

Present:

Chairperson – Councillor Hunt
Councillor Bose
Councillor Gill
Councillor Hepner
Councillor Martin
Councillor Rasode
Councillor Steele
Councillor Villeneuve

Absent:

Mayor Watts

Staff Present:

City Clerk
City Manager
City Solicitor
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****CLOVERDALE/CLAYTON**

1. **7911-0093-00**
16748 - 50 Avenue
Bruce McWilliam, B.E. McWilliam & Associates
The British Columbia Society for Prevention of Cruelty to Animals Inc.
No. PA-0000046
Non-farm Use under Section 20(3) of the ALC Act
in order to permit a BC SPCA facility on this site within the ALR.

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

It was

Moved by Councillor Martin
Seconded by Councillor Hepner
That Council authorize referral of

application No. 7911-0093-00 to the Agricultural Land Commission.

RES.R11-1302

Carried
with Councillor Bose opposed

2. **7910-0252-00**
6630 - 168 Street
Morrie Finn, Cascadia Tower Inc.
Lynn Arnold / Daryl R Arnold
 Development Variance Permit
in order to increase the height of a free-standing telecommunications tower from 12 metres (40 ft.) to 43 metres (140 ft.).

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

It was Moved by Councillor Villeneuve
 Seconded by Councillor Rasode
 That Application No. 7910-0252-00 be referred back to staff to work with the industry, to further explore alternative solutions/locations that accommodate the needs of the wireless carriers, but which does not require a Development Variance Permit for a 43-metre (140 ft.) high free-standing telecommunication tower (Option A).

RES.R11-1303

Carried

Council expressed concern regarding the amount of variance requested from 40' to 140' and wanted an explanation as to why such a variance would be required. Staff explained that new cellular providers do not have adequate facilities in the area and that is the reason for the tower installation.

Council requested further detail as to the explanation relative to emergency service and to ensure that there is consistency in policy regarding future requests received of this nature.

3. **7910-0101-00**
17567 - 57 Avenue and 5710 - 175 Street
Patrick Cotter, Patrick Cotter Architects Inc.
Cloverdale (Pacific #6) Branch of the Royal Canadian Legion / City of Surrey
 OCP Text Amendment / TCP Amendment from Retail/Service Commercial and Institutional to Residential/Commercial and modifications to the road network and Park/Open Space / Rezoning from CD (By-law 16808) and C-15 to CD (based on C-15 Zone) / Development Permit
in order to modify the Master Plan to facilitate the redevelopment of the Cloverdale Mall and Legion sites and to permit the development of a 5-storey mixed-use building as the first phase.

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

It was

Moved by Councillor Martin
Seconded by Councillor Gill
That:

1. a By-law be introduced to amend the OCP by increasing the allowable floor area ratio within the Town Centre designation for the site at 17567 - 57 Avenue from 1.50 to 2.00, as described in Appendix I of Planning Report 7910-0101-00, 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 Planning Report Application No. 7910-0101-00 from Comprehensive Development Zone (By-law No. 16808) and Town Centre Commercial Zone (C-15) to Comprehensive Development Zone (CD) (By-law No. 12000) and a date be set for Public Hearing.
4. Council authorize staff to draft the General Development Permit, Development Permit No. 7910-0101-00, generally in accordance with the attached drawings (Appendix II).
5. Council approve the applicant's request to reduce the amount of required indoor amenity space from 306 square metres (3,294 square feet) to 160 square metres (1,722 square feet).
6. Council authorize staff to draft the Phase 1 Development Permit, Development Permit No. 7910-0101-01, generally in accordance with the attached drawings (Appendix III).
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 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) 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) registration of public rights of passage for public access to the future central green space;
- (h) registration of a reciprocal access agreement for public rights-of-passage to permit future driveway access;
- (i) registration of an easement for public rights-of-passage for the area between the edge of the road rights-of-way and the building;
- (j) discharge of the existing "no-build" Restrictive Covenant, currently registered on the former Cloverdale Mall site at 5710 - 175 Street, upon acceptance of an approved Traffic Impact Study by the Ministry of Transportation and Infrastructure;
- (k) resolution of the parking management strategy to the satisfaction of the General Manager, Engineering Department;
- (l) the applicant adequately address the impact of reduced indoor amenity space; and
- (m) registration of a "no build" Restrictive Covenant requiring the demolition of the existing building (Legion) within 6 months after the occupancy of the new building and then the completion of the works and services adjacent the existing building (Legion) and consolidation of the parcels within Block B within 3 months after the demolition.

8. Council pass a resolution to amend the Cloverdale Town Centre Plan to redesignate the site from Retail/ Service Commercial and Institutional to Residential/Commercial and modifications to the road network and Park/Open Space when the project is considered for final adoption.

RES.R11-1304

Carried

It was

Moved by Councillor Martin

Seconded by Councillor Gill

That "Surrey Official Community Plan

By-law, 1996, No. 12900, Text No. 108 Amendment By law 2011, No. 17463" pass its first reading.

RES.R11-1305

Carried

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

- RES.R11-1306 It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Official Community Plan
By-law, 1996, No. 12900, Text No. 108 Amendment By law 2011, No. 17463" pass its
second reading.
Carried
- RES.R11-1307 It was then Moved by Councillor Martin
Seconded by Councillor Gill
That the Public Hearing on "Surrey Official
Community Plan By-law, 1996, No. 12900, Text No. 108 Amendment By law 2011,
No. 17463" be held at the City Hall on Monday, September 12, 2011, at 7:00 p.m.
Carried
- RES.R11-1308 It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17464" pass its first reading.
Carried
- The said By-law was then read for the second time.
- RES.R11-1309 It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17464" pass its second reading.
Carried
- RES.R11-1310 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. 17464" be held at the City
Hall on Monday, September 12, 2011, at 7:00 p.m.
Carried

4. **7911-0122-00**
19360 No 10 (Langley Bypass) Hwy
G D Wolfe Holdings Ltd., Inc. No. 368980
Development Permit
in order to permit a free-standing sign for an existing automobile dealership.

