

Present:

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

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

City Clerk
City Manager
City Solicitor
Deputy City Clerk
Deputy City Manager
General Manager, Engineering
General Manager, Finance and Technology
General Manager, Investment and Intergovernmental
Affairs
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****NEWTON**

1. **7910-0207-00**
6549 - 148 Street
Avril Wright / City of Surrey
Temporary Industrial Use Permit
in order to allow the operation of a truck parking facility for a period not to exceed two (2) years.

Staff explained that Council will be in full control with respect to when the temporary truck parking business will be terminated; the term can be abbreviated if required. Council requested direction on when the new Works Yard will be built.

Council expressed concern that the Works Yard staff may have a perception that the work on the new building will be halted because of the temporary truck parking permit. Staff explained that work will commence on the Work Yard and a full communication strategy will proceed this summer along with associated construction timelines.

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

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

1. Council approve Temporary Use Permit No. 7910-0207-00 (Appendix IV) to proceed to Public Notification.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (c) completion of all requirements identified for the Pre-Servicing Approval Stage (Appendix V).
3. Council direct staff to bring forward this application 6 months from the date of approval to proceed (i.e. first Council meeting after November 1, 2011) for consideration of filing, if the conditions have not been adequately fulfilled by the applicant.

RES.R11-829

Carried

SOUTH SURREY

2. **7910-0319-00**
2332 - 160 Street
Paul Dabbs, Omicron Architecture Engineering Construction Ltd. /
Loblaw Properties West Inc., Inc. No. 74514A
Development Permit / Development Variance Permit
in order to permit development of a retail store (Loblaw Superstore) in Grandview Corners and to vary the east side yard setback and permit additional fascia signage.

Staff explained the building footprint has decreased.

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

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

1. Council authorize staff to draft Development Permit No. 7910-0319-00 generally in accordance with the attached drawings (Appendix II).

2. Council approve Development Variance Permit No. 7910-0319-00 (Appendix V) varying the following to proceed to Public Notification:
 - (a) to reduce the minimum side yard setback (east) of the CD Zone (By-law No. 15611) from 13.5 metres (45 ft.) to 2.0 metres (6.6 ft.) for entry features; and
 - (b) to vary Part 5 Section 27(2)(a) of the Surrey Sign By-law (By-law No. 13656) to increase the maximum number of fascia signs from 3 to 6.

3. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

RES.R11-830

Carried

Councillor Rasode declared a potential conflict of interest and left the meeting at 5:45 p.m.

It was

Moved by Councillor Villeneuve

Seconded by Councillor Bose

That the correspondence provided by a representative of the Pattison Sign Group entitled 'Semiahmoo Shopping Centre' be received as information.

RES.R11-831

Carried

3. **7911-0041-00**
1715 - 152 Street
Heather Brownell, Priority Permits /
First Capital (Semiahmoo) Corporation, Inc. No. 0883733
 Development Variance Permit
in order to alter an existing free-standing sign with an electronic message board sign.

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

RESIDENTIAL/INSTITUTIONALCLOVERDALE/CLAYTON

5. 7910-0314-00
6529, 6541 and 6561 - 192 Street
Robert Ciccozzi, Robert Ciccozzi Architecture Inc. /
Mackenzie Properties Ltd., Inc. No. 703100
OCP Amendment of a portion from Urban to Multiple Residential /
Rezoning of a portion from RA to CD (based on RM-30) / Development Permit
*in order to permit the development of approximately forty-nine (49) townhouse
units.*

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

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

1. a By-law be introduced to amend the OCP by redesignating a portion of the site in Land Use Application No. 7910-0314-00 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 a portion of the site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council approve the applicant's request to eliminate the required indoor amenity space.
5. Council authorize staff to draft Development Permit No. 7910-0314-00 generally in accordance with the attached drawings (Appendix II).
6. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, 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 Planning and Development Department;
- (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) 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;
- (h) the applicant adequately address the impact of no indoor amenity space;
- (i) registration of a statutory right-of-way to allow for future shared access with the property to the west;
- (j) registration of a 6.0-metre (20 ft.) wide right-of-way for pedestrian access along the southern portion of the site to accommodate a public pathway; and
- (k) the applicant to enter into a monitoring and maintenance agreement for replanting in the riparian area as per City Policy No. P-15 for the setback relaxation from the watercourse, to the satisfaction of the General Manager, Engineering and the General Manager, Parks, Recreation and Culture.

