

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
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. **7908-0222-00**
13570 - 70A Avenue, 13560 - 70A Avenue, 13550 - 70A Avenue, 13538 - 70A Avenue, 13532 - 70A Avenue, 13524 - 70A Avenue, 13510 - 70A Avenue, 13567 - 70A Avenue, 13561 - 70A Avenue, 13551 - 70A Avenue, 13541 - 70A Avenue, 13531 - 70A Avenue, 13521 - 70A Avenue, 13511 - 70A Avenue; 7005 King George Boulevard and 6965 King George Boulevard
Deanna Clarke, Kasian Architecture Interior Design and Planning Ltd. / Y.M.F. Holdings Limited (Incorporation No. 419379) / Delesalle Holdings Limited, Inc. No. 303994
Rezoning from RF, CCR, CG-2, CD (By-law No. 17023) and CHI to CD (based on C-8) and RF / Development Permit
in order to permit the development of a shopping centre.

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 file By-law No. 14013 and close Land Development Project No. 7900-0015-00 and all applications associated with this project.

2. a By-law be introduced to rezone the portion of the subject site and the portion of road and lane allowance shown as Block A on the survey plan attached in Appendix I of Planning Report for Application No. 7908-0222-00 from Single Family Residential Zone (RF) (By-law No. 12000), Child Care Zone (CCR) (By-law No. 12000), Highway Commercial Industrial Zone (CHI) (By-law No. 12000), and Combined Service Gasoline Station Zone (CG-2) (By-law No. 12000), to Comprehensive Development Zone (CD) (By-law No. 12000) and a date be set for Public Hearing.
3. a By-law be introduced to rezone the portion of the subject site and the portion of road allowance shown as Block B on the survey plan attached in Appendix I of Planning Report for Application No. 7908-0222-00 from Single Family Residential Zone (RF) (By-law No. 12000), Child Care Zone (CCR) (By-law No. 12000), Comprehensive Development Zone (CD) (By-law No. 17023) and Combined Service Gasoline Station Zone (CG-2) (By-law No. 12000), to Single Family Residential Zone (RF) (By-law No. 12000) and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7908-0222-00 generally in accordance with the attached drawings (Appendix II).
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, 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) input from Senior Government Environmental Agencies;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) resolution of all urban design issues and sustainability initiatives to the satisfaction of the Planning and Development Department;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) completion of the road closure and acquisition of 70A Avenue and adjacent lane;

- (i) registration of a Section 219 Restrictive Covenant for no-build on the portion of the property north of the proposed new 70A Avenue road alignment, prohibiting any development on this portion of the site until such time as it is consolidated with the adjacent property to the north (7093 King George Boulevard) and rezoned and redeveloped for commercial use;
- (j) registration of a modified shared access easement with the neighbouring property to the south (6925 – King George Boulevard); and
- (k) completion of site remediation requirements to the satisfaction of the Ministry of Environment.

RES.R11-1165

Carried

Council requested staff to review the amount of surface parking and suggested staff work with the developer to ensure consistency in design with the Boardwalk building and neighbourhood context. Staff noted that the future development for the corner will have compatibility with the proposed project.

It was

Moved by Councillor Villeneuve

Seconded by Councillor Martin

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

Amendment By-law, 2000, No. 14013" be filed.

RES.R11-1166

Carried

It was

Moved by Councillor Villeneuve

Seconded by Councillor Martin

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

Amendment By-law, 2011, No. 17445" pass its first reading.

RES.R11-1167

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. 17445" pass its second reading.

RES.R11-1168

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. 17445" be held at the City Hall on Monday, July 25, 2011, at 7:00 p.m.

RES.R11-1169

Carried

RES.R11-1170 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17446" pass its first reading.
Carried

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

RES.R11-1171 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17446" pass its second reading.
Carried

RES.R11-1172 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. 17446" be held at the City
Hall on Monday, July 25, 2011, at 7:00 p.m.
Carried

2. **7911-0012-00**
14620 - 64 Avenue
Wayne Ellis, Atlas Sign & Awning Company /
Crichton Holdings Ltd., Inc. No. 0842731
Development Permit
in order to permit a free standing sign.

Council requested staff to review the process of signage permits to see if 'Red Tape' could be reduced on processing requests where the application meets all of the City's by-law and policy requirements.