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 correspondence provided by G. Wolfe
be received as information.
- RES.R11-1311 Carried
- It was Moved by Councillor Martin
Seconded by Councillor Gill
That Application 7911-0122-00 be referred
back to staff to work with the applicant to propose a free-standing sign that better
addresses the Official Community Plan (OCP) Development Permit Area
Guidelines for signs, and is comparable to other recently approved signage in the
area along Highway No. 10 and the original free-standing sign approved for the site
under Development Permit No. 7910-0071-00.
- RES.R11-1312 Defeated
with Councillors Bose, Villeneuve, Martin,
Hepner, Gill and Rasode opposed
- The applicant addressed Council and requested that his application be
reconsidered as the sign proposed by staff blocks the lateral visibility to his
business and noted the sign base proposed is a two-foot elliptical high quality sign.
- Council expressed concern that the proposed height of the sign is not consistent
with the others in the area. The applicant clarified that the signs fit within the
signage context of the area.
- It was Moved by Councillor Gill
Seconded by Hepner
That Council approve Development Permit
No. 7911-0122-00 (Appendix II), authorize the Mayor and Clerk to sign the
Development Permit, and authorize the transfer of the Permit to the heirs,
administrators, executors, successors and assigns of the title of the land within the
terms of the Permit.
- RES.R11-1313 Carried
- It was Moved by Councillor Bose
Seconded by Councillor Hepner
That Council requested staff to take a more
comprehensive look at auto-signage and undertake an examination process within
the by-law as it relates to auto-mall settings, or automobile dealers within a
concentrated area.
- RES.R11-1314 Carried

FLEETWOOD/GUILDFORD

5. **7909-0174-00**
Portion of 1900 Guildford Town Centre
Portion of 1800 Guildford Town Centre
Portion of 1250 Guildford Town Centre
Jacques Beaudreault, Musson Cattell Mackey Partnership
4239431 Canada Inc., Inc. No. A62628 / Director Information:
Claude Dion / Roman Drohomirecki / Vincent Filion / Lorna Telfer /
Pierre Lalonde
 Development Permit / Development Variance Permit
in order to permit the Phase II redevelopment of Guildford Town Centre Mall.

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. Council authorize staff to draft Development Permit No. 7909-0174-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7909-0174-00 (Appendix VI), varying the Sign By-law, to proceed to Public Notification:
 - (a) to increase the area for on-site directional signs (Type 6) from 0.4 square metre (4 sq. ft.) to 0.7 square metre (8 sq. ft.); and
 - (b) to increase the width of 2 free-standing signs (Type 1 signs) in the "Special Sign Area" for Guildford from 1.8 metres (6 ft.) (based upon 2/3 width to height ratio) to 4.5 metres (14.8 ft) and to increase the width of 7 free-standing signs (Type 2 signs), from 1.2 metres (4 ft.) (based upon 2/3 width to height ratio) to 2.9 metres (9.6 ft.).
3. Council instruct staff to resolve the following issue(s) 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 the detailed design of the proposed green walls on the 104 Avenue overpass and resolution of the long term maintenance of these walls, to the satisfaction of the General Manager, Planning & Development Department;

- (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
 - (e) issuance of Development Variance Permit No. 7909-0174-00.
- RES.R11-1315 Carried

NEWTON

6. 7910-0150-00
7977 - 132 Street
13190 - 80 Avenue
Avnash Banwait, Mainland Engineering (2007) Corporation
0884385 B.C. Ltd., Inc. No. 0884385
Director Information: Bahadur Aulakh / No Officer Information Filed
 Development Permit / Development Variance Permit
in order to permit the development of a multi-tenant industrial building as well as vary the minimum front yard and rear yard setback requirements.

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. Council authorize staff to draft Development Permit No. 7910-0150-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7910-0150-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the IL Zone from 7.5 metres (25 ft.) to 3 metres (10 ft.); and
 - (b) to reduce the minimum rear side yard setback of the IL Zone from 7.5 metres (25 ft.) to 0 metre (0 ft.).
3. 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 subdivision (lot consolidation) layout to the satisfaction of the Approving Officer;

- (c) submission of a road dedication plan for additional road dedication on 80 Avenue and 132 Street which includes dedicating portions of the reciprocal access easement located within the future road right-of-way at 13190 – 80 Avenue, 7977 – 132 Street, 7957 - 132 Street and 7945 – 132 Street;
- (d) submission of an acceptable lot grading plan to the satisfaction of City staff;
- (e) submission of a finalized tree survey and statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (f) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (g) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (h) submission of revised building elevation drawings and floor plans which address interface concerns between the proposed building and southern façade of the existing industrial building at 13170 - 80 Avenue to the satisfaction of the Planning and Development Department;
- (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (j) amend existing reciprocal access easement and partially discharge the rear portion of the reciprocal access easement located between 7945 – 132 Street and 7957 – 132 Street which grants reciprocal access to 13190 – 80 Avenue and 7977 – 132 Street. A Section 219 Restrictive Covenant that grants reciprocal access over the same general location is required to be registered on title for 7945 - 132 Street and 7957 – 132 Street to which the subject properties will no longer be a party (Appendix V).

RES.R11-1316

Carried
with Councillor Bose opposed

7. **7911-0052-00**
13671 - 72 Avenue
Steph Blackburn, Northstar Signs & Lighting Ltd.
525596 British Columbia Ltd., Inc. No. 525596
Director Information: Philip Yacht / Corinne Yacht
Officer Information as at August 20, 2010
Philip Yacht (Secretary) / Corinne Yacht (President)
 Development Variance Permit
to allow the clearance requirement for a canopy sign to be reduced from 2.75 metres (9 feet) to 2.29 metres (7.5 feet).

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 Council approve Development Variance Permit No. 7911-0052-00 (Appendix IV) to proceed to Public Notification in order to amend Surrey Sign By-law, 1999, No. 13656 to permit the clearance of a canopy sign to be 2.29 metres (7.5 feet) for the building entrance.

RES.R11-1317

Carried

8. **7911-0150-00**
13018 - 84 Avenue
Satish Sharma, Aryan Developments Ltd. /
Aryan Developments Ltd., Inc. No. 0878548
 Rezoning from IL to CD (based on IL)
in order to permit additional office uses.

