

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****FLEETWOOD/GUILDFORD**

1. **7911-0096-00**
9638 - 160 Street
Jonathan Pedlow, McDonald's Restaurants of Canada Ltd. /
McDonald's Restaurants of Canada Limited, Inc. No. 33482A
Development Permit
in order to permit exterior renovations to the existing fast-food restaurant building
(McDonald's).

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

It was

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

execute Development Application Permit No. 7911-0096-00.

RES.R11-952

Carried

Councillor Rasode declared a potential a conflict of interest and left the meeting at 5:32 p.m.

2. **7911-0121-00**
15250 - 104 Avenue
Bryan Heiberg / Flag Automotive Sales & Lease Ltd.
 Development Variance Permit
in order to allow additional fascia signs on a commercial building
(Mitsubishi automobile dealership).

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. 7911-0121-00 (Appendix II) to proceed to Public Notification to vary the Sign By-law to increase the number of fascia signs permitted on the subject building from two (2) to six (6).

RES.R11-953

Carried

Councillor Rasode returned to the meeting at 5:33 p.m.

3. **7911-0020-00**
15905 Fraser Highway
David Gilbert, Triad Signs Ltd. / 581947 B.C. Ltd., Inc. No. 581947
Director Information Sukhwinder Singh / Amrik Singh
Officer Information as at March 19, 2010 Sukhwinder Singh (Secretary)
Amrik Singh (President)
 Development Variance Permit
in order to permit an additional fascia sign with additional sign 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 approve Development Variance Permit No. 7911-0020-00 (Appendix II) varying the following provisions of Surrey Sign By-law, 1999, No. 13656, to proceed to Public Notification:
- (a) to increase the number of fascia signs from 2 to 3 on one building; and
 - (b) to increase the allowable sign area from 15.10 square metres (162.5 sq. ft.) to 18.60 square metres (200 sq. ft.) for one building.

RES.R11-954

Carried

NEWTON

4. **7910-0034-00**
7450 - 120 Street
Elsa Yip, Abbarch Architecture / Canada Safeway Limited, Inc. No. A79559
 Development Permit / Development Variance Permit
to permit a renovation and on-site upgrades to the Strawberry Hill Safeway store and to vary the Sign By-law to allow for five (5) new fascia signs on site.

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. 7910-0034-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7910-0034-00, (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to vary Surrey Sign By-law to allow for a total of six (6) fascia signs on the premise.

RES.R11-955

CarriedSOUTH SURREY

5. **7910-0033-00**
12825 - 16 Avenue
Elsa Yip - Abbarch Architecture / Canada Safeway Limited, Inc. No. A79559
 Development Permit / Development Variance Permit
to permit building renovation and on-site upgrades to the Ocean Park Safeway and to vary the Sign By-law to allow for a total of five fascia signs 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 Villeneuve
 That Council refer Development Permit
 No. 7910-0033-00 back to staff to work with the applicant to improve the design
 quality of the proposed renovation.

RES.R11-956

Carried

Council requested involvement in off the Ocean Park Community and Business Associations in this initiative. And further suggested that Safeway put this development on hold.

A representative from the Shopping Centre spoke to the development (Store 109) is a vintage store. The developer has worked with staff for months and were surprised that the development is not going through. In the interim, would like to see the project go forward as it is a huge improvement. In terms of the recommendations coming from planning they do not coincide with Safeway's vision for the project at this time.

Council expressed concern regarding the number of signs proposed for the development and requested the signage request be reviewed with staff.

6. **7910-0235-00**
15355 - 24 Avenue
Elsa Yip, Abbarch Architecture Inc. /
Peninsula Shopping Centre Ltd. (Incorporation No. 345029)
Development Permit / Development Variance Permit
to permit a renovation and on-site upgrades to the Peninsula Village Safeway store and to vary the Sign By-law to allow for seven (7) new fascia signs on 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 Hepner
That:

1. Council authorize staff to draft Development Permit No. 7910-0235-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7910-0235-00 (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to vary the Surrey Sign By-law to allow for a total of seven (7) fascia signs on the premise.

RES.R11-957

Carried

Council requested clarification regarding the proposed signage for this development. Staff shared that the number of signs proposed fall below what is permitted under the sign bylaw.

Council requested staff to explore the possibility of making 154 Street contiguous. Staff clarified they did explore the possibility and part of the dedication would have to come from Canada Post and at this time, they are not amiable to the project. It is a large impact and would be best satisfied during a major redevelopment stage in the future.

SURREY CITY CENTRE/WHALLEY

7. **7911-0022-00**
12948 - 115 Avenue
Dwight Ecklund, Surrey City Development Corp. / City of Surrey
Rezoning from IL to CD (based on IL) / Development Permit / Development Variance Permit / Restrictive Covenant Amendment
in order to permit the development of a brewery with ancillary retail sales.

