

Present:

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

Absent:

Councillor Steele

Staff Present:

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

A. ADOPTION OF MINUTES**B. LAND USE APPLICATIONS****COMMERCIAL/INDUSTRIAL/AGRICULTURAL****FLEETWOOD/GUILDFORD**

1. **7911-0205-00**
16241 - 84 Avenue
Steve Forrest, Anthem Properties Group Ltd. / Anthem Fleetwood 3
Developments Ltd., Inc. No. BC0902973
OCP Text Amendment / Temporary Commercial Use Permit
*in order to allow for the retention of three existing buildings to accommodate a
lumber supply company and an office for a non-profit society for a one year period.*

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

It was

Moved by Councillor Villeneuve
Seconded by Councillor Hepner
That:

1. a By-law be introduced to amend the Official Community Plan by declaring the subject site in Planning Application No. 7911-0205-00 a Temporary Commercial Use Permit Area 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. Council approve Temporary Commercial Use Permit No. 7911-0205-00 (Appendix VI) to proceed to Public Notification.
4. Council instruct staff to resolve the following issue prior to final adoption:
 - (a) submission of adequate security to ensure the existing buildings and structures are demolished to the satisfaction of the Planning and Development Department upon expiration of the Temporary Commercial Use Permit.

RES.R11-1629

Carried

It was

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

By-law, 1996, No. 12900, Text No. 109 Amendment By-law 2011, No. 17489" pass its first reading.

RES.R11-1630

Carried

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

It was

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

By-law, 1996, No. 12900, Text No. 109 Amendment By-law 2011, No. 17489" pass its second reading.

RES.R11-1631

Carried

It was then

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

Community Plan By-law, 1996, No. 12900, Text No. 109 Amendment By-law 2011, No. 17489" be held at the City Hall on October 17, 2011, at 7:00 p.m.

RES.R11-1632

CarriedNEWTON

2. **7911-0179-00**
7488 King George Boulevard
Jordan Desrocher, Priority Permits Ltd. / King's Cross Shopping Centre Ltd
Development Variance Permit
in order to vary the number of fascia signs and awning signs.

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

It was Moved by Councillor Bose
 Seconded by Councillor Hepner
 That Council approve Development Variance Permit No. 7911-0179-00 (Appendix II) varying the following provisions of Surrey Sign By-law, 1999, to proceed to Public Notification:

- (a) to increase the maximum number of fascia signs per premise from two (2) to four (4); and
- (b) to increase the maximum number of awning signs per premise from one (1) to two (2).

RES.R11-1633

Carried

3. **7911-0154-00**
7320 King George Boulevard
Harp Hoonjan, Platinum Projects / Centre of Newton Property Inc.,
Inc. No. 695829
 Development Permit / Development Variance Permit
In order to permit the development of a 4-storey mixed use office/retail building. To reduce the required building setbacks, increase the allowable building height, and increase the allowable height of a freestanding sign and allowable area of a directional sign.

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. 7911-0154-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7911-0154-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north yard setback of the CD Zone (By-law No. 15886) from 7.5 metres (25 ft.) to 3.2 metres (10 ft.);
 - (b) to reduce the minimum east side yard setback of the CD Zone (By-law No. 15886) from 7.5 metres (25 ft.) to 2.9 metres (9.5 ft.) for principal buildings and 1.3 metres (4 ft.) for canopies;
 - (c) to increase the maximum allowable building height of the CD Zone (By-law No. 15886) from 12 metres (40 ft.) to 16.1 metres (53 ft.);

- (d) to increase the maximum allowable height of a freestanding sign located in the Newton Special Sign Area in the Surrey Sign By-law (By-law No. 13656) from 2.4 metres (8 ft.) to 5.1 metres (16.5 ft.); and
 - (e) to increase the maximum allowable signage area of a directional sign in the Surrey Sign By-law (By-law No. 13656) from 0.4 square metres (4.3 sq. ft.) to 1.9 square metres (20.5 sq. 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) registration of a modified statutory right-of-way for sidewalk, parking stalls, and other City infrastructure along 137 Street to the satisfaction of the General Manager, Engineering.
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

RES.R11-1634

Carried**SOUTH SURREY**

4. **7911-0178-00**
1608 - 152 Street
Jordan Desrocher, Priority Permits Ltd. / Charterhouse Properties Limited,
Inc. No. 499918
 Development Permit / Development Variance Permit
in order to permit placement of a free-standing sign, 3 fascia signs and increase the width of the free-standing sign.

