

Present:

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

Absent:**Staff Present:**

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

1. **7911-0201-00**
18465 - 53 Avenue
Ken Zukiwsky, Liberty Contact Management Inc. /
BC Plant Health Care Inc., No. BCo610308
Development Permit / Development Variance Permit
in order to allow the construction of an industrial building.

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

It was

Moved by Councillor Hunt
Seconded by Councillor Hepner
That:

1. Council authorize staff to draft Development Permit No. 7911-0201-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7911-0201-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to vary the minimum east side yard setback of the IL Zone from 7.5 metres (25 ft.) or 0 metre to 1.75 metres (5.75 ft.).

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

RES.R11-1858

Carried

2. **7911-0225-00**
17902 and 17903 Roan Place
Bill Hobbs, Cushman & Wakefield Ltd. / 0728939 BC Ltd.
Director Information: Jonathan MacKenzie Flett / Joshua James Flett / John Paul Flett / Officer Information as at June 30, 2010:
John Paul Flett (President)
 Partial Land Use Contract Discharge
to allow the underlying IL Zone to regulate the site.

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

It was

Moved by Councillor Hunt
 Seconded by Councillor Martin
 That:

1. a By-law be introduced to discharge Land Use Contract No. 38 from the subject site in Planning Application No. 7911-0225-00 and a date for Public Hearing be set.
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) approval from the Ministry of Transportation & Infrastructure; and
 - (c) registration of a reciprocal access and parking agreement between the two properties.

RES.R11-1859

Carried

RES.R11-1860

It was Moved by Councillor Hunt
Seconded by Councillor Martin
That "Surrey Land Use Contract No. 38,
Authorization By-law, 1973, No. 4153 Partial Discharge By-law, 2011, No. 17506" pass
its first reading.

Carried

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

RES.R11-1861

It was Moved by Councillor Hunt
Seconded by Councillor Martin
That "Surrey Land Use Contract No. 38,
Authorization By-law, 1973, No. 4153 Partial Discharge By-law, 2011, No. 17506" pass
its second reading.

Carried

RES.R11-1862

It was then Moved by Councillor Hunt
Seconded by Councillor Martin
That the Public Hearing on "Surrey Land Use
Contract No. 38, Authorization By-law, 1973, No. 4153 Partial Discharge By-law,
2011, No. 17506" be held at the City Hall on Monday, November 28, 2011, at 7:00
p.m.

Carried

Council requested staff to confirm if the other properties were canvassed with regard to the possibility of fully extinguishing Surrey Land Use Contract No. 38.

NEWTON

3. 7911-0164-00
5630 - 152 Street / 5680 - 152 Street
15255 - 56 Avenue (No. 10 Highway) / 15335 - 56 Avenue (No. 10 Highway)
15365 - 56 Avenue (No. 10 Highway) / 15385 - 56 Avenue (No. 10 Highway)
15295 - 56 Avenue (No. 10 Highway) / 15325 - 56 Avenue (No. 10 Highway)
Reilen Reyes, PJ Lovick Architect Ltd. / 559006 B.C. Ltd., Inc. No. 559006
Director Information: Sukhwinder Sanghe / Satinder Sanghe
Officer Information as at February 5, 2010: Satinder Sanghe (Secretary) /
Sukhwinder Sanghe (President) / 606200 B.C. Ltd., Inc. No. 606200 /
Director Information: Jarnail Purewall /
Officer Information as at May 2, 2011:
Jarnail Purewall (President, Secretary) /
Sullivan Station Annex Ltd., Inc. No. 0815756
Development Permit
in order to install two free-standing signs for a multi-tenant commercial business complex.

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

siting, form, exterior design and finish of the building and other structures, 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 Villeneuve
Seconded by Councillor Steele
That the Planning & Development
Department recommends that the Mayor and Clerk be authorized to execute
Development Permit No. 7911-0164-00.

