

Present:

Chairperson – Mayor Watts
Councillor Gill
Councillor Hayne
Councillor Hepner
Councillor Hunt
Councillor Martin
Councillor Rasode
Councillor Steele

Absent:

Councillor Villeneuve

Staff Present:

City Clerk
City Manager
City Solicitor
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. **7910-0304-00**
15151 - 112 Avenue
Mr. Oleg Verbenkov, Pacific Land Group / City Of Surrey /
Dogwood Campgrounds BC Ltd.
Development Permit / Development Variance Permit
in order to allow a free-standing, electronic message board sign near the Port Mann Bridge.

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. Council authorize staff to draft Development Permit No. 7910-0304-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7910-0304-00 (Appendix III) varying the following Sign By-law regulations, to proceed to Public Notification:

- (a) to allow an increase in the maximum height of the proposed free-standing, electronic message board sign from 7.6 metres (25 ft.) to 19.5 metres (64 ft.);
 - (b) to increase the maximum total sign area for the proposed double-sided free-standing, electronic message board sign from 43 square metres (460 sq. ft.) to 125 square metres (1,344 sq. ft.);
 - (c) to allow third party advertising to exceed 70% of the allowable copy area on the proposed free-standing, electronic message board sign;
 - (d) to allow a free-standing, electronic message board sign with third party advertising to be installed within 150 metres (500 ft.) and be visible from Highway No. 1; and
 - (e) to allow a free-standing, electronic message board sign to be located within 60 metres (200 ft.) of Highway No. 1.
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; and
 - (b) indication of support by Council of Development Variance Permit No. 7910-0304-00.

RES.R11-2118

Carried

2. **7911-0277-00**
Unit 200 - 14815 - 108 Avenue
Harvey Hansen, A1 Signway /
RMA Properties (Riverside) Ltd., Inc. No. 575181
 Development Variance Permit
in order to permit two fascia signs for one tenant at the Riverside Heights shopping centre.

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

It was

Moved by Councillor Martin

Seconded by Councillor Gill

That Council approve Development Variance

Permit No. 7911-0277-00 (Appendix II) to proceed to Public Notification to vary Surrey Sign By-law, 1999, No. 13656, as amended, to permit an increase in the maximum number of fascia signs from 1 to 2 for Unit 200.

RES.R11-2119

Carried

NEWTON

3. **7908-0135-00**
7815 and 7803 - 128 Street
Jessi Arora , DF Architecture Inc. /
Samta Enterprises Corporation, Inc. No. 537429
 Rezoning from RA to CD (based on IB/IL with retail uses)
in order to permit a broad range of office uses, general service uses and retail uses.

The General Manager, Planning & Development was recommending that the application be denied.

The Project Architect requested (on behalf of his client) that Mayor and Council support additional requested uses.

The applicant noted he has held the land since 2003 and is attempting to add value to 128 Street. Additional requested uses would keep tenant options open to attract multiple use businesses.

Councillor Gill noted that the applicant should work with the planning department in terms of developing specific uses. Council requested a shirt-sleeves session to discuss development of a policy for the entire area..

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Application 7908-0135-00 be referred to
 staff to work with the Applicant further.

RES.R11-2120

Carried

Councillor Hayne declared a conflict of interest and left the meeting at 5:26 p.m.

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 / Bachittar S Dhaliwal /
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 Gill
Seconded by Councillor Martin
That:

1. A by-law be introduced to rezone the subject site from "One-Acre Residential Zone" (RA) (By-law No. 12000) to "Light Impact Industrial Zone" (IL) (By-law No. 12000).

RES.R11-2121 Council set a Public Hearing date.
Carried

It was Moved by Councillor Hepner
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17538" pass its first reading.
RES.R11-2122 Carried

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

It was Moved by Councillor Hepner
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17538" pass its second reading.
RES.R11-2123 Carried

It was then Moved by Councillor Hepner
Seconded by Councillor Martin
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17538" be held at the City
Hall on Monday, January 9, 2011, at 7:00 p.m.
RES.R11-2124 Carried

Councillor Hayne returned to the meeting at 5:34 p.m.