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. 7911-0178-00 generally in accordance with the attached drawings (Appendix II).

2. Council approve Development Variance Permit No. 7911-0178-00 (Appendix V) varying the following provisions of Surrey Sign By-law 1999 (13656), to proceed to Public Notification:

- (a) to increase the permitted width of a free-standing sign in a Special Sign Area from 2/3 of the height of the sign to the same height of the sign.

RES.R11-1635

Carried**5. 7910-0173-00****15572 - 32 Avenue****Bernard Decosse, Bernard Decosse Architect Inc. / South Slope****Developments Inc., Inc. No. 0890264**

Partial NCP amendment to redesignate a portion of the site from "Detention Pond" to "Live & Work or Business Park Areas".

Rezoning from A-2 to CD (based on RM-30 , C-5 and IB). / Development Permit *in order to permit the development of 96 live/work townhouse units, a 3-storey office building, and open space.*

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 Planning Application No. 7910-0173-00 from Intensive Agriculture Zone (A-2) (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 288 square metres (3,100 square feet) to 186 square metres (2,000 square feet).
3. Council authorize staff to draft Development Permit No. 7910-0173-00 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) final approval from the Ministry of Transportation & Infrastructure;
- (d) final endorsement from Senior Government Environmental Agencies;
- (e) final approval from BC Hydro;
- (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (g) submission of a finalized 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) registration of a P-15 license agreement for riparian enhancement works and monitoring and maintenance within future parkland;
- (j) the applicant adequately address the impact of reduced indoor amenity space;
- (k) registration of a Section 219 Restrictive Covenant providing notice to future owners of the live/work uses on the site;
- (l) the applicant undertake a Building Code review to ensure minimum building standards for live/work uses are met and that the buildings are constructed to these standards from the outset;
- (m) registration of a statutory right-of-way through the site providing public (pedestrian and vehicular) access from the existing 31 Avenue private strata road to the 32 Avenue/156A Street intersection;
- (n) registration of appropriate access easements to ensure that both the live/work and office building portions of the development have access to the 32 Avenue/156A Street intersection;
- (o) registration of a Section 219 Restrictive Covenant to ensure that the "work" area for the live/work units will not be occupied as a secondary suite;
- (p) registration of a Section 219 Restrictive Covenant to require a minimum of 12 m² (130 sq. ft.) of "work" space to be provided for each unit within the live/work portion of the site;

- (q) registration of a Section 219 Restrictive Covenant requiring that wheelchair lifts are provided at all necessary locations to ensure universal accessibility to each of the live/work units;
- (r) registration of a Section 219 Restrictive Covenant to ensure that a minimum of six (6) barrier free handicap accessible washrooms are provided within the live/work portion of the site as a common amenity;
- (s) registration of a Section 219 Restrictive Covenant to ensure that all of the live/work units include a rooftop deck providing a minimum of 14 m² (150 sq. ft.) of usable outdoor space;
- (t) 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
- (u) The applicant address the deficiency in tree replacement on the site.

5. Council pass a resolution to amend the Rosemary Heights Business Park NCP to eliminate the proposed detention from the subject site and to redesignate that area to Live & Work or Business Park Areas when the project is considered for final adoption.

RES.R11-1636

Carried
with Councillor Bose opposed

It was

Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17490" pass its first reading.

RES.R11-1637

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 Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17490" pass its second reading.

RES.R11-1638

Carried
with Councillor Bose opposed

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. 17490" be held at the City
Hall on October 17, 2011, at 7:00 p.m.

RES.R11-1639

Carried

Staff clarified the development area fronting onto 32 Avenue is an office building and the residential component will be facing in the opposite side of the building envelope. Staff further noted the developer has an alternative access point for use.