Before the motion was put to question:

It was Moved by Councillor Martin
Seconded by Councillor Hepner
That correspondence provided by S. Sharma
 be received as information

RES.R11-1318

Carried

The delegation requested Council to permit the proposed office move and allow an exception for the change of use within the envelope.

Council requested clarification regarding the difference between mixed accounting uses. The delegation clarified that he does a mix of business accounting; and at this time, his practice is split up. This site only does construction accounting and does not cause an issue with the zoning.

The delegation stated that there were currently eight staff members working in the office and that the commercial real-estate side has only one employee. This other

accounting practice is two block away and it would be much more feasible to move that employee to this site and not run two separate offices.

It was Moved by Councillor Gill
Seconded by Councillor Villeneuve
That Development Variance Permit

No. 7911-0150-00 be referred back to staff to work with the applicant toward no net loss of IL land.

RES.R11-1319

Carried

9. **7910-0281-00**
5446 - 152 Street
Peter Lovick, PJ Lovick Architect /
Panorama Business Centre Ltd., Inc. No. BCo804464
Development Permit
in order to permit the development of a 2758 sq. m. (29,690 sq. ft.) office 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 the Mayor and Clerk be authorized to
execute Development Permit No. 7910-0281-00.

RES.R11-1320

Carried

SOUTH SURREY

10. **7911-0112-00**
2121 - 160 Street
Samuel Chan, Ionic Architecture Inc. /
Grandview Pointe Developments Inc., Inc. No. BCo805842
Development Permit
in order to permit the development of a 3-storey office building and a retail commercial 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:

1. Council authorize staff to draft Development Permit No. 7911-0112-00 generally in accordance with the attached drawings (Appendix II).

2. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
 - (b) submission of a finalized landscaping plan and landscaping cost estimate to the satisfaction of the City Landscape Architect.

RES.R11-1321

Carried**SURREY CITY CENTRE/WHALLEY**

11. **7911-0003-00**
10241 King George Boulevard
Kevin MacDonald, Priority Permits Ltd. / Kwan Bros. Investments Ltd.
Development Permit
in order to allow a replacement free-standing sign on a commercial site in City Centre.

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 structure, Council may refer the Development Permit back to staff with direction regarding any of these matters.

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

It was

Moved by Councillor Martin
Seconded by Councillor Gill
That the Mayor and Clerk be authorized to
execute Development Permit No. 7911-0003-00.

RES.R11-1322

Carried

RESIDENTIAL/INSTITUTIONALNEWTON

12. **7910-0270-00**
6185 - 138 Street
Clarence Arychuk, Hunter Laird Engineering Ltd. / Darshan K Samra /
Makhan S Samra
NCP amendment from Detention Pond/Townhouse 15 upa max to Single Family Small Lot/Creeks and Riparian Set-Back / Rezoning from RA to RF-12 / Development Variance Permit
to allow for a six (6) small lot subdivision and two car garages on five (5) 12.2 metre wide RF-12 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 property in Planning Report Application No. 7910-0270-00 from One Acre Residential Zone (RA) (By-law No. 12000) to Single Family Residential (12) Zone (RF-12) (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7910-0270-00 (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) to vary the Off-Street Parking requirement to allow for a double garage or carport accommodating two vehicles parked side by side on a lot measuring less than 13.4 metres (44 feet) wide.
3. Council instruct staff to resolve the following issue(s) 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) the applicant address the replacement tree deficit;

- (e) submission of an acceptable building scheme to the satisfaction of the Planning and Development Department;
- (f) input from Senior Government Environmental Agencies, including confirmation of channel stability to support the requested setback variance;
- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (h) registration of a Section 219 Restrictive Covenant on lots 2 to 6 to regulate the form and character of dwelling units with double car garages on 12.2 metre wide lots.

4. Council pass a resolution to amend the South Newton NCP to re-designate the land from "Detention Pond/Townhouse 15 upa max" to "Single Family Small Lot/Creeks and Riparian Set Backs" when the project is considered for final adoption.

RES.R11-1323

Carried

It was

Moved by Councillor Martin

Seconded by Councillor Gill

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

Amendment By-law, 2011, No. 17465" pass its first reading.

RES.R11-1324

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. 17465" pass its second reading.

RES.R11-1325

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. 17465" be held at the City Hall on Monday, September 12, 2011, at 7:00 p.m.

RES.R11-1326

Carried

13. **7911-0046-00**
5784 - 144 Street and 5772 - 144 Street
Dirk Kerkhoff, Buildworks Construction /
First Rate Holdings Inc., Inc. No. 0878075 / Glen R Parsons / Linda A Parsons
 NCP amendment from Urban Single Family Residential to Single Family Small Lots
 / Rezoning from RH to RF and RF-12.
in order to allow subdivision into 13 Single Family Residential Lots.

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

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

1. a By-law be introduced to rezone the portion of the subject site in Planning Report Application No. 7911-0046-00 identified as Block A from "Half-Acre Residential Zone (RH)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and that portion of the subject site identified as Block B from "Half-Acre Residential Zone (RH)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, 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) the applicant adequately address the tree deficit; and
 - (d) registration of a Section 219 Restrictive Covenant for tree preservation.
3. Council pass a resolution to amend the South Newton NCP to redesignate the land from Urban Single Family Residential to Single Family Small Lots when the project is considered for final adoption.

RES.R11-1327 Carried

It was Moved by Councillor Villeneuve
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2011, No. 17466" pass its first reading.

