

Present:

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

Absent:**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****NEWTON**

1. **7911-0191-00**
8593, 8591, 8585, 8565, 8557 and 8555 - 132 Street
Rick Lang / Ellard J. Whalen, Universal Fitness Centre Ltd., Frank A. Nosek
Western Pride Developments Ltd., Hook & Ladder Pub Ltd.
Partial Land Use Contract Discharge / Rezoning from CHI to CD (based on IL)
in order to permit a wider range of office uses, general service uses, retail uses and assembly hall.

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

It was

Moved by Councillor Villeneuve
Seconded by Councillor Hayne
That:

1. Council deny the proposal to permit accounting office and collector stamp business uses.
2. a By-law be introduced to partially discharge Land Use Contract No. 581 from the subject property at 8555 to 8593 - 132 Street and a date for Public Hearing be set.

3. a By-law be introduced to rezone the subject site in Planning Application No. 7911-0191-00 from "Highway Commercial Industrial Zone (CHI)" (By-law No. 12000) to the attached "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing (Appendix III).

RES.R12-84

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Hepner
 That "Surrey Land Use Contract No. 581, Authorization By-law, 1978, No. 5761 Amendment By-law, 1985, No. 8170, Amendment By-law, 1995, No. 12732, Amendment By-law, 2010, No. 17198, Partial Discharge By-law, 2012, No. 17577" pass its first reading.

RES.R12-85

Carried

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

It was

Moved by Councillor Hunt
 Seconded by Councillor Hepner
 That "Surrey Land Use Contract No. 581, Authorization By-law, 1978, No. 5761 Amendment By-law, 1985, No. 8170, Amendment By-law, 1995, No. 12732, Amendment By-law, 2010, No. 17198, Partial Discharge By-law, 2012, No. 17577" pass its second reading.

RES.R12-86

Carried

It was then

Moved by Councillor Hunt
 Seconded by Councillor Hepner
 That the Public Hearing on "Surrey Land Use Contract No. 581, Authorization By-law, 1978, No. 5761 Amendment By-law, 1985, No. 8170, Amendment By-law, 1995, No. 12732, Amendment By-law, 2010, No. 17198, Partial Discharge By-law, 2012, No. 17577" be held at the City Hall on February 6, 2012, at 7:00 p.m.

RES.R12-87

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17578" pass its first reading.

RES.R12-88

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, 2012, No. 17578" pass its second reading.

RES.R12-89

Carried

RES.R12-90	<p>It was then</p> <p>By-law, 1993, No. 12000, Amendment</p> <p>Hall on February 6, 2012, at 7:00 p.m.</p>	<p>Moved by Councillor Hunt</p> <p>Seconded by Councillor Hepner</p> <p>That the Public Hearing on "Surrey Zoning By-law, 2012, No. 17578" be held at the City</p> <p><u>Carried</u></p>
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SURREY CITY CENTRE/WHALLEY

2. **7911-0276-00**
13678 - 100 Avenue
Concord Pacific Developments Inc. / Park Place Towers Developments Inc.
 Development Permit / Development Variance Permit
in order to allow additional fascia signage and to increase the permitted size of the proposed directional signs for the Park Place development in City Centre.

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

It was	<p>Moved by Councillor Martin</p> <p>Seconded by Councillor Steele</p> <p>That:</p>
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1. Council authorize staff to draft Development Permit No. 7911-0276-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7911-0276-00 (Appendix III) varying the following Sign By-law regulations, to proceed to Public Notification:
 - (a) to allow nine (9) fascia signs on the subject commercial building; and
 - (b) to allow an increase in the permitted size of a directional sign.
3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) approval of Development Variance Permit No. 7911-0276-00.

RES.R12-91	<u>Carried</u>
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3. **7911-0314-00**
10166 King George Boulevard
Paolo Sales, Medicine Shoppe / 10166 KG Holdings Ltd. Inc. No. 360165
 Development Variance Permit
in order to vary the minimum 400-metre separation requirement between a small-scale drug store and a drug store.

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

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

1. Council approve Development Variance Permit No. 7911-0314-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) To reduce the minimum separation requirement in the Zoning By-law, between a proposed small-scale drug store and an existing drug store from 400 metres (1,300 ft.) to 100 metres (328 ft.).
2. Council instruct staff to require the registration of a restrictive covenant stating that a small-scale drug store is permitted only if a doctor's office is located on the same lot.

