

Present:

Mayor Watts
Councillor Gill
Councillor Hayne
Councillor Hepner
Councillor Hunt
Councillor Martin
Councillor Rasode
Councillor Steele
Councillor Villeneuve

Absent:**Staff Present:**

City Manager
City Solicitor
Deputy City Manager
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. **7911-0206-00**
17850 Highway No. 10 (56 Avenue)
Thomas S. Annandale / Energrated Holdings Ltd., Inc. No. 325809
Development Permit / Development Variance Permit
in order to permit the expansion of a surface parking lot and the installation of a new free-standing sign on a commercial 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 Hepner
That:

1. Council authorize staff to draft Development Permit No. 7911-0206-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7911-0206-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to vary the Sign By-law to increase the width of the free-standing sign to exceed two-thirds of its height.

3. Council instruct staff to resolve the following issues prior to final approval:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a sign permit application for the existing fascia sign on the north face of the building; and
 - (e) approval of Development Variance Permit No. 7911-0206-00.

RES.R12-3

Carried

2. **7911-0284-00**
4948 - 168 Street
Gilles Lefebure / Rani Walia / Jasbir S Walia
 Development Variance Permit
in order to reduce the south side yard setback to permit the construction of a new farm 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 Council approve Development Variance Permit No. 7911-0284-00 (Appendix III) to proceed to Public Notification to reduce the minimum south yard setback of the A-1 Zone from 15 metres (50 ft.) to 3.6 metres (12 ft.) to permit construction of a new farm building.

RES.R12-4

Carried

3. **7911-0214-00**
5658 - 176 Street
Michael Lu / Ted Murray Architect Inc. /
Cloverleaf 176 Investments (Nominee) Ltd
 Development Permit
in order to permit the exterior façade upgrade to a commercial building in the Cloverdale Town Centre.

It was Moved by Councillor Hunt
 Seconded by Councillor Gill
 That Council approve Development Permit
 No. 7911-0214-00 and that the Mayor and Clerk be authorized to execute the
 Permit.

RES.R12-5 Carried

SOUTH SURREY

4. **7911-0245-00**
2711 - 192 Street
David Porte, 0917483 B.C. Ltd. / 0917483 B.C. Ltd., Inc. No. 0917483
Director Information: David Porte / No Officer Information Filed
 Amend CD By-law No. 16180 / Development Permit
*to accommodate the development of two commercial/retail buildings, including a
 drive through restaurant on a site presently zoned to permit a gas station.*

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

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

1. a By-law be introduced to amend Comprehensive Development By-law No. 16180 and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7911-0245-00 generally in accordance with the attached drawings (Appendix IV).
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 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.R12-6 Carried

3. A By-law be introduced to rezone the subject site No. 7910-0113-00 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.
4. Council authorize staff to draft Development Permit No. 7910-0113-00 generally in accordance with the attached drawings (Appendix VII).
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) input from Senior Government Environmental Agencies;
 - (d) resolution of all the issues associated with the soil processing permit for the site to the satisfaction of the General Manager, Engineering;
 - (e) discharge of the Section 219 no-build covenant on the property;
 - (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 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 including screening of the property's outdoor storage areas;
 - (i) completion of a P-15 agreement with the City for maintenance and planting of riparian area;
 - (j) approval of the detailed retaining wall drawings by the Engineering ERC to ensure adequate water infiltration, no point discharge, geotechnical stability, and
 - (k) registration of a statutory right-of-way to ensure City access to the riparian dedicated area at the rear of the property.

RES.R12-10

Carried

- RES.R12-11 It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 308 Amendment By law 2012, No. 17541" pass its first
reading.
Carried
- The said By-law was then read for the second time.
- RES.R12-12 It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 308 Amendment By law 2012, No. 17541" pass its
second reading.
Carried
- RES.R12-13 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. 308 Amendment By law 2012,
No. 17541" be held at the City Hall on Monday, January 23, 2012, at 7:00 p.m.
Carried
- RES.R12-14 It was Moved by Councillor Hunt
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2012, No. 17542" pass its first reading.
Carried
- The said By-law was then read for the second time.
- RES.R12-15 It was Moved by Councillor Hunt
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2012, No. 17542" pass its second reading.
Carried
- RES.R12-16 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, 2012, No. 17542" be held at the City
Hall on Monday, January 23, 2012, at 7:00 p.m.
Carried

SURREY CITY CENTRE/WHALLEY

6. **7911-0116-00**
12931 and 12939- 112B Avenue
Dave Bains, S & H Transport / Harbans K Bains / Sukhdev S Bains
 Rezoning from I-4 (By-law No. 5942) to IL
in order to facilitate a trucking business in Bridgeview.

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. 7911-0116-00 from "Special Industrial Zone (I-4)" (By-law No. 5942) to "Light Impact Industrial Zone (IL)" (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; and
 - (b) submission of a subdivision plan for lot consolidation and road widening, to the satisfaction of the Approving Officer.

RES.R12-17

Carried

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2012, No. 17543" pass its first reading.

RES.R12-18

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, 2012, No. 17543" pass its second reading.

RES.R12-19

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, 2012, No. 17543" be held at the City
 Hall on Monday, January 23, 2012, at 7:00 p.m.
 RES.R12-20 Carried

7. **7910-0160-00**
13450 - 104 Avenue
Jim Cox / Surrey City Development Corporation / City of Surrey
 Development Permit
in order to permit the construction of a new City Hall and community plaza.