RES.R11-1328 Carried

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

RES.R11-1329 It was Moved by Councillor Villeneuve
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17466" pass its second reading.
Carried

RES.R11-1330 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. 17466" be held at the City
Hall on Monday, September 12, 2011, at 7:00 p.m.
Carried

14. **7911-0149-00**
13337 - 62 Avenue
Roger Jawanda, Citiwest Consulting Services Ltd. / Harinderpal K Brar /
Gagandeep S Brar
Development Variance Permit
*in order to permit construction of a new single family dwelling under the RA Zone in
anticipation of a future RF Zoning and subdivision pattern.*

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 Development Variance Permit No. 7911-0149-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side yard setback of the RA Zone from 4.5 metres (15 ft.) to 1.8 metres (6 ft.).
2. Council instruct staff to resolve the following issues prior to approval of the Development Variance Permit:
 - (a) registration of a Section 219 Restrictive Covenant for building design and house size in accordance with the RF Zone;
 - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
 - (c) registration of a Section 219 Restrictive Covenant for tree preservation.

RES.R11-1331 Carried

15. 7909-0114-00
14444 - 68 Avenue
Mark Ankenman/Mark Lesack, Ankenman Associates Architects Inc.
0824082 BC Ltd., Inc. No. BCo824082 /
Director Information: Manraj S. Khela / Ravi Rawan / Gurdeep S. Thandi /
Officer Information as at May 2, 2010 Raj Khela (President)
NCP Amendment from Townhouse (max 15 upa) to Townhouse (max 20 upa)
Rezoning from RA to CD (based on RM-15) / Development Permit
in order to permit the development of 20 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 Steele
That:

1. a By-law be introduced to rezone the subject site in Planning Report Application No. 7909-0114-00 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. 7909-0114-00 generally in accordance with the attached drawings.
3. Council approve the applicant's request to eliminate the required indoor amenity space.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager Engineering;
 - (b) submission of a road dedication plan for the required 1.942 metre dedication along 68th Avenue to the satisfaction of the Approving Officer;
 - (c) the establishment of an access easement granting access in favour of lands to the west when the lands are developed;
 - (d) submission of a finalized tree survey and statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a landscaping plan and landscaping cost estimate to the satisfaction of the City Landscape Architect;
 - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;

(g) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space; and

(h) the applicant adequately addresses the impact of no indoor amenity space.

5. Council pass a resolution to amend the East Newton South Neighbourhood Community Plan to redesignate the land from "Townhouses (15 upa max)" to "Townhouses (20 upa max)" when the project is considered for final adoption.

RES.R11-1332

Carried

It was

Moved by Councillor Villeneuve
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17467" pass its first reading.

RES.R11-1333

Carried

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

It was

Moved by Councillor Villeneuve
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17467" pass its second reading.

RES.R11-1334

Carried

It was then

Moved by Councillor Villeneuve
Seconded by Councillor Hepner
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17467" be held at the City
Hall on Monday, September 12, 2011, at 7:00 p.m.

RES.R11-1335

Carried

SURREY CITY CENTRE/WHALLEY

16. **7911-0063-00**
10982 & 10986 - 143A Street
Prabhjot Brar and Jaspal Boparai / Prabhjot Brar / Jaspal Boparai
Development Permit
in order to permit the development of a duplex.

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 Council approve Development Permit
 No. 7911-0063-00 (Appendix II), authorize the Mayor and Clerk to sign the
 Development Permit, and authorize the transfer of the Permit to the heirs,
 administrators, executors, successors and assigns of the title of the land within the
 terms of the Permit.

RES.R11-1336

CarriedCOMMERCIAL/INDUSTRIAL/AGRICULTURALNEWTON

17. **7911-0158-00**
15250 - 54A Avenue
Kristin Cassie, Radicalus Montessori Society / Radicalus Montessori
Society, Inc. No. S38874
 Development Permit / Heritage Alteration Permit
in order to permit the development of a private Montessori school and upgrade an
existing heritage house.

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

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

1. Council authorize staff to draft Development Permit No. 7911-0158-00 generally in accordance with the attached drawings (Appendix II).
2. Council authorize staff to draft Heritage Alteration Permit No. 7911-0158-00 generally in accordance with the attached drawings (Appendix IV).
3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) submission of a finalized tree survey and statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (c) resolution of all urban design and heritage issues to the satisfaction of the Planning and Development Department.

RES.R11-1337

Carried

SURREY CITY CENTRE/WHALLEY

18. **7911-0133-00**
10240 Grace Road
Adam Donnelly, Wesgroup Properties /
Pacific Link Industrial Park Ltd., Inc. No. 605005
Rezoning from IB-2 to CD (based on IB-2) / Development Permit /
Development Variance Permit
*in order to allow the construction of an industrial building for a tenant that sells,
leases and repairs industrial equipment.*

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

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

1. a By-law be introduced to rezone the subject site in Planning Report Application No. 7911-0133-00 from "Business Park 2 Zone (IB-2)" (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. 7911-0133-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7911-0133-00, (Appendix IV) proceed to Public Notification to vary the Sign By-law to increase the number of fascia signs from 1 to 3.
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) approval from Metro Vancouver for interface landscaping along the GVS&DD sanitary sewer trunk line;
 - (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; and

(e) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture.
RES.R11-1338 Carried

It was Moved by Councillor Villeneuve
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17468" pass its first reading.
RES.R11-1339 Carried

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

It was Moved by Councillor Villeneuve
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17468" pass its second reading.
RES.R11-1340 Carried

It was then Moved by Councillor Villeneuve
Seconded by Councillor Martin
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17468" be held at the City
Hall on Monday, September 12, 2011, at 7:00 p.m.
RES.R11-1341 Carried

19. **7911-0128-00**
10321 – 120 Street, 11966 – 103A Avenue, 10278 Grace Road,
10225 – 120 Street and 10279 – 120 Street
Adam Donnelly, Wesgroup Properties / Pacific Link Industrial Park Ltd
Development Permit / Development Variance Permit
in order to allow the construction of a distribution warehouse for Fed Ex.

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. 7911-0128-00 generally in accordance with the attached drawings (Appendix II)
2. Council approve Development Variance Permit No. 7911-0128-00 (Appendix IV) to proceed to Public Notification to vary the Sign By-law to allow two fascia signs to extend above the roof line.