RES.R11-834

Carried

It was

Moved by Councillor Martin

Seconded by Councillor Gill

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 288 Amendment By law 2011, No. 17411" pass its first reading.

RES.R11-835

Carried

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

- RES.R11-836 It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 288 Amendment By law 2011, No. 17411" pass its second
reading.
Carried
- RES.R11-837 It was then Moved by Councillor Martin
Seconded by Councillor Gill
That the Public Hearing on "Surrey Official
Community Plan By-law, 1996, No. 12900, No. 288 Amendment By law 2011,
No. 17411" be held at the City Hall on Monday, June 13, 2011, at 7:00 p.m.
Carried
- RES.R11-838 It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17412" pass its first reading.
Carried
- The said By-law was then read for the second time.
- RES.R11-839 It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17412" pass its second reading.
Carried
- RES.R11-840 It was then Moved by Councillor Martin
Seconded by Councillor Gill
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17412" be held at the City
Hall on Monday, June 13, 2011, at 7:00 p.m.
Carried

6. 7911-0035-00
6477 - 196 Street
Maciej Dembek, Barnett Dembek Architects Inc. /
o879753 B.C. Ltd., Inc. No. o879753 /
Director Information: Mr. James Billingsley/ No Officer Information Filed
OCP Amendment from Urban to Multiple Residential.
NCP Amendment from 22-45 upa (High Density) to 30-70 upa (High Density)
Rezoning from RA to CD (based on RM-70)
Development Permit
*in order to permit the development of a 4-storey apartment building containing
approximately 72 units.*

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 amend the OCP by redesignating the subject site in Land Use Application No. 7911-0035-00 from Urban to Multiple Residential and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" 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 216 square metres (2,325 square feet) to 157 square metres (1,695 square feet).
5. Council authorize staff to draft Development Permit No. 7911-0035-00 generally in accordance with the attached drawings (Appendix II).
6. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, 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) the applicant adequately address the impact of reduced indoor amenity space;
 - (g) registration of a 4.0-metre (13 ft.) wide statutory right-of-way for a public pathway along the west lot line of the subject site;

- (h) registration of a 4.0-metre (13 ft.) wide statutory right-of-way for a public pathway along the south lot line of the subject site; and
- (i) registration of a shared driveway access easement in favour of the property to the north at 6509-196 Street.

7. Council pass a resolution to amend the East Clayton NCP from 22-45 upa (High Density) to 30-70 upa (High Density) when the project is considered for final adoption.

RES.R11-841

Carried

It was

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

By-law, 1996, No. 12900, No. 289 Amendment By law 2011, No. 17413" pass its first reading.

RES.R11-842

Carried

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

It was

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

By-law, 1996, No. 12900, No. 289 Amendment By law 2011, No. 17413" pass its second reading.

RES.R11-843

Carried

It was then

Moved by Councillor Villeneuve
 Seconded by Councillor Martin
 That the Public Hearing on "Surrey Official

Community Plan By-law, 1996, No. 12900, No. 289 Amendment By law 2011, No. 17413" be held at the City Hall on Monday, June 13, 2011, at 7:00 p.m.

RES.R11-844

Carried

It was

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

Amendment By-law, 2011, No. 17414" pass its first reading.

RES.R11-845

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, 2011, No. 17414" pass its second reading.

RES.R11-846

Carried

RES.R11-847

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, 2011, No. 17414" be held at the City
 Hall on Monday, June 13, 2011, at 7:00 p.m.
Carried

7. **7910-0230-00**
18296 Fraser Highway
Lori Joyce, H.Y. Engineering Ltd. / Prabhdev Singh Khera,
Jagdev Singh Khera, Sukhpal Singh Khera
 NCP Amendment from Townhouse Cluster (10-12 u.p.a.) to Small Lots /
 Rezoning from RA to RF-12
in order to allow subdivision into approximately 8 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 Hepner
 That:

1. A By-law be introduced to rezone the subject site in Land Use Application No. 7910-0230-00 from "One-Acre Residential Zone (RA)" (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 shortfall in the number of required replacement trees;
 - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (f) resolution of NCP amenity contributions, to the satisfaction of the General Manager Parks, Recreation and Culture.