RES.R12-92

Carried
With Councillor Hepner opposed

Councillor Rasode noted that the Crime Reduction Committee has identified that the subject area already has too many pharmacies for the demographic and questioned the rationale behind variance and intended use.

The applicant explained the facility will be used by residents in the area, BC Bio-laboratories is on site which allows individuals to visit their physician, have lab work done and fill a prescription at the pharmacy; essentially, it is one stop shopping.

The applicant clarified there is no issue with the application being tied to a restrictive covenant surrounding the pharmacy.

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

4. **7911-0140-00**
6455 - 196 Street and 19559 - 64 Avenue
Colin A Hogan, Focus Architecture Incorporated / Manorlane Homes Inc., Inc. No. BC0903614
OCP amendment from Urban to Multiple Residential
Rezoning from RA to CD (based on RM-70) / Development Permit
in order to permit the development of three, 4-storey apartment buildings (approximately 176 units), one of which will be a mixed-use building.

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

It was

Moved by Councillor Rasode
Seconded by Councillor Hayne
That:

1. a By-law be introduced to amend the OCP by redesignating the subject site in Planning Application No. 7911-0140-00 from Urban to Multiple Residential 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. 7911-0140-00 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 approve the applicant's request to reduce the amount of required indoor amenity space from 528 square metres (5,683 square feet) to 459 square metres (4,941 square feet).
5. Council authorize staff to draft Development Permit No. 7911-0140-00 generally in accordance with the attached drawings (Appendix II).
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 subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) confirmation regarding access, from the adjoining property owner at 19533 - 64 Avenue;
 - (f) registration of a Section 219 Restrictive Covenant to specifically identify that the allowable tandem parking arrangement in the underground parkade for Building 3 be tied to 2 bedroom units and held by the same owner of these units;

FLEETWOOD/GUILDFORD

5. 7910-0298-00
 9912 and 9884 - 179 Street
 Maggie Koka, Aplin & Martin Consultants Ltd. / Li Li / Amy Z Wang
 Rezoning from RA to CD (based on RH-G)
in order to allow subdivision into 7 suburban residential lots.

As requested by Council at the November 7, 2011 Regular Council-Public Hearing meeting, staff have reviewed the cul-de-sac option for 180A Street and the safety concerns for 179 Street and the proposed layout with a cul-de-sac can proceed with no modifications to the proposed CD Zone.

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 consider Third Reading of
 By-law No. 17503, rezoning the subject site from One-Acre Residential Zone (RA)
 to Comprehensive Development Zone (CD) (based on the RH-G Zone).

RES.R12-95

Carried

Note: Please refer to Item H.5 for By-law reading.

NEWTON

6. 7911-0147-00
 14133, 14135 and 14143 - 60 Avenue
 Michael Helle, Coastland Engineering & Surveying Ltd.
 James K. Lamb / Kimberly N. Voth / Graham K. Voth / 0775372 B.C. Ltd.
Director Information: John Kaethler / Wayne Sawatzky
Officer Information as at November 23, 2011: Wayne Sawatzky (President) /
 Sylvia R. Tymos
 Rezoning from RA to RF and RF-9C / Development Variance Permit
*in order to allow subdivision into three RF lots and fifteen RF-9C lots as well as vary
 the minimum parking requirements to permit tandem parking and vary the
 minimum rear yard setback to retain an existing house.*

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

It was

Moved by Councillor Martin
Seconded by Councillor Gill
That:

1. A By-law be introduced to rezone Block A of the subject site in Planning Report No. 7911-0147-00 on the attached Survey Plan (Appendix X) from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and Block B of the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (g) Coach House Zone (RF-9C)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7911-0147-00 (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the RF-9C Zone from 7.5 metres (25 ft.) to 4.8 metres (15.7 ft.) for proposed Lot 17; and
 - (b) to vary the minimum parking requirements in order to permit tandem parking, accessed from the rear lane, for the proposed RF-9C lots (Lot 1 – 14, 16 and 18).
3. City staff be directed to continue discussion/negotiation with the adjacent property owner at 14192 – 60A Avenue (File No. 7910-0067-00) to redesign the parking, sidewalk and multi-use pathway along 60 Avenue in order to retain on-site trees at the southeast corner of 14143 – 60 Avenue.
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) final approval from B.C. Hydro regarding the temporary lane outlet proposed through the B.C. Hydro right-of-way currently registered on 14133 – 60 Avenue;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) submission of a finalized Building Scheme which addresses issues relating to interface concerns and coach house design to the satisfaction of City staff;