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

RES.R11-1173 It was Moved by Councillor Gill
Seconded by Councillor Hepner
That the Mayor and Clerk be authorized to
execute Development Permit No. 7911-0012-00 (Appendix IV).
Carried

3. **7911-0106-00**
7127 King George Boulevard
Gurdev Singh Heer / Arzoo Enterprises Ltd.
Temporary Use Permit
in order to allow temporary vehicle rental, auto repair, tire retail, car detailing and car wash uses on-site.

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

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

1. Council approve Temporary Use Permit No. 7911-0106-00 (Appendix II) to proceed to Public Notification.
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) removal of deceased planting material and installation of additional landscaping along King George Boulevard to the satisfaction of the City Landscape Architect;
 - (b) removal of temporary on-site fencing and unauthorized fascia signage; and
 - (c) improve the appearance of existing permanent fencing on-site and clean-up the subject property to the satisfaction of the Planning and Development Department.

RES.R11-1174

Carried

Council noted they were disappointed in the landscaping for the development and requested staff to ensure that the developer commits to upgrading the landscape architecture plan to meet the agreed upon standards. Staff indicated that the owner will clean up the site and upgrade the landscaping and confirmed it will be a requirement before the project is finalized. Council further noted that if the landscaping is not completed as directed, the landscaping should be completed by city staff at the developer's expense.

4. **7911-0145-00**
12876 - 85 Avenue
Satnam Johal / 0707890 B.C. Ltd., Inc. No. 0707890 /
Director Information: Kulwinder Johal /
Officer Information as at November 3, 2010 /
Kulwinder Johal (President, Secretary)
 Rezoning from IL to CD (based on IL) / Development Variance Permit
in order to permit the addition of a banquet hall facility within the existing industrial building on the site as an accessory use and to increase the maximum allowable distance to required parking spaces.

Before the motion was put to question, Council requested clarification with how the parking would work for the project. Staff noted that a shuttle service would be arranged through the business licence process. Council expressed concern with how the service will work in terms of traffic management to not impact the neighbours. Staff committed to work directly with the applicant before any final approval is granted.

Council suggested that the item be returned to staff for further consideration.

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 Application No. 7911-0145-00 be
 referred back to staff to address the issues raised by Council relative to
 neighbourhood parking and impact on surrounding neighbours.

RES.R11-1175

Carried
 with Councillor Bose opposed

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

5. **7910-0118-00**
5920 - 184 Street
Mike Helle, Coastland Engineering & Surveying Ltd. /
Gunhild Lydia Damgaard
 Rezoning from RA to RF-12
in order to permit the development of approximately twenty-three (23) small single family lots.

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 rezone the subject site in Application No. 7910-0118-00 from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family (12) Residential 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, 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) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (g) registration of a Section 219 Restrictive Covenant on proposed Lots 5 and 6 to increase the minimum side yard setback along the south property line from 1.8 metres (6 ft.) to 2.4 metres (8 ft.).

RES.R11-1176

Carried

It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17448" pass its first reading.

RES.R11-1177

Carried

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

It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17448" pass its second reading.

RES.R11-1178

Carried

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. 17448" be held at the City
 Hall on Monday, July 25, 2011, at 7:00 p.m.
 RES.R11-1179 Carried

6. **7911-0099-00**
5687 - 182 Street
Bradley C Little / Bradley Christopher Little / Kim Elizabeth Little
 Development Variance Permit
to reduce the minimum front yard setback for a proposed accessory building.

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 Council approve Development Variance
 Permit No. 7911-0099-00 (Appendix III), to proceed to Public Notification to
 reduce the minimum front yard setback of the Single Family Residential (RF) Zone
 from 18 metres (60 ft.) to 7.5 metres (25 ft.).
 RES.R11-1180 Carried

7. **7910-0208-00**
17925 Old Yale Road East and 17920 Fraser Highway
Maciej Dembek, Barnett Dembek Architects Inc. / T M Crest Homes
Developments Ltd., Inc. No. BCo887233
 NCP Amendment to extend the NCP boundary and to redesignate from
 Townhouse Cluster (10-12 upa) to Townhouse (15 upa) / Rezoning from A-1 to CD
 (based on RM-15) / Development Permit
in order to permit the development of 26 townhouse units.

Council expressed concern relative to the visual impact of the development will have from the view on Fraser Highway. Staff clarified there will be a retaining wall to provide buffering for the residents. The Project Architect confirmed there is a dense landscaping plan which involves draping plantings over the retaining wall.