3. Council pass a resolution to amend the North Cloverdale West NCP to redesignate a portion of the land from Townhouse Cluster (10-12 u.p.a.) to Small Lots when the project is considered for final adoption.
- RES.R11-848 Carried
- It was Moved by Councillor Villeneuve
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17415" pass its first reading.
- RES.R11-849 Carried
- The said By-law was then read for the second time.
- It was Moved by Councillor Villeneuve
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17415" pass its second reading.
- RES.R11-850 Carried
- 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, 2011, No. 17415" be held at the City
Hall on Monday, June 13, 2011, at 7:00 p.m.
- RES.R11-851 Carried

FLEETWOOD/GUILDFORD

8. **7911-0072-00**
8431, 8439 and 8449 - 164 Street
Legendary Construction Management / Nada Erdaljac / Clementine Makar
/Michael Makar / Irene Makar / Shillinder Sahota / Raghbir S. Sahota /
Karampal S. Sahota
OCP Amendment from Urban to Multiple Residential / Rezoning from RA to CD
(based on RM-30) / Development Permit
in order to permit the development of approximately 33 townhouse units.
- 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 the subject site in Land Use Application No. 7911-0072-00 from Urban to Multiple Residential and a date for Public Hearing be set.

2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council approve the applicant's request to eliminate the required indoor amenity space.
5. Council authorize staff to draft Development Permit No. 7911-0072-00 generally in accordance with the attached drawings (Appendix II).
6. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, 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 Planning and Development Department;
 - (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) 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
 - (h) the applicant adequately address the impact of no indoor amenity space.

(i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture.
RES.R11-852 Carried

It was Moved by Councillor Villeneuve
Seconded by Councillor Hepner
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 290 Amendment By law 2011, No. 17416" pass its first reading.

RES.R11-853 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. 290 Amendment By law 2011, No. 17416" pass its second reading.

RES.R11-854 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. 290 Amendment By law 2011,
No. 17416" be held at the City Hall on Monday, June 13, 2011, at 7:00 p.m.

RES.R11-855 Carried

It was Moved by Councillor Villeneuve
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17417" pass its first reading.

RES.R11-856 Carried

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

It was Moved by Councillor Villeneuve
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17417" pass its second reading.

RES.R11-857 Carried

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, 2011, No. 17417" be held at the City
Hall on Monday, June 13, 2011, at 7:00 p.m.

RES.R11-858 Carried

NEWTON

9. **7911-0083-00**
8078 and 8076 King George Boulevard
Planning & Development Department, City of Surrey /
The Owners Strata Plan NW2658
 Rezoning from CTA to CD (based on C-T(1)) (By-law No. 5942)
to allow for the continued use of the restaurant and tourist trailer park permitted under the old C-T (1) zone and to allow for manufactured homes on site.

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

It was Moved by Councillor Steele
 Seconded by Councillor Hepner
 That a By-law be introduced to rezone the
 subject site in Land Use Application No. 7911-0083-00 from "Tourist
 Accommodation Zone (CTA)" (By-law No. 12000) to "Comprehensive Development
 Zone (CD)" (By-law No. 12000).
 RES.R11-859 Carried

It was Moved by Councillor Steele
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2011, No. 17418" pass its first reading.
 RES.R11-860 Carried

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

It was Moved by Councillor Steele
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2011, No. 17418" pass its second reading.
 RES.R11-861 Carried

It was then Moved by Councillor Bose
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2011, No. 17418" be referred back to staff for further review.
 RES.R11-862 Carried

SOUTH SURREY

10. 7911-0030-00
1868 - 141A Street
Lance A Ponych / Erin E Kendall / Greg Kendall
Partial Land Use Contract discharge
in order to allow the underlying RF Zone to come into effect and permit the construction of 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 Bose
Seconded by Councillor Villeneuve
That:

1. A By-law be introduced to partially discharge Land Use Contract No. 451 from the subject property at 1868 141A Street and a date for Public Hearing be set.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) registration of a Section 219 Restrictive Covenant to prevent future conversion of the garage to livable space and prohibit a secondary suite; and
 - (b) registration of a Section 219 Restrictive Covenant to restrict lot coverage to 36%.

RES.R11-863

Carried

It was Moved by Councillor Bose
Seconded by Councillor Villeneuve
That "Surrey Land Use Contract No. 451,
Authorization By-law, 1978, No. 5702, Amendment By-law, 1983, No. 7504, Partial
Discharge By-law, 2011, No. 17419" pass its first reading.