- (g) the applicant submit a finalized lot grading plan to the satisfaction of City staff;
- (h) the applicant address the shortfall in tree replacement;
- (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (j) registration of a Section 219 Restrictive Covenant (No Build) for on-site tree preservation;
- (k) registration of a Section 219 Restrictive Covenant (No Build) on proposed Lot 15 and Lot 17 until future subdivision; and
- (l) completion of an agreement with Realty Services Division for the City purchase of proposed Lot 11 for the future South Newton Greenway, as per the NCP.

RES.R12-96

Carried

It was

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

Amendment By-law, 2012, No. 17581" pass its first reading.

RES.R12-97

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, 2012, No. 17581" pass its second reading.

RES.R12-98

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, 2012, No. 17581" be held at the City Hall on February 6, 2012, at 7:00 p.m.

RES.R12-99

Carried

SOUTH SURREY

- 7. **7911-0211-00**
17324 and 17334 – 2 Avenue
Mike Helle, Coastland Engineering and Surveying Ltd. / Mayfair Realty Ltd.,
Inc. No. 393430
 Rezoning from RF to RF-9C and RF-12
in order to allow subdivision into 7 single family small lots.

Subsequent to the Public Hearing, staff reviewed the issues pertaining to the proposed land and concluded that the lane is required and was planned for under the NCP amendment which established the land uses along 2 Avenue under application No. 7904-0411-00.

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 receive the Additional Planning Comments for Application No. 7911-0211-00 as information.
2. Council approve Option 1 as presented in the report.
3. Council grant third reading to By-law No. 17532.

RES.R12-100

Carried

Note: Please refer to Item H.6 for By-law reading.

C. CORPORATE REPORTS

1. The Corporate Reports under date of January 23, 2012 were considered and dealt with as follows:

Item No. Loo2 Proposed Strata Title Conversion of the Two Storey Mixed Use (Commercial/Residential) Located at 5790 - 176A Street
File: 5790-17650

The General Manager, Planning and Development and the City Solicitor submitted a report concerning the proposed strata title conversion for the property located at 5790 - 176A Street.

The General Manager, Planning & Development and the City Solicitor were recommending approval of the recommendations outlined in the report.

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

1. Receive Corporate Report Loo2 as information;
2. Resolve not to approve the issuance of a Certificate of Approval related to its authority under Section 242(6) of the *Strata Property Act*, S.B.C. 1998, c.43 (the "*Strata Property Act*") for the strata conversion of the 2-storey, mixed-use building at 5790 - 176A Street (the "Property"); and

3. Instruct the City Clerk to forward a copy of this report and the related Council resolution to the owner of the Property.

RES.R12-101

Carried
With Councillor Villeneuve opposed

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, 2011, No. 17538"
7911-0186-00 - Amarjit Masson, Balwinder Sidhu, Parampal Jaura, Parvinder Jaura,
Bachittar S. and Kulwant K. Dhaliwal
c/o Barnett Dembek Architects Inc. (Maciej Dembek)
RA to IL (BL 12000) - to permit the development of a 1,859 sq. m.
(20, 000 sq. ft.) industrial building.

Approved by Council: December 12, 2011

Note: As per Additional Planning Comments Report Dated January 9, 2012 (copy in back up) By-law No. 17538 should be filed. After an agreement between the applicant and the concerned neighbor, CD By-law No. 17507 for this application is proceeding to Public Hearing at the January 23, 2012 meeting.

It was Moved by Councillor Hunt
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17538" be filed.

RES.R12-102

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16677"
7907-0266-00 - Sukhbinder and Sukhjinder Khella, c/o Coastland Engineering &
Surveying Ltd. (Mike Helle)
RH to CD (BL 12000) - 5641 - 146 Street - to allow subdivision into two gross
density type suburban residential lots.

Approved by Council: May 26, 2008

* Planning & Development advise that (see memorandum dated January 5, 2012) By-law No. 16677 should be filed. A registered letter was sent to the applicant on August 30, 2011, advising that unless outstanding requirements were addressed the file would be closed. The applicant contacted City staff and indicated the subject property has now been sold.

It was Moved by Councillor Hunt
 Seconded by Councillor Martin
 That Council close Planning Application

No. 7907-0266-00

RES.R12-103

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Martin
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2008, No. 16677" be filed.