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 Application No. 7910-0208-00 from "General Agriculture Zone (A-1)" (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 eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7910-0208-00 generally in accordance with the attached drawings (Appendix II).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, 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) referral of the application to the Agricultural Advisory Committee (AAC) for information;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) the applicant to adequately address the impact of no indoor amenity space;
 - (i) 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;

- (j) registration of an additional 1.0-metre (3 ft.) wide right-of-way adjacent the existing 5.0-metre (16 ft.) wide statutory right-of-way parallel to Fraser Highway; and
 - (k) registration of a public access easement over the proposed internal driveway to allow for City maintenance of the statutory right-of-way area.
5. Council pass a resolution to amend the North Cloverdale West NCP to permit the following, when the project is considered for final adoption:
- (a) redesignate 17925 Old Yale Road East from Townhouse Cluster (10-12 upa) to Townhouse (15 upa);
 - (b) incorporate 17920 Fraser Highway into the NCP and designate Townhouse (15 upa); and
 - (c) designate the portion of Old Yale Road East fronting 17920 Fraser Highway to "Open Space/Linear Park/Buffer" and "Landscape Buffer & Multi-Use Pathway"

RES.R11-1181

Carried

It was

Moved by Councillor Gill
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law 2011, No. 17449" pass its first reading.

RES.R11-1182

Carried

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

It was

Moved by Councillor Gill
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law 2011, No. 17449" pass its second reading.

RES.R11-1183

Carried

It was then

Moved by Councillor Gill
 Seconded by Councillor Hepner
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law 2011, No. 17449" be held at the City
 Hall on Monday, July 25, 2011, at 7:00 p.m.

RES.R11-1184

Carried

FLEETWOOD/GUILDFORD

8. 7911-0079-00
16241 - 84 Avenue
Steve Forrest, Anthem Properties Group Ltd. /
Anthem Fleetwood 3 Developments Ltd., Inc. No. BC0902973
OCP Amendment from Commercial and Industrial to Multiple Residential / NCP
Amendment from Highway Commercial to Medium Density Townhouses /
Rezoning from CHI to RM-30 / Development Permit / Development Variance
Permit
in order to permit the development of approximately 166 townhouse units.

Council expressed concern regarding the proposed tandem parking scenario and whether there will be ability for residents to park parallel in front of respective garages (i.e., parking apron) and to not have resident vehicles blocking roadways. Staff was asked to review the quadrant on the whole and was further requested to provide a report to provide clarity regarding installation of a public art component on the corner.

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 amend the OCP by redesignating the subject site in Application No. 7911-0079-00 from Commercial and Industrial 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 in Application No. 7911-0079-00 from Highway Commercial Industrial Zone (CHI) (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 498 square metres (5,360 square feet) to 232 square metres (2,497 square feet).
5. Council authorize staff to draft Development Permit No. 7911-0079-00 generally in accordance with the attached drawings (Appendix II).
6. Council approve Development Variance Permit No. 7911-0079-00 (Appendix VIII) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum north front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (16 ft.) measured to the building face from 85 Avenue;
 - (b) to reduce the minimum north side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) measured to the building face (from the shared lot line with 8462/68/84 - 162 Street);
 - (c) to reduce the minimum south rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (16 ft.) measured to the building face from 84 Avenue;
 - (d) to reduce the minimum east side yard flanking street setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (16 ft.) measured to the building face from 163 Street;
 - (e) to reduce the minimum west side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) measured to the building face (from the shared lot line with 8462/68/84 - 162 Street);
 - (f) to reduce the minimum west side yard flanking street setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (16 ft.) measured to the building face from 162 Street; and
 - (g) to vary the tandem parking requirements in the RM-30 Zone to allow one (1) tandem parking space to be unenclosed for 64 proposed units.
7. 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 Planning and Development Department;
 - (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) provision of community benefit to satisfy the OCP Amendment policy for Type 2 OCP Amendment applications;
- (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) 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;
- (i) the applicant adequately address the impact of reduced indoor amenity space;
- (j) registration of a statutory right-of-way for public rights-of-passage over the corner plaza area at 162 Street and 84 Avenue; and
- (k) removal of the existing non-conforming truck park to the satisfaction of the Manager By-law Enforcement and Licensing.

8. Council pass a resolution to amend the Fleetwood Town Centre Plan to redesignate the land from Highway Commercial to Medium Density Townhouses when the project is considered for final adoption.

RES.R11-1185

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 295 Amendment By law 2011, No. 17450" pass its first reading.

RES.R11-1186

Carried

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

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 295 Amendment By law 2011, No. 17450" pass its second reading.