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 in Land Use Application No. 7911-0022-00 from "Light Impact Industrial Zone (IL)" (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. 7911-0022-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7911-0022-00 (Appendix IV) varying the following to proceed to Public Notification:
 - (a) to vary the Zoning By-law to reduce the minimum number of on-site parking spaces from 96 to 85; and
 - (b) to vary the Sign By-law to increase the number of fascia signs from 3 to 5.
4. 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 Planning and Development Department;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and

- (d) amendment of the existing Section 219 Restrictive Covenant registered on title, to reduce the landscape buffer area along the western property line from 10 metres (33 ft.) to 3.0 metres (10 ft.)
- RES.R11-958 Carried
with Councillor Hunt opposed
- It was Moved by Councillor Hepner
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17422" pass its first reading.
- RES.R11-959 Carried
with Councillor Hunt opposed
- 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, 2011, No. 17422" pass its second reading.
- RES.R11-960 Carried
with Councillor Hunt opposed
- 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, 2011, No. 17422" be held at the City
Hall on Monday, June 27, 2011, at 7:00 p.m.
- RES.R11-961 Carried

RESIDENTIAL/INSTITUTIONAL

NEWTON

8. **7910-0219-00**
14923 and 14907 - 60 Avenue
Maciej Dembek, Barnett Dembek Architects Inc. /
Rawlins Enterprises Ltd., Inc. No. 146044
NCP amendment from "Mixed Commercial-Residential Townhouses" to
"Townhouses 25 upa max." / Rezoning from RA to CD (based on RM-30) /
Development Permit
in order to permit the development of 10 live work units and 26 townhouses.

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

It was

Moved by Councillor Gill
Seconded by Councillor Martin
That:

1. a By-law be introduced to rezone the subject site in Land Use Application No. 7910-0219-00 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 authorize staff to draft Development Permit No. 7910-0219-00 in accordance with the attached drawings (Appendix II).
3. Council approve the applicant's request to reduce the amount of required indoor amenity space from 108 square metres (1,163 sq. ft.) to 59 square metres (635 sq. 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, 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 finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
 - (f) Registration of a statutory right of way along the western boundary to facilitate a off street pedestrian connection to the north; and
 - (g) the applicant adequately address the impact of reduced indoor amenity space.
5. Council pass a resolution to amend South Newton NCP to re-designate the land from "Mixed Commercial Residential Townhouse" to "Townhouse 25 upa max." when the project is considered for final adoption.

RES.R11-962

Carried

RES.R11-963 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17423" pass its first reading.
Carried

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

RES.R11-964 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17423" pass its second reading.
Carried

RES.R11-965 It was then Moved by Councillor Gill
Seconded by Councillor Martin
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17423" be held at the City
Hall on Monday, June 27, 2011, at 7:00 p.m.
Carried

9. **7910-0279-00**
14344 - 60 Avenue
Victor Setton, Porte Development Corp. / Debbie Mae Kuniko Saito /
Kenneth Paul Thiessen
Rezoning from RA to CD (based on RM-45) / Development Permit
in order to permit the development of a 4-storey apartment building.

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

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

1. a By-law be introduced to rezone the subject site in Land Use Application No. 7910-0279-00 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 authorize staff to draft Development Permit No. 7910-0279-00 generally 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, dedications, 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 finalized 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 shared access easement with the neighbouring property to the east (14388 – 60 Avenue) to accommodate shared driveway access to 60 Avenue when that property redevelops;
 - (h) submission of a financial contribution to cover one quarter of the cost of the future construction of the north-south road (143 Street) though the neighbouring property to the west (14318 – 60 Avenue), as identified in the South Newton NCP.

RES.R11-966

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

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

Amendment By-law, 2011, No. 17424" pass its first reading.

RES.R11-967

Carried

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

It was

Moved by Councillor Gill

Seconded by Councillor Martin

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

Amendment By-law, 2011, No. 17424" pass its second reading.

RES.R11-968

Carried

It was then
 Moved by Councillor Gill
 Seconded by Councillor Martin
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17424" be held at the City
 Hall on Monday, June 27, 2011, at 7:00 p.m.
 RES.R11-969 Carried

10. **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 Gill
 Seconded by Councillor Martin
 That the Public Hearing on Development
 Application No. 7911-0083-00 be held at the City Hall on Monday, June 27, 2011, at
 7:00 p.m.
 RES.R11-970 Carried

SOUTH SURREY

11. **7910-0165-00**
2669 - 144 Street
Lori Joyce, H.Y. Engineering Ltd. / Amrik Purewal / Jisbinder Kaur Purewal
Manvir Singh Purewal
 Rezoning from RA to CD (based on RH and RH-G)
 Development Variance Permit
in order to allow subdivision into 9 single family residential lots.