SOUTH SURREY

5. **7907-0195-00**
18448 - 16 Avenue and 1598 - 184 Street
Focus Architecture Incorporated
0739896 BC Ltd., Inc. No. 0769896 /
Director Information: Daljit Singh Dhanoa
Officer Information as at November 8, 2009:
Daljit Singh Dhanoa (Treasurer)
Rezoning from CG-1 and A-1 to CD (based on CG-1) / Development Permit
in order to permit the redevelopment of a gas station.

Note: Public Hearing for this project was held on November 15, 2010. Concerns were expressed by the Little Campbell Watershed Society (LCWS) and the Semiahmoo Fish & Game Club (SF&GC) regarding environmental issues. Third Reading was not granted at that time. The applicant has addressed the issues as outlined in the Additional Planning Comments.

Note: Please refer to Items H.10 of the Regular Council – Land Use Clerks Agenda for By-law reading.

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

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

1. Council consider granting Third Reading to Rezoning By-law No. 17278.
2. Council instruct staff to resolve the following additional issues prior to final adoption:
 - (a) the applicant consult with the Semiahmoo Fish & Game Club (SF&GC) with respect to the proposed landscaping planting plan;
 - (b) registration of a Restrictive Covenant to ensure the proposed groundwater monitoring conditions are followed;
 - (c) registration of a Restrictive Covenant to ensure a geotechnical consultant is retained by the owner to ensure stability of the site before any construction occurs;
 - (d) extension of the landscape maintenance period for the riparian enhancement area from 12 to 36 months; and
 - (e) provision of an exterior lighting plan designed to minimize light pollution.

RES.R11-2125

Carried

6. **7910-0301-00**
18749 - 24 Avenue
Oleg Verbenkov, Pacific Land Resource Group Inc.,
0727386 BC Ltd., Inc. No. 0727386 /
Director Information: Kanwalpreet Singh Rajasansi /
Officer Information as at June 15, 2011:
Kanwalpreet Singh Rajasansi (President, Secretary)
Rezoning from A-1 to CD / Development Permit (General)
in order to allow subdivision into eight (8) business park lots and one (1) remainder lot to facilitate the development of industrial businesses

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

It was

Moved by Councillor Hepner
Seconded by Councillor Martin
That:

1. a By-law be introduced to rezone the subject site in Planning Application No. 7910-0301-00 from "General Agricultural Zone (A-1)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7910-0301-00 generally in accordance with the attached drawings (Appendix VII).
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) input from Senior Government Environmental Agencies;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) 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) dedication of 1.8 hectares (4.5 acres) on the west side of the property for park land;
 - (h) registration of a Section 219 Restrictive Covenant for "no build" on proposed Lot 9 until after future subdivision of that lot;
 - (i) registration of a Section 219 Restrictive Covenant to advise future owners of adjacent agricultural uses; and
 - (j) provision of cash in-lieu of a black chain-link fence along the west property line, to the satisfaction of the Parks Department.

RES.R11-2126

Carried

RES.R11-2127 It was Moved by Councillor Hepner
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17536" pass its first reading.
Carried

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

RES.R11-2128 It was Moved by Councillor Hepner
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17536" pass its second reading.
Carried

RES.R11-2129 It was then Moved by Councillor Hepner
Seconded by Councillor Martin
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17536" be held at the City
Hall on Monday, January 9, 2012, at 7:00 p.m.
Carried

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

7. **7911-0278-00**
17729, 17733 and 17737 - 68 Avenue
Dennis Wiemken, Vesta Properties (Provincetown) Ltd. /
Vesta Properties Ltd, Inc. No. 592940
Development Variance Permit
in order to vary setbacks for houses on three small single family 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. Council approve Development Variance Permit No. 7911-0278-00 (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for Lot 17;
 - (b) to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.), and to further reduce to 5.5 metres (18 ft.) for 50% of the rear building face for Lot 18;

- (c) to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for Lot 19; and
- (d) to reduce the minimum front yard setback of the RF-12 Zone from 6.0 metres (20 ft.) to 5.5 metres (18 ft.) for Lots 17, 18, and 19.

RES.R11-2130

CarriedNEWTON

- 8. 7911-0139-00**
14323 - 57 Avenue
Roger Green, DGBK Architects / Crown Provincial (Lessee) / City Of Surrey
Development Permit / Development Variance Permit
in order to permit the expansion of the existing Surrey Pre-Trial Services Centre.