RES.R11-1863

Carried

4. **7911-0186-00**
13453 and 13463 - 76 Avenue; 7630 and 7646 - 134A Street
Portion of Road North of 7646 - 134A Street
Maciej Dembek , Barnett Dembek Architects Inc.
Parvinder Jaura / Parampal Jaura / Amarjit Masson / Balwinder Sidhu /
Kulwant K Dhaliwal / Bachittar S Dhaliwal
Rezoning from RA to CD (based on IL) / Development Permit
in order to permit the development of a 1,859 sq.m. (20,000 sq. ft.) industrial building.

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 rezone the subject site, in Planning Application No. 7911-0186-00 and the 327.3 sq.m. portion of road to be closed, shown as "PCL. A" on the Survey Plan attached as Appendix V, 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. 7911-0186-00 generally in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) submission of a 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (f) the applicant adequately address the shortfall in replacement trees; and
- (g) completion of the road closure and acquisition of the road portion north of 7646 – 134A Street.

RES.R11-1864

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Hepner

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

Amendment By-law, 2011, No. 17507" pass its first reading.

RES.R11-1865

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. 17507" pass its second reading.

RES.R11-1866

Carried

It was then

Moved by Councillor Hunt

Seconded by Councillor Hepner

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17507" be held at the City Hall on Monday, November 28, 2011, at 7:00 p.m.

RES.R11-1867

Carried

5.

7911-0209-00

7488 King George Boulevard

Lindsay Miles , Imperial Sign Corporation /

King's Cross Shopping Centre Ltd.

Development Permit / Development Variance Permit

in order to permit the placement of three free-standing signs, and vary the height and width requirement for two free-standing signs.

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

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

1. Council authorize staff to draft Development Permit No. 7911-0209-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7911-0209-00 (Appendix II) varying the following, to proceed to Public Notification (Appendix III):
 - (a) to permit a free-standing sign (Sign 1) to exceed the maximum 4.6 metre (15 ft.) height by 0.76 metre (2.5 ft) and maximum 3 metre (10 ft) width by 1.1 metres (4 ft); and
 - (b) to permit a free-standing sign (Sign 3) to exceed the maximum 4.6 metre (15 ft.) height by 0.9 metres (3 ft) and 3 metre (10 ft) maximum width by 0.6 metre (2 ft.).

RES.R11-1868

Carried

SURREY CITY CENTRE/WHALLEY

6. **7911-0167-00**
Portion of 10566 Scott Road
Maggie Koka, Aplin & Martin Consultants Ltd. / Angelo Testa
Rezoning a portion from A-1 to IB-1
in order to facilitate a subdivision and future industrial development in South Westminster.

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

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

1. a By-law be introduced to rezone a portion of the subject site (Block B as shown on the attached Survey Plan) from "General Agricultural Zone (A-1)" (By-law No. 12000) to "Business Park 1 Zone (IB-1)" (By-law No. 12000) and a date be set for Public Hearing (Appendix I).
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 plan to the satisfaction of the Approving Officer;
- (c) registration of a Section 219 Restrictive Covenant for the protection of the riparian area adjacent to the yellow-coded creek; and
- (d) 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.R11-1869

Carried

It was

Moved by Councillor Gill
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17508" pass its first reading.

RES.R11-1870

Carried

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

It was

Moved by Councillor Gill
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17508" pass its second reading.

RES.R11-1871

Carried

It was then

Moved by Councillor Gill
 Seconded by Councillor Hepner
 That the Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17508" be held at the City Hall on Monday, November 28, 2011, at 7:00 p.m.

RES.R11-1872

Carried

Councillor Bose suggested staff review the long strip of land on this property to ascertain whether the yellow coded ditch is a water course. If the yellow coded portion is a water course, the panhandle should be dedicated to the City.

RESIDENTIAL/INSTITUTIONAL

FLEETWOOD/GUILDFORD

- 7. **7911-0230-00**
14568 - 104A Avenue
Shehzad Somji , Retirement Concepts Developments Ltd. /
Guildford Seniors Village Holdings Ltd., Inc. No. 609220
Development Variance Permit

in order to reduce the parking requirements for an existing seniors' care facility, to permit an increase in beds.

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. 7911-0230-00 (Appendix III) to proceed to Public Notification to vary the Zoning By-law to reduce the minimum number of on-site parking spaces for a residential care facility from 60 to 36.