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:

1. Council file By-law No. 15295.

2. a By-law be introduced to rezone the subject site in Land Use Application No. 7910-0165-00 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.
3. Council approve Development Variance Permit No. 7910-0165-00 (Appendix IX) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side yard setback (west) of the CD Zone from 4.5 metres (15 ft.) to 2 metres (7 ft.) for proposed Lot 4.
4. 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) registration of a Section 219 Restrictive Covenant for tree preservation and landscaping, including fencing;
 - (e) the applicant addresses minimum 15% cash-in-lieu of parkland requirement for all lots less than 1,858 square metres (20,000 sq. ft.) in area; and
 - (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.
5. Council pass a resolution to amend the Semiahmoo Peninsula Local Area Plan to redesignate the land from "One-Acre Residential" to "Half-Acre Residential" when the project is considered for final adoption.

RES.R11-971

Carried

It was

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

Amendment By-law, 2004, No. 15295" be filed.

RES.R11-972

Carried

RES.R11-973 It was Moved by Councillor Steele
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17425" pass its first reading.
Carried

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

RES.R11-974 It was Moved by Councillor Steele
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17425" pass its second reading.
Carried

RES.R11-975 It was then Moved by Councillor Steele
Seconded by Councillor Martin
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17425" be held at the City
Hall on Monday, June 27, 2011, at 7:00 p.m.
Carried

12. **7910-0310-00**
2447, 2465 and 2503 - 164 Street and 2482 - 163 Street
Robert Ciccozzi, Robert Ciccozzi Architecture Inc. /
Morgan Heights Ventures Ltd., Inc. No. 0881067 / Maryellen G. Fulton /
Morgan Heights Ventures Ltd., Inc. No. 0782385
OCP amendment from Suburban to Urban /
NCP amendment from "10-15 upa Medium Density" to "20 upa Medium
High Density" /
Rezoning from RA to CD (based on RM-30) / Development Permit
in order to permit the development of 80 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 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 in Land Use Application No. 7910-0310-00 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 reduce the amount of required indoor amenity space from 240 square metres (2,583 square feet) to 228 square metres (2,454 square feet).
5. Council authorize staff to draft Development Permit No. 7910-0310-00 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 finalized landscaping plan and landscaping cost estimate to the specifications and 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 indoor amenity space.
7. Council pass a resolution to amend Morgan Heights NCP to redesignate the land from "10-15 upa Medium Density" to "20 upa Medium High Density" when the project is considered for final adoption.

RES.R11-976

Carried

- RES.R11-977
- It was Moved by Councillor Villeneuve
Seconded by Councillor Hepner
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 291 Amendment By law 2011, No. 17426" pass its first
reading.
Carried
- The said By-law was then read for the second time.
- RES.R11-978
- It was Moved by Councillor Villeneuve
Seconded by Councillor Hepner
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 291 Amendment By law 2011, No. 17426" pass its
second reading.
Carried
- RES.R11-979
- 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. 291 Amendment By law 2011,
No. 17426" be held at the City Hall on Monday, June 27, 2011, at 7:00 p.m.
Carried
- RES.R11-980
- It was Moved by Councillor Villeneuve
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17427" pass its first reading.
Carried
- The said By-law was then read for the second time.
- RES.R11-981
- It was Moved by Councillor Villeneuve
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17427" pass its second reading.
Carried
- RES.R11-982
- 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. 17427" be held at the City
Hall on Monday, June 27, 2011, at 7:00 p.m.
Carried

C. CORPORATE REPORTS

D. ITEMS TABLED BY COUNCIL

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

FINAL ADOPTIONS

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16779"
7908-0070-00 - Malkit S. Swaich, c/o Mainland Engineering Corp.
(Avnash Banwait)
RA to RF (BL 12000) - 11356 - 142 Street - to allow subdivision into two single family lots and retain an existing dwelling.

Approved by Council: September 29, 2008

- * Planning & Development further advises that 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.

It was

Moved by Councillor Bose

Seconded by Councillor Rasode

That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16779" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R11-983

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17228"
7909-0236-00 - Salal Developments Ltd., c/o Aplin & Martin Consultants Ltd.
(Maggie Koka)
RA (BL 12000) and RS (BL 5942) to CD (BL 12000) - 3247, 3269, 3291,
3333 King George Boulevard, 14689, 14719 and 14749 - 32 Avenue to permit
the development of 43 single family small lots, 16 townhouse units and
open space.