SURREY CITY CENTRE/WHALLEY

6. **7909-0143-00**
12389 Old Yale Road
Mr. Jordan Kutev, Jordan Kutev Architect Inc. / Mr. Attila Feher
Rezoning from IL-1 to CD (based on IB) / Development Permit
in order to allow an automotive repair service and tire shop with an office and a dwelling unit 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 Martin
That:

1. a By-law be introduced to rezone the subject site in Planning Application No. 7909-0143-00 from Light Impact Industrial 1 Zone (IL-1) (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. 7909-0143-00 generally in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of road dedication plans to the satisfaction of the Approving Officer;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) submission of building permit drawings for upgrading the existing structures in compliance with the Building Code and applicable safety standards;

- (f) removal of any structures and debris within the road right-of-way;
and
- (g) relocation of the existing metal fence from the unopened lane
right-of-way to the subject property.
- RES.R11-1640 Carried
- It was Moved by Councillor Villeneuve
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17491" pass its first reading.
- RES.R11-1641 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. 17491" pass its second reading.
- RES.R11-1642 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. 17491" be held at the City
Hall on October 17, 2011, at 7:00 p.m.
- RES.R11-1643 Carried

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

7. **7911-0136-00**
17339 - 64 Avenue
Lori Joyce, H.Y. Engineering Ltd. / Marie C Milewski
OCP Amendment for a portion from Suburban to Urban
Rezoning from RA to RF-12 / Development Permit
*in order to allow subdivision into six (6) small single family lots and to establish
buffering requirements along the ALR.*

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 northern portion of the subject site in Planning Application No. 7911-0136-00 from Suburban to Urban and a date for Public Hearing be set.
2. a By-law be introduced to rezone the subject site in Planning Application No. 7911-0136-00 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.
3. Council authorize staff to draft Development Permit No. 7911-0136-00 generally in accordance with the attached drawings (Appendix VII).
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) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) registration of a Section 219 "no-build" Restrictive Covenant within the 20-metre (65 ft.) wide buffer area along the ALR boundary and requiring the building setbacks be measured from the southern edge of the buffer on proposed Lots 5 and 6;
 - (i) provision of a community benefit to satisfy the OCP Amendment policy for Type 2 applications;

- (j) registration of a 4.0-metre (13.1 ft.) wide right-of-way for public access along the south property line of proposed Lot 1, along 64 Avenue, to accommodate the Hook Greenway; and
- (k) registration of a Section 219 Restrictive Covenant advising future home owners of the existing farm operations on the adjacent agricultural lands.

RES.R11-1644

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Hepner

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 301 Amendment By law 2011, No. 17492" pass its first reading.

RES.R11-1645

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. 301 Amendment By law 2011, No. 17492" pass its second reading.

RES.R11-1646

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. 301 Amendment By law 2011, No. 17492" be held at the City Hall on October 17, 2011, at 7:00 p.m.

RES.R11-1647

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Hepner

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

Amendment By-law, 2011, No. 17493" pass its first reading.

RES.R11-1648

Carried

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

It was

Moved by Councillor Hunt

Seconded by Councillor Hepner

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

Amendment By-law, 2011, No. 17493" pass its second reading.

RES.R11-1649

Carried

It was then
By-law, 1993, No. 12000, Amendment
Hall on October 17, 2011, at 7:00 p.m.

Moved by Councillor Hunt
Seconded by Councillor Hepner
That the Public Hearing on "Surrey Zoning
By-law, 2011, No. 17493" be held at the City

RES.R11-1650 Carried

FLEETWOOD/GUILDFORD

8. **7911-0144-00**
8041 - 156 Street and 15547 - 80 Avenue
Clarence Arychuk, Hunter Laird Engineering Ltd. / Nico River
Developments Ltd.
Rezoning from RA to RF
in order to allow subdivision into twelve (12) 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 Planning Application No. 7911-0144-00 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 an acceptable tree survey and a statement regarding tree preservation;
 - (d) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (f) registration of a "no-build" Section 219 Restrictive Covenant on portions of proposed Lot 1 for tree preservation purposes; and
- (g) resolution of the alignment, design and construction of the Surrey Lake Greenway, currently required along the 80 Avenue frontage of the subject site, to the satisfaction of the General Manager, Parks, Recreation and Culture.