RES.R11-1187

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Martin

That the Public Hearing on "Surrey Official

Community Plan By-law, 1996, No. 12900, No. 295 Amendment By law 2011, No. 17450" be held at the City Hall on Monday, July 25, 2011, at 7:00 p.m.

RES.R11-1188

Carried

RES.R11-1189 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17451" pass its first reading.
Carried

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

RES.R11-1190 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17451" pass its second reading.
Carried

RES.R11-1191 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. 17451" be held at the City
Hall on Monday, July 25, 2011, at 7:00 p.m.
Carried

9. **7911-0049-00**
11160 - 156 Street
Roger Jawanda, Citiwest Consulting Ltd./ Darlene Ruth Nicol
Rezoning from RA to RF
in order to allow subdivision into five (5) 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 Martin
That:

1. The Planning & Development Department recommends that:
2. a By-law be introduced to rezone the subject site in Application No. 7911-0049-00 from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF) (By-law No. 12000) and a date be set for Public Hearing.
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 subdivision layout to the satisfaction of the Approving Officer;
- (c) approval from the Ministry of Transportation and Infrastructure;
- (d) submission of an acceptable tree survey and a statement regarding tree preservation; and
- (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.

RES.R11-1192

Carried

It was

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

Amendment By-law, 2011, No. 17452" pass its first reading.

RES.R11-1193

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. 17452" pass its second reading.

RES.R11-1194

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. 17452" be held at the City
Hall on Monday, July 25, 2011, at 7:00 p.m.

RES.R11-1195

Carried

10. **7910-0266-00**
10860 - 156 Street
Maggie Koka, Aplin & Martin Consultants Ltd. / Shu X Jia / Amy Z Wang
Rezoning from RA to RF
in order to allow subdivision into approximately five (5) single family lots, one lot with further subdivision potential.

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 Application No. 7910-0266-00 from "One Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (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, 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) approval from the Ministry of Transportation and Infrastructure;
 - (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; and
 - (g) registration of a Section 219 Restrictive Covenant for increased rear yard setbacks and driveway location for proposed Lots 2, 4 and 5 for the purposes of tree preservation; and
 - (h) registration of a Section 219 Restrictive Covenant for "no build" on the southern portion of proposed Lot 5.

RES.R11-1196

Carried
with Councillor Bose opposed

RES.R11-1197 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17453" pass its first reading.
Carried
with Councillor Bose opposed

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

RES.R11-1198 It was Moved by
Seconded by
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17453" pass its second reading.
Carried
with Councillor Bose opposed

RES.R11-1199 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. 17453" be held at the City
Hall on Monday, July 25, 2011, at 7:00 p.m.
Carried

11. **7910-0316-00**
17626 Barnston Drive East
Joe Dhaliwal, Doon Developments Ltd. / 0794043 B.C. Ltd., Inc. No. 079043
Director Information: Darshan Singh Dhaliwal / Joginder Dhaliwal /
Officer Information as at June 13, 2011:
Joginder Dhaliwal (President, Secretary)
Development Permit / Development Variance Permit
in order to permit the development of a 71-unit, 4-storey apartment building and an 80-unit townhouse development.

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

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

1. Council approve the applicant's request to reduce the amount of required indoor amenity space from 453 square metres (4,876 square feet) to 269 square metres (2,895 square feet).
2. Council authorize staff to draft Development Permit No. 7910-0316-00 generally in accordance with the attached drawings (Appendix II).

3. Council approve Development Variance Permit No. 7910-0316-00 (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) to vary the Zoning By-law to increase the number of stairs that may encroach within the building setback area from 3 to 11.
4. Council instruct staff to resolve the following issues prior to final 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;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) 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;
 - (e) the applicant adequately address the impact of reduced indoor amenity space;
 - (f) resolution of acceptable landscaping within the sightline right-of-way area adjacent 177A Street to the satisfaction of the General Manager, Engineering; and
 - (g) issuance of Development Variance Permit No. 7910-0316-00.

RES.R11-1200

Carried
with Councillor Bose opposed

NEWTON

12. 7910-0293-00

6178, 6146 and 6106 - 148 Street

Chris Kay ~ Fairborne Homes / 0875134 BC Ltd., Inc. No. 0875134

Director Information: Christopher PhilpsOfficer Information as at March 3, 2011**Christopher Philps (President, Secretary)**

Partial NCP amendment from "Townhouses 15 upa max.", "Proposed Park and Walkway", and "Single Family Residential Flex 6-14.5 upa" to "Townhouses 25 upa Max. / Rezoning from A-1 and RA to RF-12 and CD (based on RM-30) / Development Permit

in order to permit the development of 119 townhouses and associated amenities, open space and park corridor and subdivision to create six (6) RF-12 lots.