3. Council instruct staff to resolve the following issues prior to approval:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way, where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a consolidation plan to the satisfaction of the Approving Officer;
 - (c) discharge of joint access agreements except for 10175 Scott Road;
 - (d) improve views from higher lands including Scott Road by providing a green roof and additional site landscaping to the satisfaction of the Planning & Development Department;
 - (e) improve the interface of the building to the street by minimizing building setbacks and transitioning grades to the sidewalk level without retaining walls to the satisfaction of the Planning & Development Department;
 - (f) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (g) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

RES.R11-1342

Carried**RESIDENTIAL/INSTITUTIONAL****SURREY CITY CENTRE/WHALLEY**

20. **7906-0247-00**
12455 and 12499 - 105A Avenue
Mr. Roger Jawanda, CitiWest Consulting Ltd. /
Satnam Education Foundation, Inc. No. S51793
OCP Amendment from Industrial to Urban / NCP Amendment on a portion from Business Park to Special Residential and Public Open Space and Park / Rezoning from A-1 to CD (based on RF-12 and RF-9S)
in order to allow subdivision into 32 small single family lots and one (1) lot for open space purposes in South Westminster.

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

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

1. a By-law be introduced to amend the OCP by redesignating the subject site in Planning Report Application No. 7906-0247-00 from Industrial 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 Planning Report Application No. 7906-0247-00 from General Agriculture Zone (A-1) to Comprehensive Development Zone (CD) and a date be set for Public Hearing.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, 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) completion of environmental works and requirements from Senior Government Environmental Agencies, including the dedication of riparian areas and environmental enhancement works to the satisfaction of the City Environmental Coordinator and the General Manager, Parks, Recreation and Culture;
 - (d) finalization of a P-15 agreement with the City to ensure completion and maintenance of riparian enhancement works on dedicated lands, to the satisfaction of the General Manager, Engineering and the General Manager, Parks, Recreation and Culture;
 - (e) provision of community benefit to satisfy the OCP Amendment policy for Type 2 OCP amendment applications;
 - (f) resolution of geotechnical and environmental issues related to the existing soil fill and the underlying peat soils on the site, to the satisfaction of the General Manager, Planning & Development; and
 - (g) registration of a Section 219 Restrictive Covenant on all proposed residential lots, notifying future owners of the following:

- i. engineered foundation requirements related to the geotechnical conditions, as well as measures and procedures regarding safe methane gas venting and information related to the environmental assessment of existing fill materials;
- ii. the applicable Building Code requirements that will be mandatory in order to facilitate the business uses permitted under the proposed CD Zone;
- iii. minimum Flood Construction Level (FCL) of 4.4 metres (14.4 ft.) geodetic; and
- iv. potential smell from the subject site due to the methane gas venting and potential noise from neighbouring industrial uses.

RES.R11-1343

Carried
with Councillor Bose opposed

It was

Moved by Councillor Martin
Seconded by Councillor Steele
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 299 Amendment By law 2011, No. 17469" pass its first reading.

RES.R11-1344

Carried
with Councillor Bose opposed

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

It was

Moved by Councillor Martin
Seconded by Councillor Steele
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 299 Amendment By law 2011, No. 17469" pass its second reading.

RES.R11-1345

Carried
with Councillor Bose opposed

It was then

Moved by Councillor Martin
Seconded by Councillor Steele
That the Public Hearing on "Surrey Official
Community Plan By-law, 1996, No. 12900, No. 299 Amendment By law 2011,
No. 17469" be held at the City Hall on Monday, September 12, 2011, at 7:00 p.m.

RES.R11-1346

Carried

It was

Moved by Councillor Martin
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17470" pass its first reading.

RES.R11-1347

Carried
with Councillor Bose opposed

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

RES.R11-1348 It was Moved by Councillor Martin
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17470" pass its second reading.
Carried
with Councillor Bose opposed

RES.R11-1349 It was then Moved by Councillor Martin
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17470" be held at the City
Hall on Monday, September 12, 2011, at 7:00 p.m.
Carried

C. CORPORATE REPORTS

1. The Corporate Reports under date of July 25, 2011 were considered and dealt with as follows:

Item No. L005 Development Application No. 7911-0075-00 – Rezoning and Development Permit for High Rise Residential Project at 13286 and 13300 – 104 Avenue – Hydronic Heating System for Future Connection to a District Heating System
File: 7911-0075-00

Note: See By-law No. 17460 under Item H.7 of the Regular Council – Public Hearing agenda.

The General Manager, Engineering submitted a report to advise Council about progress that staff has made in relation to addressing the matter of having a hydronic heating and hot water system installed as part of the high rise residential development project proposed under Development Application No. 7911-0075-00 for the site located at 13286 and 13300 - 104 Avenue. Such a system will facilitate the future connection of the project to a district energy system when it is available to the site.

The General Manager, Engineering was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Martin
Seconded by Councillor Steele
That Council:

1. Receive Corporate Report Loo5 as information; and
2. Approve the process that is outlined in this report as an additional requirement that is to be satisfied in advance of final adoption of Rezoning By-law No. 17460 related to Development Application No. 7911-0075-00 for the lots at 13286 and 13300 – 104 Avenue.

RES.R11-1350

Carried

Item No. Loo6 Update on Development Application No. 7910-0020-00
(2846/64 - 160 Street) Related to Council Resolution No.
R10-2095 (Rezoning By-law No. 17285)
File: 7910-0020-00

Note: See By-law Nos. 17283, 17284 & 17285 under Items H.15, H.16 & H.17

The General Manager, Planning and Development submitted a report concerning Update on Development Application No. 7910-0020-00 (2846/64 - 160 Street) Related to Council Resolution No. R10-2095 (Rezoning By-law No. 17285).

The General Manager of Planning & Development was recommending that his report be received for information.

It was Moved by Councillor Martin
Seconded by Councillor Steele
That Corporate Report Loo6 be received for
information.

RES.R11-1350A

Carried
with Councillor Bose opposed

D. ITEMS REFERRED FROM COUNCIL

COMMERCIAL/INDUSTRIAL/AGRICULTURALNEWTON

1. 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)
*in order to permit the addition of a banquet hall facility within the existing industrial
building as an accessory use on the site.*

This item was out of order

RESIDENTIAL/INSTITUTIONALSOUTH SURREY

2. 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
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.