RES.R11-1651

Carried
with Councillor Bose opposed

It was

Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17494" pass its first reading.

RES.R11-1652

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 Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17494" pass its second reading.

RES.R11-1653

Carried
with Councillor Bose opposed

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. 17494" be held at the City
Hall on October 17, 2011, at 7:00 p.m.

RES.R11-1654

Carried

9. **7911-0109-00**
8379, 8369, 8357, 8347, 8389 and 8337 - 164 Street
Mr. Chris Kay, Fairborne Fleetwood Homes Ltd. / 0704174 BC Ltd.,
Inc. No. 0704174
Director Information: Rod Bergen / Nick Desmarais / Michael Korenberg
Officer Information as at September 15, 2010: Rod Bergen (Vice President)
Nick Desmarais (Secretary) / Michael Korenberg (President)
Rezoning from RA to RM-30 / Development Permit / Development Variance
Permit
in order to permit the development of 72 townhouse units.

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

It was

Moved by Councillor Martin
Seconded by Councillor Gill
That:

1. a By-law be introduced to rezone the subject site in Planning Application No. 7911-0109-00 from "One-Acre Residential Zone (RA)" (By-law No. 12000) to Multiple Residential Zone (RM-30) (By-law No. 12000) and a date to 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. 7911-0109-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7911-0109-00 (Appendix VII) 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 4.0 metres (13 ft.) to the building face;
 - (b) to reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.0 metres (13.1 ft.) to the building face and 3.4 metres (11.1 ft.) to the bay windows;
 - (c) to reduce the minimum south rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the building face;
 - (d) to reduce the minimum west rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 7.0 metres (23 ft.) to the building face and 4.87 metres (16 ft.) to the rear decks of proposed Building 1 only, near the southwest corner of the subject site;
 - (e) to reduce the minimum west rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.35 metres (17.5 ft.) to the rear decks of proposed Buildings 10, 11 and 12; and
 - (f) to allow one (1) tandem parking space to be unenclosed for twenty-one (21) of the units with tandem parking.
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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (g) the applicant adequately address the impact of no indoor amenity space;
- (h) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
- (i) 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 for public rights-of-passage over the corner plaza area at 84 Avenue and 164 Street;
- (k) registration of a reciprocal access agreement for future shared access with the adjacent property to the south; and
- (l) issuance of Development Variance Permit No. 7911-0109-00.

RES.R11-1655

Carried

It was

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

Amendment By-law, 2011, No. 17495" pass its first reading.

RES.R11-1656

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. 17495" pass its second reading.

RES.R11-1657

Carried

It was then
 By-law, 1993, No. 12000, Amendment
 Hall on October 17, 2011, at 7:00 p.m.

Moved by Councillor Martin
 Seconded by Councillor Gill
 That the Public Hearing on "Surrey Zoning
 By-law, 2011, No. 17495" be held at the City
 Hall on October 17, 2011, at 7:00 p.m.

RES.R11-1658 Carried

Councillor Hunt declared a conflict of interest and excused himself from the meeting at 6:07 p.m.

NEWTON

10. **7911-0137-00**
15060 - 66A Avenue
Kelly Geddes, Kelly Geddes Law Corporation / The Owners of Strata Plan
LMS4358
 NCP amendment from Institutional to Townhouses (max. 20 u.p.a.).
 Rezoning from CD (By-law No. 9473) to CD (based on RM-15).
 Housing Agreement
in order to accommodate an existing seniors oriented townhouse development.

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 Planning Application No. 7911-0137-00 from Comprehensive Development Zone (By-law No. 9473) to Comprehensive Development Zone (CD) (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft a Housing Agreement By-law.
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, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) the owners enter into a housing agreement with the City to limit occupancy of the existing townhouse units to seniors 55 years of age or older only;

(c) the Restrictive Covenant with the Bible Fellowship Housing Society requiring the site to be developed as a care facility is to be discharged from the title of the property.

5. Council pass a resolution to amend the East Newton South NCP to redesignate the land from Institutional to Townhouse (max. 20 u.p.a.) when the project is considered for final adoption.

RES.R11-1659

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

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

Amendment By-law, 2011, No. 17496" pass its first reading.