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

It was

Moved by Councillor Villeneuve

Seconded by Councillor Steele

That:

1. a By-law be introduced to rezone a portion of the subject site in Application No. 7910-0293-00 from "One-Acre Residential Zone (RA)" (By-law No. 12000) and "General Agricultural Zone (A-1)" (By-law No. 12000) to Comprehensive Development Zone (CD) (By-law No. 12,000) and a date be set for Public Hearing.
2. a By-law be introduced to rezone a portion of the subject site, shown as Block A on Appendix VIII attached to Planning Report No. 7910-0293-00, from "General Agricultural Zone (A-1)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
3. Council approve the applicant's request to reduce the amount of required indoor amenity space from 357 square metres (3,843 square feet) to 80 square metres (861 square feet).
4. Council authorize staff to draft Development Permit No. 7910-0293-00 generally in accordance with the attached drawings (Appendix II).
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, 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) input from Senior Government Environmental Agencies;
- (d) the applicant enter into a P-15 agreement for monitoring and maintenance of replanting in the dedicated riparian areas;
- (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (f) transfer of riparian area to the City and completion of parkland acquisition process for the park corridor;
- (g) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (h) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (i) completion of a character study and provision of an acceptable building scheme for the RF-12 zoned lots;
- (j) 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;
- (k) registration of a reciprocal access easement with the adjacent property to the south for the drive connection on the eastern portion of the townhouse site; and
- (l) the applicant adequately address the impact of reduced indoor amenity space.

6. Council pass a resolution to amend the South Newton NCP to re-designate the proposed townhouse portion of the site from "Proposed Park and Walkway", and "Single Family Residential Flex 6-14.5 upa" to "Townhouses 25 upa max." when the project is considered for final adoption.

RES.R11-1201

Carried

It was

Moved by Councillor Villeneuve

Seconded by Councillor Steele

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

Amendment By-law, 2011, No. 17454" pass its first reading.

RES.R11-1202

Carried

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

- RES.R11-1203 It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17454" pass its second reading.
Carried
- RES.R11-1204 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. 17454" be held at the City
Hall on Monday, July 25, 2011, at 7:00 p.m.
Carried
- RES.R11-1205 It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17455" pass its first reading.
Carried
- The said By-law was then read for the second time.
- RES.R11-1206 It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17455" pass its second reading.
Carried
- RES.R11-1207 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. 17455" be held at the City
Hall on Monday, July 25, 2011, at 7:00 p.m.
Carried

SOUTH SURREY

13. **7908-0254-00**
2827, 2853 and 2871 - 156 Street
Harald Trepke, President, Lakewood Management Limited /
Lakewood Heights Development Ltd., Inc. No. 815775
OCP amendment from Suburban to Multiple Residential
NCP amendment to increase the apartment building height from three to four
storeys / Rezoning from RA to CD (based on RM-30) / Development Permit
*in order to permit the development of 39 townhouse units and 66 units in a four
storey apartment building form.*

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 redesignating the subject site in Application No. 7908-0254-00 from Suburban 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 in Application No. 7908-0254-00 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 315 square metres (3,391 square feet) to 98 square metres (1,054 square feet).
5. Council authorize staff to draft Development Permit No. 7908-0254-00 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 (lot consolidation) to the satisfaction of the Approving Officer;
 - (c) final approval from BC Hydro;
 - (d) submission of an acceptable tree survey, arborist report, landscape plans and landscape 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 requiring fire sprinklers to NFPA standards and to release and indemnify the City from liability;

- (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 reduced indoor amenity space; and
- (i) the applicant address the shortfall in tree replacement.

7. Council pass a resolution to amend North Grandview Heights Neighbourhood Concept Plan (NCP) to increase the building height from three to four storeys when the project is considered for final adoption.

RES.R11-1208

Carried

It was

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

By-law, 1996, No. 12900, No. 296 Amendment By law 2011, No. 17456" pass its first reading.

RES.R11-1209

Carried

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

It was

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

By-law, 1996, No. 12900, No. 296 Amendment By law 2011, No. 17456" pass its second reading.

RES.R11-1210

Carried

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. 296 Amendment By law 2011, No. 17456" be held at the City Hall on Monday, July 25, 2011, at 7:00 p.m.