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. Council authorize staff to draft Development Permit No. 7911-0139-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7911-0139-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum northern setback from 18 metres (59 ft.) to 9.5 metres (31 ft.);
 - (b) to reduce the minimum eastern setback from 18 metres (59 ft.) to 1.5 metres (5 ft.);
 - (c) to reduce the minimum western setback from 18 metres (59 ft.) to 3.5 metres (11 ft.);
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) issuance of Development Variance Permit 7911-0139-00.

RES.R11-2131

Carried

9. **7910-0017-00**
6378 - 142 Street
Maciej Dembek, Barnett Dembek Architects Inc. /
Hayer Properties Ltd., Inc. No. BCo872902
 Development Variance Permit
to vary the front and side yard setbacks on a proposed 40 unit townhouse project.

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. Council approve Development Variance Permit No. 7910-0017-00 (Appendix IV) varying the following to proceed to Public Notification:
- (a) to reduce the minimum front yard setback of CD By-law No. 17239 from 7.5 metres (25 ft.) to 5.1 metres (16.73 ft.); and
 - (b) to reduce the minimum side yard setback flanking a Street of CD Bylaw 17239 from 6.0 metres (19.5 ft.) to 4.0 metres (13.12 ft.).

RES.R11-2132

Carried

10. **7911-0274-00**
5944 - 129A Street
Anoop Bains / Ajeet S Bains
 Development Variance Permit
in order to preserve an existing 90 cm dbh red cedar tree in the rear yard.

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. Council approve Development Variance Permit No. 7911-0274-00 (Appendix IV) varying the following, to proceed to Public Notification:
- (a) to reduce the minimum front yard setback of the RF-12 Zone from 6 metres (20 ft.) to 4 metres (13 ft.)*

* The *front yard setback* of the *principal building* may be reduced to a minimum of 2.0 m [6ft. 6 in.] for up to 50% of the width of the front of the *principal building*.

RES.R11-2133

Carried

SURREY CITY CENTRE/WHALLEY

11. **7911-0024-00**
13610 - 112 Avenue
Mr. Bhupinder Litt , Royal Group Tapestry Realty / Parmjit K. Dhaliwal / Sandeep K. Dhaliwal
Rezoning from RF to RF-SD
in order to permit the development of two (2) semi-detached residential dwellings on two (2) small single family residential 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 Hayne
That:

1. a By-law be introduced to rezone the subject site in Planning Application No. 7911-0024-00 from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Semi-Detached Residential Zone (RF-SD)" (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) registration of a Section 219 "no build" Restrictive Covenants for:
 - i. structural independence on proposed Lots 1 and 2; and
 - ii. increased front and side yard setbacks on proposed Lots 1 and 2; and
 - (e) registration of the following easements on proposed Lots 1 and 2:
 - i. Maintenance of exterior finishes and drainage facilities; and
 - ii. Party wall.

RES.R11-2134

Carried

RES.R11-2135 It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17537" pass its first reading.
Carried

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

RES.R11-2136 It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17537" pass its second reading.
Carried

RES.R11-2137 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. 17537" be held at the City
Hall on Monday, January 9, 2012, at 7:00 p.m.
Carried

C. CORPORATE REPORTS

1. The Corporate Reports, under date of December 12, 2011, were considered and dealt with as follows:

**Item No. Loo8 Implementation of Hydronic Heating and Hot Water
Systems in City Centre in Support of the City Centre
District Energy System**
File: 7911-0075-00

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

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

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

1. Receive Corporate Report Loo8 as information;

2. Authorize staff to develop a formal policy for consideration by Council that would provide repayable financial assistance by the district energy utility through a partnering agreement with the developer for the purpose of encouraging the installation of hydronic heating and hot water systems in new development projects in City Centre to encourage "early adoption" of such systems in support of the implementation of a District Energy System in City Centre; and
3. Request that staff study, evaluate and report on the merits of Council adopting a by-law that would act to require all new development projects in City Centre to install hydronic heating and hot water systems and then to connect to the City Centre district energy system when such a system is available and that this work be done in conjunction with the policy work referenced in recommendation 2 above.