RES.R11-864

Carried

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

It was Moved by Councillor Bose
Seconded by Councillor Villeneuve
That "Surrey Land Use Contract No. 451,
Authorization By-law, 1978, No. 5702, Amendment By-law, 1983, No. 7504, Partial
Discharge By-law, 2011, No. 17419" pass its second reading.

RES.R11-865

Carried

It was then
 Moved by Councillor Bose
 Seconded by Councillor Villeneuve
 That the Public Hearing on "Surrey Land Use
 Contract No. 451, Authorization By-law, 1978, No. 5702, Amendment By-law, 1983,
 No. 7504, Partial Discharge By-law, 2011, No. 17419" be held at the City Hall on
 Monday, June 13, 2011, at 7:00 p.m.

RES.R11-866

Carried**SURREY CITY CENTRE/WHALLEY**

11. **7911-0059-00**
13230 and 13238 Old Yale Road 10156 and 10168 – 132 Street and Adjacent Lane
Thomas Allan Palmer, Patrick Cotter Architect Inc. /
0897068 BC Ltd, Inc. No. 0897068 / Director Information: Xing Li /
Fanny Liang / Guang Wen Zhu / Wenzhan Zhu / No Officer Information
Filed / City of Surrey
 Rezoning from RF to CD (based on RM-70)
 Development Permit
in order to permit the development of a 4-storey apartment building with a two-storey townhouse base, consisting of approximately 103 dwelling units.

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 in Land Use Application No. 7911-0059-00 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 approve the applicant's request to reduce the amount of required indoor amenity space from 309 square metres (3,326 sq. ft.) to 183 square metres (1,970 sq. ft.).
3. Council authorize staff to draft Development Permit No. 7911-0059-00 in accordance with the attached drawings (Appendix II).
4. Council instruct staff to resolve the following issues final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (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) completion of the acquisition of the closed lane south of the subject site;
- (h) the applicant adequately address the impact of reduced indoor amenity space;
- (i) registration of a statutory right-of-way for public right of passage over the corner plaza area at 132 Street and Old Yale Road; and
- (j) resolution of compensation toward City Centre parking measures to mitigate the proposed on-site parking deficiency, to the satisfaction of the General Manager, Engineering.

RES.R11-867

Carried

It was

Moved by Councillor Villeneuve
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2011, No. 17420" pass its first reading.

RES.R11-868

Carried

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

It was

Moved by Councillor Villeneuve
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2011, No. 17420" pass its second reading.

RES.R11-869

Carried

RES.R11-870

<p>It was then</p> <p>By-law, 1993, No. 12000, Amendment Hall on Monday, June 13, 2011, at 7:00 p.m.</p>	<p>Moved by Councillor Villeneuve Seconded by Councillor Hepner That the Public Hearing on "Surrey Zoning By-law, 2011, No. 17420" be held at the City p.m.</p> <p><u>Carried</u></p>
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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. 16732"
7906-0018-00 - Ambros Investments Ltd., c/o Focus Architecture Inc.
(Colin Hogan)
RA to CD (BL 12000) - 19559 - 64 Avenue and 6455 - 196 Street - to permit
the development of a mixed-use building containing 146 seniors' housing
rental units with associated amenity space and ground floor commercial
space.

Approved by Council: July 14, 2008

This By-law is proceeding in conjunction with By-law No. 16922

- * Planning & Development advise that (see memorandum dated May 24, 2011 in
by-law back-up) the by-law should be filed as the applicant has requested that the
file be closed.

<p>RES.R11-871</p> <p>Amendment By-law, 2008, No. 16732"</p>	<p>It was</p> <p>Moved by Councillor Hunt Seconded by Councillor Hepner That "Surrey Zoning By-law, 1993, No. 12000, be filed.</p> <p><u>Carried</u></p>
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2. "Ambros Retirement Living Housing Agreement, Authorization By-law, 2009, No. 16922"
7906-0018-00 - Ambros Investments Ltd.
A by-law to authorize the City of Surrey to enter into a housing agreement with Ambros Investments Ltd. This agreement will ensure that only qualified occupants reside in the facility.

Approved by Council: April 20, 2009

This By-law is proceeding in conjunction with By-law No. 16732

It was Moved by Councillor Hunt
Seconded by Councillor Hepner
That "Ambros Retirement Living Housing Agreement, Authorization By-law, 2009, No. 16922" be filed.