RES.R11-1873

Carried

8. **7911-0119-00**
17333 Abbey Drive
Lori Joyce, H.Y. Engineering Ltd. , Elizabeth G Kedrosky
 OCP Amendment of a portion from Suburban to Urban / Rezoning from RA to RH and RF
in order to allow subdivision into 3 single family lots.

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

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

1. a By-law be introduced to amend the OCP by redesignating the northern portion of the subject site in Planning Application No. 7911-0119-00 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 Block A of the subject site as shown on the attached Survey Plan (Appendix I) in Planning Application No. 7911-0119-00 from "One Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and Block B 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.
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 and Infrastructure;
- (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (e) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
- (f) provision of community benefit to satisfy the OCP amendment policy for Type 2 applications; and
- (g) registration of Section 219 Restrictive Covenant for "no build" on portions of the site until future consolidation with the adjacent property (17309 Abbey Drive).

RES.R11-1874

Carried

It was

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

By-law, 1996, No. 12900, No. 303 Amendment By law, 2011, No. 17509" pass its first reading.

RES.R11-1875

Carried

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

It was

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

By-law, 1996, No. 12900, No. 303 Amendment By law, 2011, No. 17509" pass its second reading.

RES.R11-1876

Carried

It was then

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

Community Plan By-law, 1996, No. 12900, No. 303 Amendment By law, 2011, No. 17509" be held at the City Hall on Monday, November 28, 2011, at 7:00 p.m.

RES.R11-1877

Carried

RES.R11-1878 It was Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2011, No. 17510" pass its first reading.
Carried

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

RES.R11-1879 It was Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2011, No. 17510" pass its second reading.
Carried

RES.R11-1880 It was then Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17510" be held at the City
 Hall on Monday, November 28, 2011, at 7:00 p.m.
Carried

- 9. **7907-0187-00**
9061 - 156 Street
Michael Fournogerakis
 Rezoning from RF to RF-12
in order to allow subdivision into two lots.

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

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

1. a By-law be introduced to rezone the subject site in Planning Application No. 7907-0187-00 from "Single Family Residential Zone (RF)" (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 subdivision layout to the satisfaction of the Approving Officer;

- (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the City Landscape Architect;
- (e) registration of a Section 219 Restrictive Covenant on proposed Lot 1 to protect the existing trees;
- (f) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 1 until future consolidation with the adjacent property to the north at 9069-156 Street; and
- (g) discharge of Section 219 Restrictive Covenant (Y69744) currently registered for the temporary lane.

RES.R11-1881

Carried

It was

Moved by Councillor Hunt
Seconded by Councillor Gill

That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17511" pass its first reading.

RES.R11-1882

Carried

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

It was

Moved by Councillor Hunt
Seconded by Councillor Gill

That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17511" pass its second reading.

RES.R11-1883

Carried

It was then

Moved by Councillor Hunt
Seconded by Councillor Gill

That the Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17511" be held at the City Hall on Monday, November 28, 2011, at 7:00 p.m.

RES.R11-1884

CarriedNEWTON

10. **7910-0204-00**
14815 - 76 Avenue
Jatinder Grewal / Nadya A Hirani / Khalid A Syed
 Rezoning from RH to RF / NCP amendment
in order to allow subdivision into 3 single family lots.

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

- It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That:
1. a By-law be introduced to rezone the subject site in Planning Application No. 7910-0204-00 from "Half-Acre Residential Zone" Zone (RH) (By-law No. 12000) to "Single Family Residential" Zone (RF) (By-law No. 12000) and a date be set for Public Hearing.
 2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (e) the applicant adequately address the deficit in tree retention; and
 - (f) a Section 219 Restrictive Covenant for Tree and Root Zone Protection.
 3. Council pass a resolution to amend East Newton North NCP to re-designate the land from "Existing Transitional Suburban" to "Urban Residential" when the project is considered for final adoption.

RES.R11-1885

Carried

- It was Moved by Councillor Villeneuve
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17512" pass its first reading.

RES.R11-1886

Carried

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

- It was Moved by Councillor Villeneuve
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17512" pass its second reading.