RES.R11-2138

Carried**D. ITEMS REFERRED BY COUNCIL**

1. **7911-0085-00**
7626 - 155 Street and 7628 - 156 Street
Clarence Arychuk, Hunter Laird Engineering Ltd. / Nico River Developments Ltd
 Rezoning from A-1 and RA to CD (based on RC) / Development Permit
in order to allow subdivision into approximately 24 small suburban single family lots and significant open space and to establish buffering along the ALR boundary.

Note: As requested at the November 28, 2011 Public Hearing, staff reviewed a potential development concept prepared by the applicant and is reflected in the report.

Note: Please refer to Items H.11 of the Regular Council – Land Use Clerks Agenda for By-law reading.

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

It was

Moved by Councillor Hepner

Seconded by Councillor Martin

That Council consider Third Reading of

By-law No. 17505, rezoning the subject site from "General Agriculture Zone (A-1)" (By-law No. 12000) and "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000).

RES.R11-2139

Carried

It was Moved by Councillor Gill
Seconded by Councillor Rasode
That staff work on creating a local
development area concept plan for the larger southwest Fleetwood
neighbourhood.

RES.R11-2140

Carried**E. DELEGATIONS****F. CORRESPONDENCE****G. NOTICE OF MOTION****H. BY-LAWS**

TO BE FILED

1. "Surrey Land Use Contract No. 544, Authorization By-law, 1978, No. 5769, Partial Discharge By-law, 2005, No. 15771A"
7904-0390-00 - CPAC (Crescent Gardens) Inc., 403083 B.C. Ltd., Owners of Strata
Lots 1-184 LMS2925 (Crescent Gardens),
c/o Gustavson Wylie Architects (David Cheung)
To discharge Land Use Contract No. 544 from the properties located at 1210 and
1222 King George Highway.

Approved by Council: June 13, 2005

This by-law is proceeding in conjunction with By-law 15771B.

Note: Planning & Development advise (see memorandum dated November 18, 2011 in by-law back-up) that Council close Land Development Project No. 7904-0390-00 and all applications associated with this project and file by-laws Nos. 15771A and 15771B. Registered letters were sent in September 2010, advising the applicants that their file would be closed within 30 days unless outstanding issues were addressed. The agent for the file later confirmed the owners were no longer interested in pursuing the application.

It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Land Use Contract No. 544,
Authorization By-law, 1978, No. 5769, Partial Discharge By-law, 2005, No. 15771A"
be filed.

RES.R11-2141

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15771B"
7904-0390-00 - CPAC (Crescent Gardens) Inc., 403083 B.C. Ltd., Owners of Strata
Lots 1-184 LMS2925 (Crescent Gardens),
c/o Gustavson Wylie Architects (David Cheung)
CD (BL 9577) to CD (BL 12000) - 1210, 1222 and 1238 King George Highway
- to permit the development of an expansion of Crescent Gardens Senior's
Facility with two four-storey buildings with seniors' units, licensed care
and four accessory commercial/retail units.

Approved by Council: June 13, 2005

This by-law is proceeding in conjunction with By-law 15771A.

Note: Council is requested to close Planning Application No. 7904-390-00 and file the associated By-laws Nos. 15771A and By-law 15771B.

RES.R11-2142 It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2005, No. 15771B" be filed.
Carried

RES.R11-2143 It was Moved by Councillor Martin
Seconded by Councillor Gill
That Council close Planning Application
No. 7904-390-00.
Carried

FINAL ADOPTIONS

3. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 297 Amendment
By-law, 2011, No. 17458"
7910-0320-00 - Breeze Adera Projects Ltd.
c/o Adera Development Corporation (Bob Heaslip)
To redesignate the site from Suburban (SUB) to Multiple Residential (RM).

Approved by Council: July 11, 2011

This By-law is proceeding in conjunction with By-law No. 17459.

RES.R11-2144 It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 297 Amendment By law, 2011, No. 17458" be finally
adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17459"
7910-0320-00 - Breeze Adera Projects Ltd.
c/o Adera Development Corporation (Bob Heaslip)
RA to CD (BL 12000) - 16226 - 24 Avenue - to permit the development of
227 townhouse units and related amenities.