RES.R11-872

Carried

FINAL ADOPTIONS

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17349"
7910-0264-00 - 2561 Baptist Holdings Ltd.,
c/o Mosaic Avenue Developments Ltd. (Jeff Skinner)
RA to CD (BL 12000) - 18725 - 64 Avenue - to permit the development of
96 three-storey and two-storey townhouse units.

Approved by Council: January 10, 2011

Note: See Development Permit 7910-0264-00 under Clerk's Report, Item I.1(b)

It was Moved by Councillor Hunt
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17349" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R11-873

Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17223"
7910-0043-00 - 0785764 B.C. Ltd., c/o WG Architecture Inc. (Michael Jaszczewski)
RF to CD (BL 12000) - Portion of 13335 King George Boulevard - to permit
the development of a 25-unit townhouse project.

Approved by Council: July 12, 2010

Note: See Development Permit 7910-0043-00 under Clerk's Report, Item I.1(c)

- * Planning & Development advise that (see memorandum dated May 25, 2011 in by-law back-up) a minor modification is required to the Lot Coverage section of the Comprehensive Development Zone By-law No. 17223. As this adjustment does

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16898"
7908-0154-00 - Grandview Pointe Developments Inc., c/o Ionic Architecture Inc.
(Sam Chan)
RA to C-8 (BL 12000) - 2121 - 160 Street - to permit the development of
2 retail commercial buildings.

Approved by Council: March 30, 2009

Note: See Development Permit No. 7908-0154-00 under Clerk's Report,
Item I.1(d)

- * Planning & Development advise that (see memorandum dated May 25, 2011 in
by-law back-up) the Public Hearing for this project was held on April 20, 2009. As
more than two years have passed since the Public Hearing, Council may wish to
hold a new public Hearing. The delay in presenting this application to final
adoption is related to engineering servicing and environmental requirements
which took the applicant extra time to address.

This by-law is proceeding in conjunction with By-law 16897.

This item is out of order. The Engineering Department has advised that the
applicant has not fulfilled all engineering requirements necessary for the project to
proceed for final adoption of the OCP amendment and Rezoning by-laws or final
approval of the Development Permit.

I. CLERK'S REPORT

1. Formal Issuance of Development Permits

- (a) **Development Permit No. 7911-0078-00**
Nav Developments Ltd., Inc. No. 718206
c/o Jasmail Sran
13245 - 72 Avenue

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

Note: If the Development Permit as presented is not acceptable to
Council in relation to the character of the development, including
landscaping and sitting, 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.

RES.R11-878

It was

Moved by Councillor Hunt
 Seconded by Councillor Martin
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7911-0078-00 .
Carried

- (b) **Development Permit No. 7910-0264-00**
2561 Baptist Holdings Ltd., Inc. No. 759879
c/o Jeff Skinner, Mosaic Avenue Developments Ltd.
 18725 – 64 Avenue

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.

Note: See By-law No. 17349 under Items H.3

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

RES.R11-879

It was

Moved by Councillor Hunt
 Seconded by Councillor Martin
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7910-0264-00.
Carried

- (c) **Development Permit No. 7910-0043-00**
0785764 BC Ltd., Inc. No. 785764
 Portion of 13335 King George Boulevard

Note: See By-law No. 17223 under Items H.4

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

RES.R11-880

It was

Moved by Councillor Hunt
 Seconded by Councillor Hepner
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7910-0043-00.
Carried

- (d) **Development Permit No. 7908-0154-00**
Grandview Pointe Developments Inc., Inc. No. BCo805842
2121 – 160 Street

Note: See By-law Nos. 16897 and 16898 under Items H.5 and H.6

This item is out of order. The Engineering Department has advised that the applicant has not fulfilled all engineering requirements necessary for the project to proceed for final adoption of the OCP amendment and Rezoning by-laws or final approval of the Development Permit.


J. OTHER BUSINESS

K. ADJOURNMENT


It was	Moved by Councillor Hunt
	Seconded by Councillor Villeneuve
	That the Regular Council - Land Use meeting
do now adjourn.	
RES.R11-881	<u>Carried</u>

The Regular Council- Land Use meeting adjourned at 6:01 p.m.

Certified Correct:



Jane Sullivan, City Clerk



Mayor Dianne Watts