RES.R11-1211

Carried

It was

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

Amendment By-law, 2011, No. 17457" pass its first reading.

RES.R11-1212

Carried

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

RES.R11-1213 It was Moved by Councillor Hunt
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17457" pass its second reading.
Carried

RES.R11-1214 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. 17457" be held at the City
Hall on Monday, July 25, 2011, at 7:00 p.m.
Carried

14. **7910-0320-00**
16226 - 24 Avenue
Bob Heaslip, Adera Development Corporation /
Breeze Adera Projects Ltd., Inc. No. 896394
OCP amendment from Suburban to Multiple Residential / Rezoning from RA to
CD (based on RM-30) / Development Permit
in order to permit the development of 227 townhouses and related amenities.

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

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

1. a By-law be introduced to amend the OCP by re-designating the subject site in Application No. 7910-0320-00 from Suburban 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 in Application No. 7910-0320-00 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 681 square metres (7,330 square feet) to 279 square metres (3,000 square feet).
5. Council authorize staff to draft Development Permit No. 7910-0320-00 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) 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;
 - (g) registration of a Section 219 Restrictive Covenant requiring construction of a 279 square metre (3000 sq. ft.) indoor amenity building in the first phase of the southern parcel, and securing access for the residents of the northern portion of the development.
 - (h) the applicant adequately address the impact of reduced indoor amenity space; and
 - (i) provision of cash-in-lieu for the construction of three pedestrian connections to the future park to the east.

RES.R11-1215

Carried

It was

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

By-law, 1996, No. 12900, No. 297 Amendment By law 2011, No. 17458" pass its first reading.

RES.R11-1216

Carried

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

- RES.R11-1217 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 297 Amendment By law 2011, No. 17458" pass its
second reading.
Carried
- RES.R11-1218 It was then Moved by Councillor Gill
Seconded by Councillor Martin
That the Public Hearing on "Surrey Official
Community Plan By-law, 1996, No. 12900, No. 297 Amendment By law 2011,
No. 17458" be held at the City Hall on Monday, July 25, 2011, at 7:00 p.m.
Carried
- RES.R11-1219 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17459" pass its first reading.
Carried
- The said By-law was then read for the second time.
- RES.R11-1220 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17459" pass its second reading.
Carried
- RES.R11-1221 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. 17459" be held at the City
Hall on Monday, July 25, 2011, at 7:00 p.m.
Carried

15. **7911-0108-00**
2301, 2313, 2337 and 2315 - 152 Street
Jamie N MacDonald / Gerald Martin Halferty / Lynda-Michele Crofts /
Steven Gordon Crofts / Branny B. Pajic
Temporary Use Permit
in order to allow temporary classrooms for a private school for an additional 2 years.

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

RES.R11-1222

It was Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That Council approve Temporary Use
 Permit No. 7911-0108-00 (Appendix II) to proceed to Public Notification.
Carried

SURREY CITY CENTRE/WHALLEY

16. **7911-0075-00**
13286 - 104 Avenue and 13300 - 104 Avenue
Colleen Dixon, IBI/HB Architects / Ya-Chiu Lin / Chia-Ta Lin
 Rezoning from RF to CD (based on RMC-150) / Development Permit
in order to permit the development of a two high-rise apartment towers containing approximately 450 apartment units and 21 ground-oriented units, for a total of 471 units.

Before the motion was put to question, Council noted the measures taken by the applicant regarding the District Energy Plan relative to the project were disappointing. Staff clarified that the incentives apply to residential projects at a certain scale; the applicant confirmed that the proposed project is projected at \$80 Million; the developer indicated they will revisit the project and work with staff to explore implementing further District Energy Plan measures.

Council noted, if the applicant cannot meet the timeline of year end 2011, it can be extended by request.

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 Application No. 7911-0075-00 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 1,413 square metres (15,209 sq. ft.) to 1,076 square metres (11,582 sq. ft.).
3. Council authorize staff to draft Development Permit No. 7911-0075-00 generally in accordance with the attached drawings (Appendix II).

4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision (consolidation) and road dedication plan to the satisfaction of the Approving Officer;
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (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) the applicant to 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 Department.
 - (h) the applicant to adequately address the impact of reduced 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;
 - (j) registration of a statutory right-of-way and public access easement for the proposed internal road to be located along the east property line; and
 - (k) registration of a statutory right-of-way to deal with the interim design of 103 Avenue, to allow for vehicular movement onto the subject site.