Note: Refer to Items H.20 & H.21 of the Regular Council – Land Use Clerks
agenda for By-law reading.

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 Council approves the recommendations

of Additional Planning Comments Report No. 7910-0310-00 and authorizes the
associated bylaws to be brought forward for consideration of third reading.

RES.R11-1351

Carried

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

TO BE FILED

1. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 93 Amendment By-law, 2009, No. 16990"
7909-0101-00 – Patricia Martin
To amend "Surrey Official Community Plan By-law, 1996, No. 12900" as amended, in Division A. Schedule B Temporary Use Permit Areas, under the heading "Temporary Commercial Use Permit Areas" by adding a new heading "Temporary Commercial Use Permit Area No. 22". This application will allow the temporary operation of two (2) existing businesses on the subject property located at 8992 King George Highway.

Approved by Council: July 27, 2009

- * Planning & Development advise (see memorandum dated July 18, 2011 in by-law back-up) that Council close Land Development Project No. 7909-0101-00 and all applications associated with this project and file by-law 16990. The initial applicant Mr. Alfred Mayo passed away and the executrix has requested that the file be closed, as they have decided to terminate all activities related to Mayo Contracting Ltd. The second business on the subject property, Black and White Fine Line, has been give notice to cease operations by September 30, 2011.

It was

Moved by Councillor Bose

Seconded by Councillor Martin

That "Surrey Official Community Plan

By-law, 1996, No. 12900, Text No. 93 Amendment By-law, 2009, No. 16990" be filed.

RES.R11-1352

Carried

FINAL ADOPTIONS

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17222"
7909-0237-00 - 0809799 B.C. Ltd., c/o WG Architecture Inc.
(Wojciech Grzybowicz)
RF to CD (BL 12000)- 14320 - 103A Avenue - to permit the development of 20 townhouse units.

Approved by Council: July 12, 2010

Note: See Development Permit No. 7909-0237-00 under Clerk's Report, Item I.2(d)

- * Planning & Development advise (see memorandum dated July 18, 2011 in by-law back-up) that slight revision is required to the Comprehensive Development By-law No. 17222.
- RES.R11-1353
 It was Moved by Councillor Bose
 Seconded by Councillor Martin
 That Council rescind Resolution R10-1475 of the July 26, 2010, Regular Council-Public Hearing meeting passing Third Reading "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17222"
Carried
- RES.R11-1354
 It was Moved by Councillor Bose
 Seconded by Councillor Martin
 That Council amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17222" Section 2. E. by replacing the Lot Coverage from 40% to 42% and Section 2. F by replacing the front and rear yard setbacks from 4.5 m. (14.8 ft.) to 4.2 m. (13.7 ft.).
Carried
- RES.R11-1355
 It was Moved by Councillor Bose
 Seconded by Councillor Martin
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17222" pass its third reading as amended.
Carried
- RES.R11-1356
 It was Moved by Councillor Bose
 Seconded by Councillor Martin
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17222" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Carried
3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16878" 7907-0385-00 - Jacob and Marie Harcoff
 A-1 to CD (BL 12000) - 8292 - 170A Street - to allow subdivision into four (4) suburban residential lots.
- Approved by Council: February 9, 2009
- * Planning & Development advise that (see memorandum dated July 20, 2011 in by-law back-up) the Public Hearing for this project was held on February 23, 2009. The delay in the application was the result of the owner's revised lot grading plan which showed significantly more fill than the original plan. Staff worked closely with the owner to ensure that the current lot grading plan is satisfactory.
- * Planning & Development further advise that a minor modification is required to correct a typographical error of the Comprehensive Development By-law No. 16878.

- It was Moved by Councillor Gill
Seconded by Councillor Martin
That Council rescind Resolution R09-266 of
the February 23, 2009 Regular Council-Public Hearing meeting passing Third
Reading of "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009,
No. 16878"
- RES.R11-1357 Carried
- It was Moved by Councillor Gill
Seconded by Councillor Martin
That Council amend "Surrey Zoning By-law,
1993, No. 12000, Amendment By-law, 2009, No. 16878" Section 2. F by replacing the
side yard setback of *Accessory Buildings* from 10.0 m. to 1.0 m.
- RES.R11-1358 Carried
- It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2009, No. 16878" pass its third reading as amended.
- RES.R11-1359 Carried
- It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2009, No. 16878" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
- RES.R11-1360 Carried
4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16934A"
7908-0182-00 - Jagtar S. Dhaliwal c/o CitiWest Consulting Ltd. (Roger Jawanda)
RA to CD (BL 12000) - Portion of 14896 - 60 Avenue to create a remnant lot
for future mixed-use development.
- Approved by Council: April 20, 2009
- This by-law is proceeding in conjunction with By-law 16934B.
- * Planning & Development advise that (see memorandum dated July 19, 2011 in
by-law back-up) the Public Hearing for this project was held on May 4, 2009.
Resolution of tree related issues on this site and an adjacent site resulted in the
delay.
- It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2009, No. 16934A" be finally adopted, signed by the Mayor
and Clerk, and sealed with the Corporate Seal.
- RES.R11-1361 Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16934B"
7908-0182-00 - Malcolm and Darleen Clay, c/o Coastland Engineering & Surveying
Ltd. (Mike Helle)
RA to RF-9C (BL 12000) - Portion of 14896 - 60 Avenue to permit
subdivision into 5 single family small lots with coach houses.

Approved by Council: April 20, 2009

This by-law is proceeding in conjunction with By-law 16934A.

It was Moved by Councillor Villeneuve
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2009, No. 16934B" be finally adopted, signed by the Mayor
and Clerk, and sealed with the Corporate Seal.

RES.R11-1362

Carried

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17354"
7910-0194-00 - Sunmark Developments Ltd.,
c/o Barnett Dembek Architects Inc. (Maciej Dembek)
RA to CD (BL 12000) - 12752 - 64 Avenue - to permit the development of
42 townhouse units.