RES.R12-104

Carried

FINAL ADOPTIONS

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17423"
 7910-0219-00 - Rawlins Enterprises Ltd.
 c/o Barnett Dembek Architects Inc. (Maciej Dembek)
 RA to CD (BL 12000) - 14907 and 14923 - 60 Avenue - to permit the
 development of 7 live work units, 3 bachelor suites and 26 townhouses.

Approved by Council: June 13, 2011

Note: See Development Permit No. 7910-0219-00 under Clerk's Report, Item I.1(a)

* Planning & Development further advise (see memorandum dated January 17, 2012 in by-law back-up) that it is now in order for Council to pass a resolution to amend the South Newton Neighbourhood Concept Plan to redesignate the northern portion of the site from "Mixed Commercial Residential Townhouse" to "Townhouse 25 upa max".

It was Moved by Councillor Hunt
 Seconded by Councillor Martin
 That Council amend the South Newton
 Neighbourhood Concept Plan to redesignate the northern portion of the site from
 "Mixed Commercial Residential Townhouse" to "Townhouse 25 upa max".

RES.R12-105

Carried

RES.R12-106 It was Moved by Councillor Hunt
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17423" 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. 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.1(b)

- * Planning & Development advise (see memorandum dated January 18, 2012
in by-law back-up) that a minor modification is required to the height of
building by replacing 14 metres (46 ft.) with 14.8 metres (49 ft.). This
change does not affect use or density, therefore, a further public hearing is
not required.

RES.R12-107 It was Moved by Councillor Hunt
Seconded by Councillor Hepner
That Council rescind Resolution R11-1016 of
the June 13, 2011 Regular Council-Public Hearing meeting passing Third Reading of
"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17420".
Carried

RES.R12-108 It was Moved by Councillor Hunt
Seconded by Councillor Hepner
That Council "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2011, No. 17420" in Part 2, Section G.1. as reflected
in the memorandum in by-law back-up.
Carried

RES.R12-109 It was Moved by Councillor Hunt
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17420" pass its third reading, as amended.
Carried

RES.R12-110 It was Moved by Councillor Hunt
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2011, No. 17420" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
Carried

MISCELLANEOUS

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17503"
 7910-0298-00 – Amy Z. Wang and Li Li
 c/o Aplin & Martin Consultants Ltd. (Maggie Koka)
 RA to CD (BL 12000) – to permit subdivision into 7 suburban residential
 lots.

Approved by Council: October 17, 2011

RES.R12-111 It was Moved by Councillor Martin
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2011, No. 17503" pass its third reading.
Carried

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17532"
 7911-0211-00 - Mayfair Realty Ltd.
 c/o Coastland Engineering and Surveying Ltd. (Mike Helle)
 RF to RF-9C and RF-12 (BL 12000) - to permit subdivision into 7 single
 family small lots.

Approved by Council: November 28, 2011

RES.R12-112 It was Moved by Councillor Hunt
 Seconded by Councillor Martin
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2011, No. 17532" pass its third reading.
Carried

I. CLERK'S REPORT

1. Formal Issuance of Development Permits

(a) **Development Permit No. 7910-0219-00**
Rawlins Enterprises Ltd.
 14907 and 14923 - 60 Avenue

Note: See By-law No. 17423 under Item H.3.

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

RES.R12-113

It was	Moved by Councillor Hunt Seconded by Councillor Martin That the Mayor and Clerk be authorized to execute Development Permit No. 7910-0219-00 .
	<u>Carried</u>

(b) **Development Permit No. 7911-0059-00
0897068 B.C. Ltd.**
13230 and 13238 Old Yale Road, 10156 and 10168 - 132 Street and the adjacent lane

Note: See By-law No. 17420 under Item H.4.

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

RES.R12-114

It was	Moved by Councillor Hunt Seconded by Councillor Hepner That the Mayor and Clerk be authorized to execute Development Permit No. 7911-0059-00.
	<u>Carried</u>

J. OTHER BUSINESS

K. ADJOURNMENT

RES.R12-115


It was	Moved by Councillor Hunt Seconded by Councillor Martin That the Regular Council - Land Use meeting do now adjourn.
	<u>Carried</u>

The Regular Council- Land Use meeting adjourned at 5:44 p.m.

Certified Correct:



Jane Sullivan, City Clerk



Mayor Dianne Watts