RES.R11-1660

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. 17496" pass its second reading.

RES.R11-1661

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. 17496" be held at the City Hall on October 17, 2011, at 7:00 p.m.

RES.R11-1662

Carried

Councillor Hunt returned at 6:08 p.m.

- 11. 7910-0048-00**
12931 and 12955 - 56 Avenue
Clarence Arychuk, Hunter Laird Engineering Ltd. / Mankesh K Bains,
Hardev S Bains
 Partial Rezoning from RA to RH / Development Variance Permit
in order to allow subdivision into seven (7) half-acre 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 Villeneuve

That:

1. a By-law be introduced to rezone a portion of the subject site in Planning Application No. 7910-0048-00 from "One Acre Residential Zone (RA)" (By-law No. 12000) to "Half-Acre Residential Zone (RH)" (By-law No. 12000) and a date be set for Public Hearing.

2. Council approve Development Variance Permit No. 7910-0048-00 (Appendix VIII) varying the following provisions of the RH Zone, to proceed to Public Notification:
 - (a) to reduce the minimum side yard setbacks from 4.5 metres (15 ft.) to 2.3 metres (7.5 ft.) for the west side and to 1.6 metres (5.2 ft.) for the east side for Lot 1, to accommodate the existing home;
 - (b) to reduce the minimum west side yard setback from 4.5 metres (15 ft.) to 2.0 metres (6.6 ft.) for Lot 2;
 - (c) to reduce the minimum west side yard setback from 4.5 metres (15 ft.) to 2.0 metres (6.6 ft.) for Lot 5; and
 - (d) to vary the minimum lot width from 30.0 metres (100 ft.) to 27.0 metres (88.6 ft.) for Lots 1, 4 and 5.

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 & 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 shortfall in tree replacement;
 - (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (g) registration of a Section 219 Restrictive Covenant to increase the minimum building setback from 56 Avenue on proposed Lots 1 and 2 from 7.5 metres (25 ft.) to 15.0 metres (50 ft.) and establish landscaping and building enhancements to create an estate character;
 - (h) registration of a Section 219 Restrictive Covenant to ensure tree retention on the proposed lots;
 - (i) registration of a Section 219 Restrictive Covenant for protection of a 15 metre (50 ft.) treed buffer along Highway No. 10, including a

minimum 7.5 metre (25 ft.) building setback from the treed buffer, and submission of an associated landscape and fencing design, to the satisfaction of the City Landscape Architect;

- (j) registration of a Section 219 "no-build" Restrictive Covenant on Lot 7 until such time as the land is subdivided into RH-type lots;
- (k) registration of a statutory right-of-way for the future 57B Avenue, until such time as Lot 7 is subdivided and the road dedicated;
- (l) demolition of existing buildings and structures, as necessary, to the satisfaction of the Planning and Development Department.

4. Council pass a resolution to amend the West Panorama Ridge Local Area Plan to redesignate a portion of the property at 12955 – 56 Avenue from Suburban Residential 1 Acre to Suburban Residential ½ acre when the project is considered for final adoption.

RES.R11-1663

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Villeneuve

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

Amendment By-law, 2011, No. 17497" pass its first reading.

RES.R11-1664

Carried

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

It was

Moved by Councillor Gill

Seconded by Councillor Villeneuve

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

Amendment By-law, 2011, No. 17497" pass its second reading.

RES.R11-1665

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Villeneuve

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17497" be held at the City Hall on October 17, 2011, at 7:00 p.m.

RES.R11-1666

Carried

SOUTH SURREY

12. 7910-0317-00

3812 - 156 Street

David Kozak, Core Concept Consulting Ltd. / Harbhajan Bandesha,
Onkarnbir Bandesha

Partial OCP amendment from Suburban to Urban

Partial NCP amendment from Suburban Half-Acre to Single Family Residential.