RES.R11-1887

Carried

It was then Moved by Councillor Villeneuve
 Seconded by Councillor Gill
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17512" be held at the City
 Hall on Monday, November 28, 2011, at 7:00 p.m.
 RES.R11-1888 Carried

SOUTH SURREY

11. **7911-0098-00**
376 - 171 Street
Leigh Sully, Elkay Developments Ltd.
Zora Singh Dhaliwal / Jaswinder Singh Brar / Nachhattar Singh Dhaliwal /
Gurcharan Singh Tiwana/ Manpreet Singh Grewal / Jasdeep Kaur Grewal
 OCP Amendment from Suburban to Urban / NCP amendment from Urban Single
 Family (6 upa) to Single Family Residential Flex (6 - 14.5 upa) /
 Rezoning from RA to RF-12
in order to allow subdivision into nine single family small 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 Steele
 That:

1. a By-law be introduced to amend the OCP by redesignating the subject site in Planning Application No. 7911-0098-00 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. 7911-0098-00 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.
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 a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (f) the applicant address the deficit in replacement trees; and
- (e) registration of a Section 219 Restrictive Covenant for tree preservation.

5. Council pass a resolution to amend the Douglas NCP to redesignate the land from Urban Residential Urban Single Family (6 upa) to Single Family Residential Flex (6 – 14.5 upa) when the project is considered for final adoption.

RES.R11-1889

Carried
with Councillor Bose opposed

It was

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

By-law, 1996, No. 12900, No. 304 Amendment By law, 2011, No. 17513" pass its first reading.

RES.R11-1890

Carried
with Councillor Bose opposed

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. 304 Amendment By law, 2011, No. 17513" pass its second reading.

RES.R11-1891

Carried
with Councillor Bose opposed

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. 304 Amendment By law, 2011, No. 17513" be held at the City Hall on Monday, November 28, 2011, at 7:00 p.m.

RES.R11-1892

Carried

RES.R11-1893 It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2011, No. 17514" pass its first reading.
Carried
 with Councillor Bose opposed

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

RES.R11-1894 It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2011, No. 17514" pass its second reading.
Carried
 with Councillor Bose opposed

RES.R11-1895 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. 17514" be held at the City
 Hall on Monday, November 28, 2011, at 7:00 p.m.
Carried

12. **7910-0292-00**
17108 - 4 Avenue
Leigh Sully, Elkay Developments Ltd. /
4th Avenue Developments Inc., Inc. No. BC0911903
 OCP amendment from Suburban to Urban / NCP amendment from "Suburban ½
 Acre (2 upa)" to "Suburban Transition 2-4 upa" and "Single Family Residential Flex
 6-14.5 upa" / Rezoning from RA to CD (based on RH-G and RF-12) / Development
 Permit
*in order to permit the development of two suburban transitional lots and four urban
 single family lots.*

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

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

1. a By-law be introduced to amend the OCP by redesignating the subject site
 in Planning Application No. 7910-0292-00 from Suburban to Urban and a
 date for Public Hearing be set (Appendix IX).

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. 7910-0292-00 from One Acre Residential Zone (RA) (By-law No. 12000) to Comprehensive Development Zone (CD) (By-law No. 12000) and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7910-0292-00 generally in accordance with the attached drawing (Appendix X).
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) 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) registration of a Section 219 Restrictive Covenant for tree preservation;
 - (g) completion of a landscape buffer on proposed Lots 1 and 2 fronting 4th Avenue along the ALR, and registration of a Section 219 Restrictive Covenant and financial securities to ensure maintenance and future completion of the buffer, and to provide notice to future owners of potential nuisance from agricultural activities on parcels across 4th Avenue within the ALR;
 - (h) the applicant addresses the deficit in tree replacement; and
 - (i) the applicant addresses the 15% cash-in-lieu of parkland requirement for the half-acre gross density type lots fronting 4th Avenue.

6. Council pass a resolution to amend Douglas NCP to redesignate the land from "Suburban ½ Acre (2 upa) to "Suburban Transition 2-4 upa" and "Single Family Residential Flex (6-14.5 upa)" when the project is considered for final adoption (Appendix VIII).