Approved by Council: January 10, 2011

Note: See Development Permit No. 7910-0194-00 under Clerk's Report,
Item I.2(b)

- * Planning & Development advise (see memorandum dated July 20, 2011 in by-law
back-up) that it is now in order for Council to pass a resolution amending the
West Newton South Neighbourhood Concept Plan (NCP) to redesignate the site
from "Townhouse (max 15 upa)" to "Multiple Residential (max 20 upa)".

It was Moved by Councillor Villeneuve
Seconded by Councillor Hepner
That Council amend the West Newton South
Neighbourhood Concept Plan (NCP) to redesignate the site from "Townhouse
(max 15 upa)" to "Multiple Residential (max 20 upa)".

RES.R11-1363

Carried

It was Moved by Councillor Villeneuve
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17354" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R11-1364

Carried

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17355"
7910-0129-00 - Lawrence and Janette Sinitsin,
c/o Tuscan Developments Inc. (Mark Peers)
RF to RF-O (BL 12000) - 1885 Ocean Park Road - to permit the development
of a larger single family dwelling on an oceanfront lot.

Approved by Council: January 10, 2011

It was Moved by Councillor Villeneuve
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17355" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R11-1365

Carried

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17340"
7910-0232-00 - 605952 B.C. Ltd., c/o Hunter Laird Engineering Ltd.
(Clarence Arychuk)
RF to RF-12 (BL 12000) - 16339 - 8 Avenue - to permit subdivision into
8 single family residential small lots.

Approved by Council: December 13, 2010

- * Planning & Development advise (see memorandum dated July 18, 2011 in by-law
back-up) that in response to the issues raised at the Public Hearing, the building
scheme has been revised for lots 7 & 8 as reflected in the memorandum in by-law
back-up.

It was Moved by Councillor Martin
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2010, No. 17340" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R11-1366

Carried

9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16927"
7905-0393-00 - Grand Fairway Developments Inc., c/o H.Y. Engineering Ltd.
(Lori Joyce)
CPG to RH-G (BL 12000) - 7635 - 168 Street - to permit the development of
approximately eleven (11) suburban residential lots adjacent the Agriculture
Land Reserve.

Approved by Council: April 20, 2009

Note: See Development Permit No. 7905-0393-00 under Clerk's Report,
Item I.2(c)

- * Planning & Development advise that (see memorandum dated July 18, 2011 in by-law back-up) the Public Hearing for this project was held on May 4, 2009. It has taken longer than expected for the applicant to fulfill the conditions of approval.

It was Moved by Councillor Martin
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16927" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R11-1367 Carried

10. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17256" 7910-0092-00 - Bhupinder S. and Rajinder K. Toor and City of Surrey RA to RF (BL 12000) - 14536, 14546 - 72A Avenue and Portion of Lane - to create one additional single family lot by consolidating a portion of 14536 - 72A Avenue with 14546 - 72A Avenue and a portion of the adjacent Lane.

Approved by Council: September 13, 2010

It was Moved by Councillor Martin
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17256" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R11-1368 Carried

11. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15593" 7904-0105-00 - Zorawar Sandhar and Jagjit S. Sandhar, c/o Westridge Engineering and Consulting (Dharam Kajal) RA (BL 12000) to RF (BL 12000) - 16832 - 104 Avenue - to allow subdivision into two single family lots.

Approved by Council: November 29, 2004

- * Planning & Development advise that (see memorandum dated July 20, 2011 in by-law back-up) the Public Hearing for this project was held on December 13, 2004. Market delays and slowness on behalf of the developer are the reasons that this project took 7 years to complete.

It was Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2004, No. 15593" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
 RES.R11-1369 Carried

12. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1983, No. 7504,
 Partial Discharge By-law, 2011, No. 17419"
 7911-0030-00 - Gregory and Erin Kendall c/o Lance A. Ponych
 To discharge LUC No. 451 from the property located at 1868 - 141A Street - to allow
 the underlying RF Zone to come into effect and permit the construction of an
 addition to the existing dwelling.

Approved by Council: May 30, 2011

It was Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 1983, No. 7504, Partial Discharge By-law, 2011, No. 17419" be
 finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate
 Seal.
 RES.R11-1370 Carried

13. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 290 Amendment
 By-law, 2011, No. 17416"
 7911-0072-00 - Nada Erdaljac, Clementine, Michael and Irene Makar, Raghbir S.,
 Shillinder and Karampal Sahota
 c/o Legendary Construction Management
 To redesignate the site located at 8431, 8439 and 8449 - 164 Street from Urban
 (URB) to Multiple Residential (RM).

Approved by Council: May 30, 2011

This By-law is proceeding in conjunction with By-law No. 17417.

It was Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 290 Amendment By law, 2011, No. 17416" be finally
 adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R11-1371 Carried

It was Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2011, No. 17417" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
 RES.R11-1375 Carried

15. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 276 Amendment
 By-law, 2010, No. 17283"
 7910-0020-00 - Jens Fons, Forrest and Agnes Day,
 c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)
 To redesignate the properties located at 2846 and 2864 - 160 Street from Suburban
 (SUB) to Urban (URB).

Approved by Council: November 15, 2010

This by-law is proceeding in conjunction with By-law Nos. 17284 and 17285.

- * Should Council approve the recommendation of Corporate Report L 006; items
 H.15, H.16 and H.17 will be in order for final adoption.

It was Moved by Councillor Villeneuve
 Seconded by Councillor Hepner
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 276 Amendment By law, 2010, No. 17283" be finally
 adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R11-1376 Carried
 with Councillor Bose opposed

16. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17284"
 7910-0020-00 - Jens Fons, Forrest and Agnes Day,
 c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)
 RA and A-1 to CD (BL 12000) - 2846 and 2864 - 160 Street - to permit
 subdivision into 120 single family lots (115 small single family lots and
 5 Comprehensive Development Zone lots) and one park lot for the
 protection of a riparian area.

Approved by Council: November 15, 2010

This by-law is proceeding in conjunction with By-law Nos. 17283 and 17285.