Rezoning from One-Acre Residential Zone (RA) to Half-Acre Residential Zone (RH) and CD (based on RF).

in order to allow subdivision into 5 single family residential 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. a By-law be introduced to amend the OCP by redesignating a portion of the subject site from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone the subject site in Planning Application No. 7910-0317-00 from One-Acre Residential Zone (RA) (By-law No. 12000) to Half-Acre Residential Zone (RH)(By-law No. 12000) and CD (based on Single Family Residential Zone (RF) (By-law No. 12000) 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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (d) registration of a Section 219 Restrictive Covenant for "no build" on proposed Lots 3 and 4.
5. Council pass a resolution to amend the Rosemary Heights Central NCP to redesignate a portion of the land from Suburban Half-Acre to Single Family Residential when the project is considered for final adoption.

RES.R11-1667

Carried

- It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 302 Amendment By law 2011, No. 17498" pass its first
reading.
- RES.R11-1668 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. 302 Amendment By law 2011, No. 17498" pass its
second reading.
- RES.R11-1669 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. 302 Amendment By law 2011,
No. 17498" be held at the City Hall on October 17, 2011, at 7:00 p.m.
- RES.R11-1670 Carried
- It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17499" pass its first reading.
- RES.R11-1671 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. 17499" pass its second reading.
- RES.R11-1672 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. 17499" be held at the City
Hall on October 17, 2011, at 7:00 p.m.
- RES.R11-1673 Carried
- It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17500" pass its first reading.
- RES.R11-1674 Carried

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

RES.R11-1675 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17500" pass its second reading.
Carried

RES.R11-1676 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. 17500" be held at the City
Hall on October 17, 2011, at 7:00 p.m.
Carried

SURREY CITY CENTRE/WHALLEY

13. **7911-0218-00**
14042 Grosvenor Road
Guido Franchino, G & F Management Ltd. / Masonic Building Association of
North Surrey
Development Variance Permit
in order to permit the redevelopment of a public assembly 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 Hunt
That:

1. Council approve Development Variance Permit No. 7911-0218-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the PA-1 Zone from 9 metres (30 ft.) to 3.6 metres (12 ft.);
 - (b) to reduce the minimum north and south side yard setbacks of the PA-1 Zone from 9 metres (30 ft.) to 5.1 metres (16 ft.);
 - (c) to reduce the minimum parking requirements of the PA-1 Zone from 21 spaces to 12 spaces;
 - (d) to vary the Zoning By-law to permit a gravel parking surface; and
 - (e) to vary the PA-1 Zone to permit parking within the side yard setback along a flanking street.
2. Council instruct staff to resolve the following issues prior to approval:

H. BY-LAWS

TO BE FILED

1. 7909-0136-00
 Ralph Berezan / Oakway Holdings Ltd./Jakob Kembi Construction Ltd., Inc.
 532965 B.C. Ltd., Inc. No. 532965 Director Information: Marje Suurkask
Officer Information as at December 13, 2008
 Rezoning from RF, RM-D, CG-1, CHI and C-15 to CD (based on C-35 and RMC-150)
 Development Permit
 13668, 13681, 13682, 13690, 13704, 13716 and 13730 Fraser Highway;
 Portion of 13748 Fraser Highway; 9900, 9850, 9822 and
 9806 King George Boulevard (also known as King George Highway) - to permit the
 development of a comprehensive mixed-use development including offices, retail
 space, multiple residential dwellings and a hotel with conference and convention
 facilities and a gaming facility (casino) in 5 high-rise buildings.

- * Planning & Development advise (see memorandum dated September 21, 2011 in
 By-law back-up) that Council close Land Development Project No. 7909-0136-00
 and all applications associated with this project. The applicant has requested that
 the applications associated with this project be closed.

Note: This application was referred back to staff at the Regular Council-Land
 Use meeting of January 11, 2010 without any by-law readings.

It was Moved by Councillor Villeneuve
 Seconded by Councillor Gill
 That Council close Planning Application

No. 7909-0136-00.

RES.R11-1679

Carried

FINAL ADOPTIONS

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17281"
 7909-0244-00 - Manjit K. Grewal, c/o CitiWest Consulting Ltd. (Roger Jawanda)
 RA to RH (BL 12000) - 5734 - 132 Street - to permit subdivision into six half
 acre lots.

Approved by Council: November 1, 2010

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2010, No. 17281" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.