RES.R11-1896

Carried
with Councillor Bose opposed

It was

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

By-law, 1996, No. 12000, No. 305 Amendment By law, 2011, No. 17515" pass its first reading.

RES.R11-1897

Carried
with Councillor Bose opposed

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. 12000, No. 305 Amendment By law, 2011, No. 17515" pass its second reading.

RES.R11-1898

Carried
with Councillor Bose opposed

It was then

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

Community Plan By-law, 1996, No. 12000, No. 305 Amendment By law, 2011, No. 17515" be held at the City Hall on Monday, November 28, 2011, at 7:00 p.m.

RES.R11-1899

Carried

It was

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

Amendment By-law, 2011, No. 17516" pass its first reading.

RES.R11-1900

Carried
with Councillor Bose opposed

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. 17516" pass its second reading.

RES.R11-1901

Carried
with Councillor Bose opposed

It was then
 Moved by Councillor Hunt
 Seconded by Councillor Hepner
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17516" be held at the City
 Hall on Monday, November 28, 2011, at 7:00 p.m.
 RES.R11-1902 Carried

SURREY CITY CENTRE/WHALLEY

13. **7911-0095-00**
10325 - 142 Street
Berinderpal Singh, Crescent Creek Homes Inc.
o885838 BC Ltd. / Director Information: Sanjot Kaur Cheema /
Berinderpal Singh Dhaliwal / No Officer Information Filed
 Rezoning from RF to RM-30 / Development Permit /
 Development Variance Permit
in order to permit the development of 16 townhouse units.

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

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

1. a By-law be introduced to amend the Density and Lot Coverage provisions of the Multiple Residential 30 Zone (RM-30) as described in Appendix II and a date be set for Public Hearing.
2. a By-law be introduced to rezone the subject site in Planning Application No. 7911-0095-00 from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
3. Council approve the applicant's request to eliminate the required indoor amenity space.
4. Council authorize staff to draft Development Permit No. 7911-0095-00 generally in accordance with the attached drawings (Appendix III).
5. Council approve Development Variance Permit No. 7911-0095-00 (Appendix VII), varying the following provisions of the RM-30 Zone, to proceed to Public Notification:
 - (a) to reduce the minimum north yard setback from 7.5 metres (25 ft.) to 5.0 metres (16 ft.) to the building face and to 4.0 metres (13 ft.) to the roof overhang;

- (b) to reduce the minimum south (103 Avenue) yard setback from 7.5 metres (25 ft.) to 4.7 metres (15 ft.) to the building face and to 3.8 metres (12.5 ft.) to the edge of the landing and to 2.8 metres (9 ft.) to the edge of the first stair riser;
 - (c) to reduce the minimum west yard setback from 7.5 metres (25 ft.) to 3.7 metres (12 ft.) to the building face and to 2.7 metres (9 ft.) to the roof overhang; and
 - (d) to reduce the minimum east (142 Street) yard setback from 7.5 metres (25 ft.) to 4.5 metres (15 ft.).
6. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a road dedication plan to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a 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) 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) submission of a financial contribution to cover the proportionate share of the cost of the future land acquisition and construction of 103 Avenue along the frontage of 10315 - 142 Street;
 - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (i) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
 - (j) registration of 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;

- (k) the applicant adequately address the impact of no indoor amenity space;
- (l) registration of a public access easement to provide driveway access to the neighbouring property at 10315 – 142 Street upon future redevelopment;
- (m) registration of a reciprocal access and usage agreement for access to the common outdoor amenity space by the future residents of 10315 – 142 Street upon redevelopment; and
- (n) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the City Landscape Architect.

RES.R11-1903

Carried

It was

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

Text Amendment By-law, 2011, No. 17517" pass its first reading.

RES.R11-1904

Carried

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

It was

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

Text Amendment By-law, 2011, No. 17517" pass its second reading.

RES.R11-1905

Carried

It was then

Moved by Councillor Hunt
 Seconded by Councillor Martin
 That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Text Amendment By-law, 2011, No. 17517" be held at the City Hall on Monday, November 28, 2011, at 7:00 p.m.