Note: See Development Permit No. 7910-0320-00 under Clerk's Report,
Item I.2(a)

Approved by Council: July 11, 2011

This By-law is proceeding in conjunction with By-law No. 17458.

It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17459" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R11-2145

Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17420"
7911-0059-00 - 0897068 B.C. Ltd. and City of Surrey
c/o Patrick Cotter Architect Inc. (Thomas Allan Palmer)
RF to CD (BL 12000) - 13230 and 13238 Old Yale Road, 10156 and
10168 - 132 Street and the adjacent Lane - to permit the development of a
4-storey apartment building with a two-storey townhouse base consisting
of approximately 103 dwelling units.

Approved by Council: May 30, 2011

Note: See Development Permit No. 7911-0059-00 under Clerk's Report,
Item I.2(b)

- * Planning & Development advise (see memorandum dated December 6, 2011
in by-law back-up) that a minor modification is required to the height of
building Section G.1 of By-law No. 17420 from 14 metres (46 ft.) and
replacing with 14.8 metres (49 ft.). This change does not affect use or
density, therefore, a further public hearing is not required.

This item was out of order

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1997, No. 13301, Amendment By-law, 2010, No. 17170"
7908-0312-00 - 3529 Investments Ltd., c/o DYS Architecture (Colin Shrubb)
To amend CD By-law 13301 to remove 13778 - 100 Avenue from the zone.

Approved by Council: May 3, 2010

This By-law is proceeding in conjunction with By-law No. 17171.

It was Moved by Councillor Martin
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1997, No. 13301, Amendment By-law, 2010, No. 17170" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R11-2146

Carried

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17171"
7908-0312-00 - 3529 Investments Ltd., c/o DYS Architecture (Colin Shrubb)
CD (BL 13301) to CD(BL 12000)- 13778 - 100 Avenue - to permit the development of two high-rise residential towers in Surrey City Centre.

Approved by Council: May 3, 2010

This By-law is proceeding in conjunction with By-law No. 17170.

Note: See Development Variance Permit No. 7908-0312-00 under Clerk's Report, Item I.1(a) and Development Permit No. 7908-0312-00 under Clerk's Report, Item I.2(c)

Note: Planning & Development advise that (see memorandum dated December 5, 2011 in by-law back-up) Council deferred Development Variance Permit No. 7908-0312-00 on May 17, 2011 pending resolution of all outstanding conditions of approval. All conditions of approval with respect to the By-laws have been met.

It was Moved by Councillor Martin
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17171" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R11-2147

Carried

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17336"
7910-0146-00 - Peace Portal Holdings Ltd. and Peace Park Holdings Ltd.,
c/o McElhanney Consulting Services Ltd. (Dwight Heinz)

RA to RF-12 and RF-9 (BL 12000) - 17415, 17449 and 17467 - 2 Avenue - to permit development of 63 single family small lots and a school/park site on remainder of the property shown as Block A on survey plan.

Approved by Council: December 13, 2010

- * Planning & Development advise that (see memorandum dated December 6, 2011) Council should be made aware: that three of the Section 219 covenants providing a sensitive interface between proposed Lots 11-19 and the Douglas Point townhomes are not required due to a revised lot grading plan and clauses in the Building Scheme, which will minimize the height of the new dwelling units using the minimum basement elevations (MBE).

In addition, the covenant, ensuring an oversized garage on Lot 34 is not used for residential purposes, is also no longer required. Council is requested to adopt a resolution to amend the Development Variance Permit No. 7910-0146-00.

- * Planning & Development further advise that it is now in order for Council to pass a resolution to amend the Douglas NCP to redesignate the land from the existing designations to "Single Family Residential Flex (6-14-5 upa)" and "School/Park Site".

It was Moved by Councillor Martin
Seconded by Councillor Hunt
That Council amend the Douglas NCP to redesignate the land from the existing designations to "Single Family Residential Flex (6-14-5 upa)" and "School/Park Site".

RES.R11-2148

Carried

It was Moved by Councillor Martin
Seconded by Councillor Hunt
That Council amend Development Variance Permit No. 7910-0146-00 by deleting the variance reference for lot 34 in section 4. (b) of the permit.