RES.R11-1223

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

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

Amendment By-law, 2011, No. 17460" pass its first reading.

RES.R11-1224

Carried

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

RES.R11-1225 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17460" pass its second reading.
Carried

RES.R11-1226 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. 17460" be held at the City
Hall on Monday, July 25, 2011, at 7:00 p.m.
Carried

RES.R11-1227 It was Moved by Councillor Hunt
Seconded by Councillor Hepner
That staff work with the applicant to address
the challenges standing in the way of the project being designed and constructed
so as to allow its future connection to the City Centre District Energy System and
provide a report back to Council on the matter.
Carried

17. **7911-0135-00**
10375 - 133 Street
Andy Tam, Rize Alliance Properties Ltd. / Chia Hwei Lin
Temporary Commercial Use Permit
*in order to permit the development of a temporary real estate sales centre for a
proposed residential high-rise project in Surrey City Centre.*

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. Council approve Temporary Commercial Use Permit No. 7911-0135-00
(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 security to ensure that the site is restored following
termination of the Temporary Commercial Use Permit;

(c) final approval of Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 107 Amendment By-law 2011, No. 17434; and

(d) final approval of Development Application No. 7911-0075-00.

RES.R11-1228

Carried

C. CORPORATE REPORTS

D. ITEMS TABLED BY COUNCIL

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17397"
7910-0294-00 - Lakewood Sullivan Developments Ltd., c/o Harald Trepke
RM-30 and RA to CD (BL 12000) - 6319 - 144 Street and 14356 - 63A Avenue
- to permit the development of 97 townhouse units.

Approved by Council: April 18, 2011

Note: See Development Permit No. 7910-0294-00 under Clerk's Report, Item No. I.1(a)

- * Planning & Development advise (see memorandum dated July 5, 2011 in by-law back-up) that it is now in order for Council to pass a resolution amending the South Newton Neighbourhood Concept Plan to redesignate the site from "Townhouse 15 upa max." to "Townhouse 25 upa max".

It was

Moved by Councillor Martin

Seconded by Councillor Hunt

That Council amend the South Newton

Neighbourhood Concept Plan to redesignate the site from "Townhouse 15 upa max." to "Townhouse 25 upa max".

RES.R11-1229

Carried

RES.R11-1230

It was Moved by Councillor Martin
 Seconded by Councillor Hunt
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17397" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Carried

2. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 99 Amendment By-law, 2010, No. 17124"
 7909-0138-00 – Jatinder S. Kang, Ishvinder S. Kang, Kamaljit K. Singh and Amarjit S. Kang, c/o H.Y. Engineering Ltd.
 To amend the "Surrey Official Community Plan By-law, 1996, No. 12900" as amended, in Division A. of Schedule B Temporary Use Permit Areas, under the heading Temporary Industrial Use Permit Areas by adding a new section: "Temporary Industrial Use Permit Area No. 36 Truck Parking". This application will permit a truck parking facility for 40 trucks on the property located at 10716 Scott Road for a period not to exceed 2 years.

Approved by Council: January 25, 2010

Note: See Temporary Industrial Use Permit No. 7909-0138-00 under Clerk's Report, Item No. I.2(a)

RES.R11-1231

It was Moved by Councillor Martin
 Seconded by Councillor Hunt
 That "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 99 Amendment By-law, 2010, No. 17124" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Carried

3. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 244 Amendment By-law, 2009, No. 16991"
 7906-0351-00 – 0761210 B.C. Ltd., Rajinder Mann, c/o WG Architecture Inc.
 To authorize the redesignation of a portion of the site located at 18470 - 70 Avenue and Portion of 18431 Fraser Highway from "Suburban (SUB)" to "Multiple Residential (RM)".

This By-law is proceeding in conjunction with By-law No. 16992/16993.