It was
 Moved by Councillor Martin
 Seconded by Councillor Steele
 That Council approve Development Permit
 No. 7910-0160-00 and that the Mayor and Clerk be authorized to execute the
 Permit.
 RES.R12-21 Carried

C. CORPORATE REPORTS

1. The Corporate Reports, under date of January 9, 2012, were considered and dealt with as follows:

Item No. L001 Amendments to Proposed Development Permit
 No. 7909-0116-00 – Proposed Mixed-Use Development at
 19240 – 64 Avenue and 19209 Fraser Highway
 File: 7909-0116-00

The General Manager, Planning and Development submitted a report to advise Council of changes to the design of a proposed mixed-use commercial/residential development on a site in East Cloverdale (Appendix II). Each of the related Official Community Plan ("OCP") amendment by-law and rezoning by-law received third reading on January 24, 2010. The applicant has finalized the majority of the outstanding conditions and it is expected that final adoption of the by-laws and issuance of the Development Permit for the project could occur as part of the agenda for the Regular Council meetings scheduled for January 23, 2012.

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 Council:

1. Receive Corporate Report Loo1 as information;
2. Authorize staff to draft a Development Permit for Development Application No. 7909-0116-00, being a proposed mixed-use residential/commercial development at 19240 - 64 Avenue and 19209 Fraser Highway, based on the revised site layout and building design attached as Appendix I to this report; and;
3. Instruct the City Clerk to forward a copy of this report and the related Council resolution to the applicant.

RES.R12-22

Carried

Councillor Hayne declared a conflict of interested and left the meeting prior to discussion of Item D1 at 5:40 p.m.

D. ITEMS TABLED BY COUNCIL

NEWTON

1. **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. / Parampal Jaura /
Parvinder Jaura / Amarjit Masson / Balwinder Sidhu / Bachittar S Dhaliwal /
Kulwant K 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.

Note: See Item B.1 of the Regular Council Public Hearing Agenda. Should Council endorse Planning recommendations, Item B.1 of the RCPH Agenda will be out of order.

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 Council rescind Resolution No. R11-1866
of the November 7, 2011 Regular Council minutes passing second reading of Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17507"

RES.R12-23

Carried

- * Planning & Development advise (see memorandum dated January 4, 2012 in by-law back-up) that the project was put on hold in response to the prevailing economic conditions. The new owner of the project has undertaken a number of changes to the original design including an increase in units from 60 to 70. The density remains the same however, revisions to the building setback is required.

RES.R12-27 It was Moved by Councillor Martin
Seconded by Councillor Gill
That Council rescind Resolution Ro8-994 of the April 28, 2008 Regular Council-Public Hearing meeting passing Third Reading of "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16635"
Carried

RES.R12-28 It was Moved by Councillor Martin
Seconded by Councillor Gill
That Council amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16635" in Part 2, Section F. as reflected in the memorandum in by-law back-up.
Carried

RES.R12-29 It was Moved by Councillor Martin
Seconded by Councillor Villeneuve
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16635" pass its third reading as amended.
Carried

RES.R12-30 It was Moved by Councillor Martin
Seconded by Councillor Villeneuve
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16635" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Carried

2. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 296 Amendment By-law, 2011, No. 17456"
7908-0254-00 - Lakewood Heights Development Ltd.
c/o Lakewood Enterprises Ltd. (Harald Trepke)
To redesignate the properties 2827, 2853 and 2871 - 156 Street - from Suburban (SUB) to Multiple Residential (RM).

Approved by Council: July 11, 2011

This By-law is proceeding in conjunction with By-law No. 17457.

RES.R12-31 It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 296 Amendment By law, 2011, No. 17456" be finally
 adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17457"
 7908-0254-00 - Lakewood Heights Development Ltd.
 c/o Lakewood Enterprises Ltd. (Harald Trepke)
 RA to CD (BL 12000) - 2827, 2853 and 2871 - 156 Street - to permit the
 development of 39 townhouse units and 66 units in a four storey
 apartment building form.

Approved by Council: July 11, 2011

This By-law is proceeding in conjunction with By-law No. 17456.

Note: See Development Permit No. 7908-0254-00 under Clerk's Report, Item
 I. 1(b)

- * Planning & Development advise (see memorandum dated December 23, 2011 in
 by-law back-up) it is in order for Council to pass a resolution amending the North
 Grandview Heights Neighbourhood Concept Plan to increase the building height
 from three to four storeys.

RES.R12-32 It was Moved by Councillor Hunt
 Seconded by Councillor Martin
 That Council amend the North Grandview
 Heights Neighbourhood Concept Plan to increase the building height from three
 to four storeys.
Carried

RES.R12-33 It was Moved by Councillor Hunt
 Seconded by Councillor Martin
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2011, No. 17457" 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, 2010, No. 17333"
 7910-0156-00 - A&B Family Holdings Ltd., c/o CitiWest Consulting Ltd.
 (Roger Jawanda)
 RA to RF-9 (BL 12000) - 14665 and 14675 - 59A Avenue - to permit
 subdivision into 9 single family residential small lots.

Approved by Council: December 13, 2010

- RES.R12-38 It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Council amend the South Newton
Neighbourhood Concept plan to redesignate the site from Townhouses 15 upa max
to Townhouses 25 upa max.
Carried
- RES.R12-39 It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2008, No. 16619" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

I. CLERK'S REPORT

1. Formal Issuance of Development Permits

- (a) **Development Permit No. 7906-0336-00
o8o86o7 B.C. Limited**
13906 and 13914 Fraser Highway

Note: See By-law No. 16635 under Item H.1

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

- RES.R12-40 It was Moved by Councillor Hunt
Seconded by Councillor Hepner
That the Mayor and Clerk be authorized to
execute Development Permit No. 7906-0336-00.
Carried

- (b) **Development Permit No. 7908-0254-00
Lakewood Heights Development Ltd.**
2827, 2871 and 2853 – 156 Street

Note: See By-law No. 17456 and 17457 under Item H.2 and H.3

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