RES.R11-1906

Carried

It was

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

Amendment By-law, 2011, No. 17518" pass its first reading.

RES.R11-1907

Carried

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

RES.R11-1908 It was Moved by Councillor Hunt
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17518" pass its second reading.
Carried

RES.R11-1909 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. 17518" be held at the City
Hall on Monday, November 28, 2011, at 7:00 p.m.
Carried

C. CORPORATE REPORTS

D. ITEMS TABLED BY COUNCIL

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

TO BE FILED

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15653"
7903-0277-00 - IHI Development-II Ltd., c/o IHI Developments (Omar Take)
RF and RM-D (BL 12000) to CD (BL 12000) - 10516, 10528, 10536 - 134 Street,
10501, 10511, 10519, 10529, 10537 - 134A Street, 13437 - 105 Avenue, 13416, 13430
- 105A Avenue - to permit the development of three high-rise apartment
buildings and a child care centre at 105A Avenue and West Whalley Ring
Road in Surrey City Centre.

Approved by Council: February 7, 2005

- * Planning & Development advise (see memorandum dated November 1, 2011
in by-law back-up) that Council close Land Development Project No.
7903-00277-00 and all applications associated with this project. The file
has been inactive for 5 years. A registered letter was sent to the applicants
on August 10, 2011 advising that unless outstanding requirements were
addressed within 30 days, the file would be closed.

It was Moved by Councillor Hepner
Seconded by Councillor Gill
That Council recommends that:

- 1. Planning Application No. 7903-0277-00 be closed, and;
- 2. That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15653" be filed.

RES.R11-1910

Carried

- 2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16372" 7906-0259-00 - G5 Properties Ltd., 0724214 B.C. Ltd., c/o GBL Architects (Paul Goodwin)
CD (BL 10464 as amended) to CD (BL 12000) - 13433 Gateway Drive - to permit the development of a 33-storey, 235-unit apartment building and 20 ground-oriented townhouse units in Surrey City Centre.

Approved by Council: April 2, 2007

- * Planning & Development advise (see memorandum dated November 1, 2011 in by-law back-up) that Council close Land Development Project No. 7906-0259-00 and all applications associated with this project. The file has been inactive for 4 years. A registered letter was sent to the applicants on August 10, 2011 advising that unless outstanding requirements were addressed within 30 days, the file would be closed.

It was Moved by Councillor Gill
Seconded by Councillor Hepner
That Council recommends that:

- 1. Planning Application No. 7906-0259-00 be closed, and;
- 2. That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16372" be filed.

RES.R11-1911

Carried

FINAL ADOPTIONS

- 3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17219" 7908-0302-00 - Balraj S. and Gurinderjeet K. Sidhu, c/o T D Studio (Vikram Tikku) RF to RM-D (BL 12000) - 15087 - 88 Avenue - to permit the development of a duplex.

Approved by Council: July 12, 2010

Note: See Development Permit No. 7908-0302-00 under Clerk's Report, Item I.1(a)

It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2010, No. 17219" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
RES.R11-1912 Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17387"
7910-0267-00 - T. M. Crest Homes Developments Ltd. c/o Coastland Engineering
and Surveying Ltd. (Mike Helle)
RF to RF-12 (BL 12000) - 15729 Cranley Drive to permit subdivision into four
single family lots.

Approved by Council: April 4, 2011

Planning and Development advise (see memo dated November 1, 2011 in by-law
back-up) it is now in order for Council to pass a resolution amending the King
George Highway Corridor Development Concept Plan to redesignate the site from
"Mobile Home Park" to "Single Family Residential (Small Lots)".

It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That the King George Highway Corridor
Development Concept Plan be amended to redesignate the site from "Mobile
Home Park" to "Single Family Residential (Small Lots)".
RES.R11-1913 Carried
with Councillor Bose opposed

It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17387" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
RES.R11-1914 Carried
with Councillor Bose opposed

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16722"
7907-0228-00 - Pioneer Designs (Manarola) Corp.,
c/o Creekside Architects Ltd. (Don Andrew)
RF to CD (BL 12000) - 8727 - 160 Street - to permit the development of a
three-storey (51-unit) apartment building.