Approved by Council: July 27, 2009

- RES.R11-1232
- It was Moved by Councillor Martin
Seconded by Councillor Hunt
That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 244 Amendment By law, 2009, No. 16991" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Carried
with Councillor Bose opposed
4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16992" 7906-0351-00 – 0761210 B.C. Ltd., Rajinder Mann, c/o WG Architecture Inc. RA to CD (BL 12000) - Portion of 18431 Fraser Highway - to permit the development of 73 townhouse units.
- This By-law is proceeding in conjunction with By-law No. 16991/16993.
- Approved by Council: July 27, 2009
- Note:** See Development Permit No. 7906-0351-00 under Clerk's Report, Item No. I.1(b)
- * Planning & Development advise (see memorandum dated July 7, 2011 in by-law back-up) that a minor modifications to Section K. of the Comprehensive Development By-law No. 16992 is required by deleting "139 metres (456 ft.)" and replacing with "116 metres (381 ft.)". As the modification does not affect use or density, a further Public Hearing is not required.
- RES.R11-1233
- It was Moved by Councillor Hunt
Seconded by Councillor Martin
That Council rescind Resolution R09-1611 of the September 14, 2009 Regular Council-Public Hearing meeting passing Third Reading of "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16992."
Carried
with Councillor Bose opposed
- RES.R11-1234
- It was Moved by Councillor Hunt
Seconded by Councillor Martin
That Council amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16992" Section K by deleting "139 metres (456 ft.)" and replacing with "116 metres (381 ft.)".
Carried
- RES.R11-1235
- It was Moved by Councillor Hunt
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16992" pass its third reading as amended.
Carried
with Councillor Bose opposed

RES.R11-1236

It was Moved by Councillor Hunt
 Seconded by Councillor Martin
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2009, No. 16992" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
Carried

5. "City of Surrey Heritage Revitalization Agreement By-law, 2009, No. 16993"
 7906-0351-00 – 0761210 B.C. Ltd., Rajinder Mann, c/o WG Architecture Inc.
 A by-law to enter into a Heritage Revitalization Agreement to provide the
 restoration and maintenance of the historic George E. Lawrence House on the
 property located at 18431 Fraser Highway.

This By-law is proceeding in conjunction with By-law No. 16991 & 16692.

Approved by Council: July 27, 2009

RES.R11-1237

It was Moved by Councillor Hunt
 Seconded by Councillor Martin
 That "City of Surrey Heritage Revitalization
 Agreement By-law, 2009, No. 16993" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
Carried
 with Councillor Bose opposed

I. CLERK'S REPORT

1. Formal Issuance of Development Permits

- (a) **Development Permit No. 7910-0294-00**
Lakewood Sullivan Developments Ltd.
 6319 – 144 Street and 14356 – 63A Avenue

Note: See By-law No. 17397 under Item H.1

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

RES.R11-1238

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7910-0294-00."
Carried

- (b) **Development Permit No. 7906-0351-00**
0761210 B.C. Ltd., Inc. No. 761210
 18431 Fraser Highway & 18470 – 70 Avenue

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

Note: See By-law Nos. 16991, 16992 & 16993 under Items H.3, H.4 & H.5

RES.R11-1239

It was Moved by Councillor Hunt
 Seconded by Councillor Martin
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7906-0351-00.
Carried
 with Councillor Bose opposed

- (c) **Development Permit No. 7911-0084-00**
Columbia Finance Corporation Limited, Inc. No. 18132
 12900 – 87 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 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.

RES.R11-1240

It was Moved by Councillor Hunt
 Seconded by Councillor Martin
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7911-0084-00.
Carried

2. Approval of Temporary Use Permits

- (a) **Temporary Industrial Use Permit No. 7909-0138-00**
Jatinder Singh Kang, Ishvinder Singh Kang, Kamaljit Kaur Singh,
Amarjit Singh Kang
 10716 – Scott Road

Note: See By-law No. 17124 under Item H.2

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

It was Moved by Councillor Gill
Seconded by Councillor Martin
That Temporary Industrial Use Permit
No. 7909-0138-00 be issued to Jatinder Singh Kang, Ishvinder Singh Kang,
Kamaljit Kaur Singh, Amarjit Singh Kang to allow a truck parking facility
for 40 trucks for a period not to exceed two years on the site more
particularly described as Parcel Identifier: 002-395-614 Lot 2, Except: Part
on Statutory Right of Way Plan LMP20327 Section 19 Block 5 North Range
2 West New Westminster District Plan 3987, and that the Mayor and Clerk
be authorized to sign the necessary documents.

RES.R11-1241

Carried

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.R11-1242

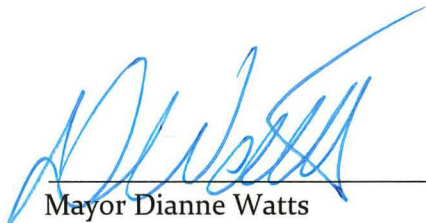
Carried

The Regular Council- Land Use meeting adjourned at 6:16 p.m.

Certified Correct:



Jane Sullivan, City Clerk



Mayor Dianne Watts