Note: See item H. 15

It was Moved by Councillor Villeneuve
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2010, No. 17284" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
 RES.R11-1377 Carried
 with Councillor Bose opposed

17. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17285"
 7910-0020-00 - Jens Fons, Forrest and Agnes Day,
 c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)
 RA and A-1 to RF-9 and RF-12 (BL 12000) - 2846 and 2864 - 160 Street - to
 permit subdivision into 120 single family lots (115 small single family lots
 and 5 Comprehensive Development Zone lots) and one park lot for the
 protection of a riparian area.

Approved by Council: November 15, 2010

This by-law is proceeding in conjunction with By-law Nos. 17283 and 17284.

Note: See item H. 15

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2010, No. 17285" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
 RES.R11-1378 Carried
 with Councillor Bose opposed

18. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16664"
 7907-0071-00 - Manor Care (White Rock) Inc., c/o Isaac Renton Architects Inc.
 (Robert Renton)
 RF to CD (BL 12000) - 2567 King George Highway - to permit the
 development of a seniors' residential housing development consisting of
 78 assisted living units and 146 residential care beds.

Approved by Council: May 12, 2008

This by-law is proceeding in conjunction with By-law 16665

Note: See Development Permit No. 7907-0071-00 under Clerk's Report,
 Item I.2(g)

- * Planning & Development advise (see memorandum dated July 20, 2011 in by-law
 back-up) that further to Corporate Report Loo7 which was forwarded to Mayor
 and Council on November 20, 2008, all vehicular access issues have been resolved.

THIRD READING

20. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 291 Amendment By-law, 2011, No. 17426"
7910-0310-00 - Morgan Heights Ventures Ltd. and Maryellen Fulton
c/o Robert Ciccozzi Architecture Inc. (Robert Ciccozzi)
To redesignate the sites located at 2447, 2465, 2503 - 164 Street and 2482 - 163 Street from Suburban (SUB) to Urban (URB).

Approved by Council: June 13, 2011

This By-law is proceeding in conjunction with By-law No. 17427.

Note: Earlier in the meeting, Council approved the recommendations of Additional Planning Comments outlined in Planning Report No. 7910-0310-00 (Item D.2) Bylaws 17426 and 17427 are therefore in order for third reading.

It was
By-law, 1996, No. 12900, No. 291 Amendment By law, 2011, No. 17426" pass its third reading.

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

RES.R11-1382

Carried

21. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17427"
7910-0310-00 - Morgan Heights Ventures Ltd. and Maryellen Fulton
c/o Robert Ciccozzi Architecture Inc. (Robert Ciccozzi)
RA to CD (BL 12000) - 2447, 2465, 2503 - 164 Street and 2482 - 163 Street
- to permit the development of 80 townhouse units.

Approved by Council: June 13, 2011

This By-law is proceeding in conjunction with By-law No. 17426.

It was
Amendment By-law, 2011, No. 17427" pass its third reading.

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

RES.R11-1383

Carried

I. CLERK'S REPORT

1. Approval of Development Variance Permits

It is in order for Council to now pass resolutions authorizing the Mayor and Clerk to sign the following permits:

- (a) **Development Variance Permit No. 7910-0258-00**
o882160 B.C. Ltd.
 13718 - 100 Avenue

Note: See Development Permit No. 7910-0258-00 under Item I.2(h)

To relax requirements as follows:

- (i) To reduce the minimum northern (100 Avenue) yard setback from 7.5 metres (25 ft.) to 1.0 metre (3 ft.);
- (ii) To reduce the minimum number of resident parking spaces from 977 to 886; and
- (iii) To permit roof overhangs to extend to the northern lot line.

To permit the development of two high-rise apartment towers and ground-oriented townhouse units.

No concerns had been expressed by abutting property owners prior to printing of the Agenda.

It was Moved by Councillor Hepner
 Seconded by Councillor Steele
 That Development Variance Permit
 No. 7910-0258-00 be approved; that the Mayor and Clerk be authorized to sign the Development Variance Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R11-1384

Carried

2. Formal Issuance of Development Permits

- (a) **Development Permit No. 7910-0162-00**
465109 BC Ltd. Inc. No. 465109
 2466 King George Boulevard

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

RES.R11-1385

It was

Moved by Councillor Hepner
Seconded by Councillor Steele
That the Mayor and Clerk be authorized to
execute Development Permit No. 7910-0162-00.
Carried

- (b) **Development Permit No. 7910-0194-00**
Sunmark Developments Ltd., Inc. No. 449592
12752 - 64 Avenue

Note: See By-law No. 17354 under Item H.6

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

RES.R11-1386

It was

Moved by Councillor Hepner
Seconded by Councillor Steele
That the Mayor and Clerk be authorized to
execute Development Permit No. 7910-0194-00.
Carried

- (c) **Development Permit No. 7905-0393-00**
Grand Fairway Development Ltd.
7635 - 168 Street

Note: See By-law No. 16927 under Item H.9

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

RES.R11-1387

It was

Moved by Councillor Hepner
Seconded by Councillor Steele
That the Mayor and Clerk be authorized to
execute Development Permit No. 7905-0393-00.
Carried

- (d) **Development Permit No. 7909-0237-00**
0809799 B.C. Ltd., Inc. No. 0809799
14320 - 103A Avenue

Note: See By-law No. 17222 under Item H.2

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

RES.R11-1391 It was Moved by Councillor Hepner
Seconded by Councillor Steele
That the Mayor and Clerk be authorized to
execute Development Permit No. 7907-0071-00.
Carried

(h) **Development Permit No. 7910-0258-00**
0882160 B.C. Ltd.
13718 - 100 Avenue

Note: See Development Variance Permit No. 7910-0258-00 under Item I.1(a)

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

RES.R11-1392 It was Moved by Councillor Gill
Seconded by Councillor Martin
That the Mayor and Clerk be authorized to
execute Development Permit No. 7910-0258-00.
Carried


J. OTHER BUSINESS

K. ADJOURNMENT

RES.R11-1393 It was Moved by Councillor Steele
Seconded by Councillor Villeneuve
That the Regular Council - Land Use meeting
do now adjourn.
Carried

The Regular Council- Land Use meeting adjourned at 5:51 p.m.

Certified Correct:


Jane Sullivan, City Clerk


Councillor Hunt, Acting Mayor