Approved by Council: July 12, 2010

Note: See Development Permit No. 7909-0236-00 under Clerk's Report, Item I.1(a)

- * Planning & Development advise that (see memorandum dated June 8, 2011 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 following third reading of By-law 17228, the applicant proposed to make some adjustments to the townhouse site plan. The site plan originally presented to Council featured all tandem parking units. The applicant is now seeking to incorporate some units with side by side double car garages. The proposed changes result in a mix of unit types, and more architectural variation in the buildings, and as such are considered an improvement to the overall project design. The changes can be made without exceeding the density provisions: maximum floor area ratio (FAR) and maximum units per acre permitted under the proposed CD Zone and without encroachments into the required setbacks. Similarly, the resultant outdoor amenity space still exceeds that required under the proposed CD Zone. The only Zoning implication is that the resultant lot coverage of 33% exceeds the 29% permitted under the proposed CD Zone.

Since the proposed changes do not require an increase in allowable density, and are considered an improvement to the design of the project and since the resultant lot coverage is still lower than the 45% coverage permitted under a traditional ground oriented (RM-15) townhouse project. As a result, staff recommends that Council amend By-law 17228 prior to proceeding to final adoption.

- * In addition, it is now in order for Council to pass a resolution amending the King George Boulevard Corridor Local Area Plan to redesignate the southern portion of the site from "Commercial" to "Clustering at Urban Single Family Density (8 upa)".

RES.R11-984 It was Moved by Councillor Bose
Seconded by Councillor Rasode
That Council rescind Resolution R10-1474 of
the July 26, 2010 Regular Council-Public Hearing meeting passing "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17228"
Carried

RES.R11-985 It was Moved by Councillor Villeneuve
Seconded by Councillor Hepner
That Council amend "Surrey Zoning By-law,
1993, No. 12000, Amendment By-law, 2010, No. 17228" in Section E.3 as reflected in
the memorandum in by-law back-up provided.
Carried

RES.R11-986 It was Moved by Councillor Villeneuve
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2010, No. 17228" pass its third reading, as amended.
Carried

RES.R11-987 It was Moved by Councillor Villeneuve
Seconded by Councillor Hepner
That Council amend the King George
Boulevard Corridor Local Area Plan to redesignate the southern portion of the site
from "Commercial" to "Clustering at Urban Single Family Density (8 upa)".
Carried

RES.R11-988 It was Moved by Councillor Villeneuve
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2010, No. 17228" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

3. "Surrey Official Community Plan, 1996, No. 12900, No. 237, Amendment By-law,
2009, No. 16897"
7908-0154-00 Grandview Pointe Developments Inc.,
c/o Ionic Architecture Inc. (Sam Chan)
To authorize the redesignation of the site located at 2121 - 160 Street from
Suburban (SUB) to Commercial (COM).

Approved by Council: March 30, 2009

This by-law is proceeding in conjunction with By-law 16898.

RES.R11-989 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Official Community Plan, 1996,
No. 12900, No. 237, Amendment By law, 2009, No. 16897" be finally adopted,
signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Carried

4. "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

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

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

- * Planning & Development advise that (see memorandum dated June 8, 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.

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16898" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R11-990

Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17361" 7910-0290-00 - Baldev S. and Jagtar K. Brar, c/o Mainland Engineering (2007) Corp. (Avnash Banwait)
 RF to RF-SD (BL 12000) - 9962 - 156 Street - to permit the development of 1 semi-detached (duplex-style) residential building on 2 small single family residential lots.

Approved by Council: January 24, 2011

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17361" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R11-991

Carried

I. CLERK'S REPORT

1. Formal Issuance of Development Permits

- (a) **Development Permit No. 7909-0236-00**
Salal Developments Ltd., Inc. No. BC0656846
 3333 King George Boulevard
 14689 - 32 Avenue
 3291 King George Boulevard
 3269 King George Boulevard
 3247 King George Boulevard
 14719 - 32 Avenue
 14749 - 32 Avenue

K. ADJOURNMENT

It was

Moved by Councillor Steele

Seconded by Councillor Martin

That the Regular Council - Land Use meeting

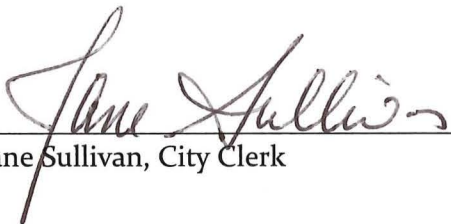
do now adjourn.

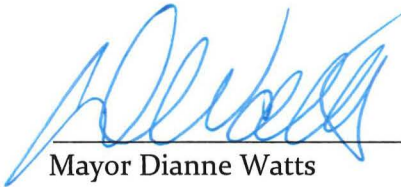
RES.R11-994

Carried

The Regular Council- Land Use meeting adjourned at 5:52 p.m.

Certified Correct:


Jane Sullivan, City Clerk


Mayor Dianne Watts