Council: May 17, 2010

- * Planning & Development advise that (see memorandum dated March 14, 2011 in
by-law back-up) the by-law should be filed as the property has been purchased by
the City as parkland to be incorporated into Invergarry Park.

It was Moved by Councillor Hepner
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2010, No. 17183" be filed.

RES.R11-531

Carried

FINAL ADOPTIONS

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17154"
7907-0045-00 - Jagdish S. Dabla and Kavita Dabla, c/o Jagdish Dabla
RF to RF-12C (BL 12000) - 13160 - 104 Avenue - to permit subdivision into
two small single family lots with either an optional accessory coach house
or secondary suite.

Approved by Council: March 22, 2010

It was Moved by Councillor Villeneuve
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2010, No. 17154" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R11-532

Carried

with Councillor Bose opposed

5. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 270 Amendment
By-law, 2010, No. 17237"
7910-0037-00 - Sant Investments Ltd. c/o Focus Architecture Incorporated
(Dave Boswell)
To authorize the redesignation of the site located at 8713 - 158 Street from
Urban (URB) to Multiple Residential (RM).

This By-law is proceeding in conjunction with By-law No. 17238.

Approved by Council: July 26, 2010

RES.R11-533 It was Moved by Councillor Villeneuve
Seconded by Councillor Gill
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 270 Amendment By law, 2010, No. 17237" be finally
adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Carried

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17238"
7910-0037-00 - Sant Investments Ltd. c/o Focus Architecture Incorporated
(Dave Boswell)
RF to CD (BL 12000) - 8713 - 158 Street - to permit the development of
23 townhouse units.

Note: See Development Permit No. 7910-0037-00 under Clerk's Report,
Item I.1 (a).

Approved by Council: July 26, 2010

This By-law is proceeding in conjunction with By-law No. 17237.

- * Planning & Development advise that (see memorandum dated March 25, 2011 in
by-law back up) a minor modification is required to the Lot Coverage and Yards
and Setbacks section of the Comprehensive Development By-law No. 17238 to
change Section E., from the "lot coverage shall not exceed 30%" to "lot coverage
shall not exceed 36%" and Section F. under South Side Yard by deleting "10 m
(33 ft.)" and replacing with "9.8 m. (32 ft.)". Council is advised that this
modification does not affect use or density and therefore does not require a further
Public Hearing.

RES.R11-534 It was Moved by Councillor Gill
Seconded by Councillor Steele
That Council rescind Resolution R10-1661 of
the September 13, 2010 Regular Council - Public Hearing meeting passing Third
Reading of By-law No. 17238.
Carried

RES.R11-535 It was Moved by Councillor Gill
Seconded by Councillor Steele
That Council amend "Surrey Zoning By-law,
1993, No. 12000, Amendment By-law, 2010, No. 17238" in Sections E. and F. as
reflected in the memorandum in by-law back-up.
Carried

RES.R11-536 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2010, No. 17238" pass its third reading as amended.
Carried

RES.R11-537

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17238" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Carried

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17255" 7910-0066-00 - Bridgeman Construction Ltd.,
 c/o Hub Engineering (Mike Kompter)
 RA to RF-12 and RF-9 (BL 12000) - 7094 - 148 Street - to permit subdivision into 39 single family residential lots (14 RF-9 Block A and 25 RF-12 Block B).

Approved by Council: September 13, 2010

- * Planning & Development advise that (see memo dated March 29, 2011 in by-law back-up) it is now in order for Council to pass a resolution amending the East Newton South Neighbourhood Concept Plan to redesignate the land from "Urban Institutional" to "Low Density Compact Housing".

RES.R11-538

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Council amend the East Newton South Neighbourhood Concept Plan to redesignate the land from "Urban Institutional" to "Low Density Compact Housing".
Carried

RES.R11-539

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17255" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Carried

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17102" 7909-0133-00 - Afzaal Ahmed Pirzada and Aqila Anjum, c/o Gerry Blonkski
 RA to CCR (BL 12000) - 12430 - 76 Avenue - to permit the development of a childcare centre for a maximum of 25 children within a single family dwelling.

Approved by Council: December 14, 2009

- * Planning & Development advise that (see memorandum dated March 30, 2011 in by-law back-up) it is now in order for Council to pass a resolution amending the Newton Local Area Plan to redesignate the site from "Suburban Residential (1/2 Acre)" to "Urban Residential".

It was Moved by Councillor Gill
Seconded by Councillor Steele
That Council amend the Newton Local Area
Plan to redesignate the site from 'Suburban Residential (1/2 Acre)' to 'Urban
Residential'.
RES.R11-540 Carried

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2009, No. 17102" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
RES.R11-540A Carried

I. CLERK'S REPORT

1. Formal Issuance of Development Permits

- (a) **Development Permit No. 7910-0037-00**
Sant Investments Ltd., Inc. No. 749452
8713 - 158 Street

Note: See By-law Nos. 17237 and 17238 under Item H.5 and H. 6.

It was Moved by Councillor Gill
Seconded by Councillor Steele
That the Mayor and Clerk be authorized to
execute Development Permit No. 7910-0037-00.
RES.R11-541 Carried

- (b) **Development Permit No. 7908-0115-00**
High Noon Investment Corporation, Inc. No. 530244
13542 73A Ave and 7319 King George Boulevard

It was Moved by Councillor Gill
Seconded by Councillor Villeneuve
That the Mayor and Clerk be authorized to
execute Development Permit No. 7908-0115-00.
RES.R11-542 Carried

J. OTHER BUSINESS

K. ADJOURNMENT

It was

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

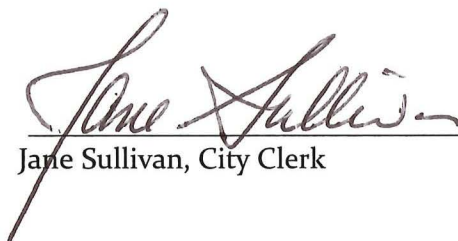
do now adjourn.

RES.R11-543

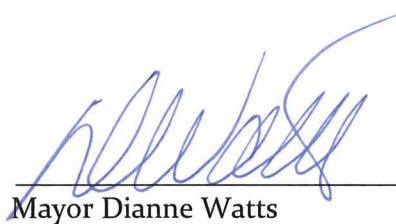
Carried

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

Certified Correct:



Jane Sullivan, City Clerk



Mayor Dianne Watts