RES.R11-1680

Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17280"
7910-0099-00 - High Quality Homes Ltd., c/o Hunter Laird Engineering Ltd.
(Clarence Arychuk)
RA to RF (12000) - 14472 - 76 Avenue - to permit subdivision into 7 single
family lots.

Approved by Council: November 1, 2010

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2010, No. 17280" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R11-1681

Carried

MISCELLANEOUS

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17412"
7910-0314-00 - La Rue Homes Ltd.
c/o Robert Ciccozzi Architecture Inc. (Robert Ciccozzi)
RA to CD (BL 12000) - 6541, 6561 - 192 Street and Portion of
6529 - 192 Street - to permit the development of approximately forty-nine
(49) townhouse units.

Approved by Council: May 30, 2011

- * This application is proceeding with Official Community Plan Amendment By-law
No. 17411. A Public Hearing for this application was held on June 13, 2011.

Note: New Ownership

- * Planning & Development advise that (see memorandum dated September 20, 2011
in by-law back-up) in resolving the requirements prior to final adoption, it was
noticed that the Survey Plan attached as Schedule A to the proposed by-law 17412
was incorrect. The survey plan did not reflect the 20-metre top-of-bank setback
relaxation granted by the Department of Fisheries and Oceans (DF) but rather a
30-metre top-of-bank setback. As a result the portion of 6529 - 192 Street intended
to be rezoned should be 1,763 square metres instead of 1,546.4 square metres.
- * As this adjustment increases the area proposed to be rezoned, a new Public
Hearing is required.

- RES.R11-1682 It was Moved by Councillor Hunt
Seconded by Councillor Villeneuve
That Council rescind Resolution R11-1018 of
the June 13, 2011 Regular Council-Public Hearing meeting passing Third Reading of
"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17412"
Carried
- RES.R11-1683 It was Moved by Councillor Hunt
Seconded by Councillor Villeneuve
That Council rescind Resolution R11-839 of
the May 30, 2011 Regular Council-Land Use meeting passing Second Reading of
"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17412"
Carried
- RES.R11-1684 It was Moved by Councillor Hunt
Seconded by Councillor Villeneuve
That Council amend "Surrey Zoning By-law,
1993, No. 12000, Amendment By-law, 2011, No. 17412" in Section 1 as reflected in the
memorandum in by-law back-up and replace the existing Schedule A with the new
Survey Plan dated August 29, 2011.
Carried
- RES.R11-1685 It was Moved by Councillor Hunt
Seconded by Councillor Villeneuve
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17412" pass its second reading, as amended.
Carried
- RES.R11-1686 It was then Moved by Councillor Hunt
Seconded by Councillor Martin
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17412" be held at the City
Hall on October 17, 2011, at 7:00 p.m.
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. 7910-0316-00
0794043 B.C. Ltd.**
17626 – Barnston Drive East

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended,
Part 4, Section E.17(b), as follows:

- (i) To increase the number of stair risers that may encroach within the building setback from 3 to 11.

To permit the development of an 80-unit townhouse development.

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

Note: See Development Permit No. 7910-0316-00 under Item I.2(a)

It was Moved by Councillor Hunt
Seconded by Councillor Hepner
That Development Variance Permit
No. 7910-0316-00 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.R11-1687

Carried
with Councillor Bose opposed

2. Formal Issuance of Development Permits

- (a) **Development Permit No. 7910-0316-00**
0794043 B.C. Ltd.
17626 – Barnston Drive East

Note: See Development Variance Permit No. 7910-0316-00 under Item I.1(a).

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

It was Moved by Councillor Hunt
Seconded by Councillor Hepner
That the Mayor and Clerk be authorized to execute Development Permit No. 7910-0316-00.

RES.R11-1688

Carried
with Councillor Bose opposed

- (b) **Development Permit No. 7910-0319-00**
Loblaw Properties West Inc., Inc. No 74514A
2332 – 160 Street

This item was out of order

J. OTHER BUSINESS

K. ADJOURNMENT

It was

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


do now adjourn.


RES.R11-1689

Carried

The Regular Council- Land Use meeting adjourned at 6:14 p.m.

Certified Correct:



Jane Sullivan, City Clerk

Mayor Dianne Watts