RES.R11-2149

Carried

It was Moved by Councillor Martin
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17336" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R11-2150

Carried

9. "Surrey Land Use Contract No. 26, Authorization By-law, 1974, No. 4165 Partial Discharge By-law, 2011, No. 17401"
7910-0307-00 - Jaswinder S. and Rupinder K. Gill c/o Urban Lands Consulting (Dexter Hirabe)

To discharge LUC No. 26 from the property located at 13262 - 88 Avenue to allow the underlying RF Zone to regulate the site to permit subdivision into two (2) single family lots.

Approved by Council: April 18, 2011

It was Moved by Councillor Hunt
 Seconded by Councillor Hepner
 That "Surrey Land Use Contract No. 26, Authorization By-law, 1974, No. 4165 Partial Discharge By-law, 2011, No. 17401" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R11-2151

Carried

THIRD READING

10. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17278" 7907-0195-00 - 0739896 B.C. Ltd., c/o Focus Architecture Inc. (Dave Boswell) CG-1 and A-1 to CD (BL 12000) - 1598 - 184 Street and 18448 - 16 Avenue - to permit the redevelopment of a gas station.

Approved by Council: November 1, 2010

Note: By-law No. 17278 will be in order for consideration of Third Reading should Council approve recommendations of Additional Planning Comments outlined in Planning Report No. 7907-0195-00 (Item B. 5).

It was Moved by Councillor Hunt
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17278" pass its third reading.

RES.R11-2152

Carried

11. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17505" 7911-0085-00 - Nico River Developments Ltd. c/o Hunter Laird Engineering Ltd. (Clarence Arychuk) A-1 and RA to CD (BL 12000) - to permit subdivision into approximately 24 small suburban single family lots and significant open space and to establish buffering along the ALR boundary.

Approved by Council: October 17, 2011

Note: By-law No. 17505 will be in order for consideration of Third Reading should Council approve recommendations of Additional Planning Comments outlined in Planning Report No. 7911-0085-00 (Item D. 1.).

It was Moved by Councillor Hunt
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17505" pass its third reading.
RES.R11-2153 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. 7908-0312-00**
3529 Investments Ltd.
13778 - 100 Avenue

Note: See By-law No. 17170 and 17171 under Item H.6 and H.7. See Development Permit No. 7908-0312-00 under Item I.2(c)

To vary "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17171" Part 2, Section G.1, to increase the building height from 75 metres (250 ft.) to 137 metres (450 ft.).

To permit the development of two high-rise residential towers (20 storeys and 46 storeys) in Surrey City Centre.

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

It was Moved by Councillor Hunt
Seconded by Councillor Hepner
That Development Variance Permit
No. 7908-0312-00 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.R11-2154 Carried

2. Formal Issuance of Development Permits

- (a) **Development Permit No. 7910-0320-00**
Breeze Adera Projects Ltd.
16226 - 24 Avenue

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. 17458 and 17459 under Item H.3 and H.4

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

It was
executed Development Permit No.7910-0320-00.

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

RES.R11-2155

Carried

- (b) **Development Permit No. 7911-0059-00
0897068 BC Ltd.**
13238 and 13230 Old Yale Road, 10168 and 10156 132 Street, Adjacent Lane

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. 17420 under Item H.5

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

This item is out of order

- (c) **Development Permit No. 7908-0312-00
3529 Investments Ltd.**
13778 - 100 Avenue

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. 17170 and 17171 under Item H.6 and H.7. See Development Variance Permit No. 7908-0312-00 under Item I.1(a)

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

RES.R11-2156 It was Moved by Councillor Hunt
Seconded by Councillor Hepner
That the Mayor and Clerk be authorized to
execute Development Permit No. 7908-0312-00.
Carried

J. OTHER BUSINESS

K. ADJOURNMENT


It was Moved by Councillor Hunt
Seconded by Councillor Martin
That the Regular Council - Land Use meeting
do now adjourn.
RES.R11-2157 Carried

The Regular Council- Land Use meeting adjourned at 5:47 p.m.

Certified Correct:



Jane Sullivan, City Clerk



Mayor Dianne Watts