Approved by Council: July 14, 2008

Note: The Public Hearing for this application was held on July 28, 2008. As more
than two years have passed since the Public Hearing, Council may wish to
hold a new Public hearing.

Note: See Development Permit No. 7907-0228-00 under Clerk's Report, Item I.1(b)

* Planning and Development advise (see memorandum dated November 2, 2011 in by-law back-up) that the market conditions now make it economical for the application to proceed.

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16722" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R11-1915

Carried
with Councillor Bose opposed

6. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 282 Amendment By-law, 2011, No. 17367"
7910-0177-00 - Legendary Developments (Clayton) Ltd. and 0877911 B.C. Ltd.
c/o Aplin & Martin Consulting Ltd. (Maggie Koka)
To redesignate a portion of 7287 - 192 Street - from Suburban (SUB) to Urban (URB).

Approved by Council: February 28, 2011

This By-law is proceeding in conjunction with By-law No. 17368.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 282 Amendment By law, 2011, No. 17367" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R11-1916

Carried
with Councillor Bose opposed

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17368"
7910-0177-00 - Legendary Developments (Clayton) Ltd. and 0877911 B.C. Ltd.
c/o Aplin & Martin Consulting Ltd. (Maggie Koka)
RA and RF-12 to RF-9C, RF-12C, 8 RF-SD (BL 12000) - portions of
7287 - 192 Street and 19156 - 72A Avenue - to permit subdivision into 40 lots
(21 RF-9C lots, 10 RF-12C, 8 RF-SD and 1 remnant RA lot).

Approved by Council: February 28, 2011

This By-law is proceeding in conjunction with By-law No. 17367.

Planning and Development advise (see memorandum dated November 2, 2011 in by-law back-up) it is now in order for Council to pass a resolution to amend the East Clayton NCP Extension – North of 72 Avenue to extend the boundary to include the western and northern portions of the subject site under the 6-15 upa (Low Density), 10-15 upa (Medium Density) and 15-25 upa (Medium-High Density) designations

It was Moved by Councillor Hunt
 Seconded by Councillor Martin
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17368" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R11-1917

Carried

I. CLERK'S REPORT

1. Formal Issuance of Development Permits

- (a) **Development Permit No. 7908-0302-00**
Balraj S. Sidhu and Gurinderjeet K. Sidhu
Vikram Tiku T D Studio
 15099 – 88 Avenue

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

Note: If the Development Permit as presented is not acceptable to Council in relation to the character of the development, including landscaping and siting, form, exterior design and finish of the building and structures, Council may refer the Development Permit application back to staff with direction regarding any of these matters.

Note: See By-law No. 17219 under Item H.3

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That the Mayor and Clerk be authorized to execute Development Permit No. 7908-0302-00.

RES.R11-1918

Carried

- (b) **Development Permit No. 7907-0228-00**
Pioneer Designs (Manarola) Corp.
Creek Architects Ltd.
 8727 - 160 Street

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

Note: If the Development Permit as presented, is not acceptable to Council in relation to the character of the development, including landscaping and siting, form, exterior design and finish of the building and structures, Council may refer the Development Permit application back to staff with direction regarding any of these matters.

Note: See By-law No. 16722 under Item H.5

It was Moved by Councillor Hunt
Seconded by Councillor Martin
That the Mayor and Clerk be authorized to
 execute Development Permit No. 7907-0228-00.
Carried

RES.R11-1919

J. OTHER BUSINESS

K. ADJOURNMENT


It was Moved by Councillor Hunt
Seconded by Councillor Steele
That the Regular Council - Land Use meeting
 do now adjourn.

RES.R11-1920

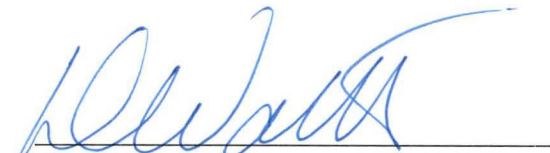
Carried

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

Certified Correct:



 Jane Sullivan, City Clerk



 Mayor Dianne Watts