

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 Solicitor
General Manager, Engineering
Acting City Manager
General Manager, Finance & Technology
General Manager, Human Resources
General Manager, Investment & Intergovernmental Relations
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. **7911-0238-00**
5570 - 152 Street and 5577 - 153A Street

Richard Coulter, Panorama Park Investments Ltd. / Panorama Park Investments Ltd., Inc. No. 0806551

Development Permit / Development Variance Permit

in order to permit the development of a single-storey 747 square metre (8,041 sq. ft.)

commercial building and three-storey 5,642 square metre (60,730 sq. ft.)

multi-tenant office building. A variance is required to reduce the minimum rear yard setback from 7.5 metres to 6 metres for proposed Building I.

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. Council authorize staff to draft Development Permit No. 7911-0238-00 generally in accordance with the attached drawings (Appendix II).

2. Council approve Development Variance Permit No. 7911-0238-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the CD Zone (By-law No. 17022) from 7.5 metres (25 ft.) to 6 metres (20 ft.) for proposed Building I at 5577- 153A Street.

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) input and approval from the Ministry of Transportation & Infrastructure;
 - (c) input and approval from the Surrey Fire Department;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City's Landscape Architect;
 - (e) resolution of all urban design issues including pedestrian connectivity issues raised by the ADP to the satisfaction of the Planning and Development Department; and
 - (f) final approval of Development Variance Permit No. 7911-0238-00.

RES.R12-258

Carried

SOUTH SURREY

2. **7910-0135-00**
1122 and 1144 - 184 Street
Randy Bishop / Gordon C Hamilton
Rezoning from CD (By-law No. 6405) to A-1

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

It was

Moved by Councillor Hepner
Seconded by Councillor Hayne
That:

1. a By-law be introduced to rezone the subject site in Planning Application No. 7910-0135-00 from Comprehensive Development (CD) By-law No. 6405 to General Agricultural Zone (A-1) (By-law No. 12000) and a date be set for Public Hearing.

2. Council instruct staff to resolve the following issue 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;

RES.R12-259

Carried

It was

Moved by Councillor Hepner
 Seconded by Councillor Martin
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law 2012, No. 17582" pass its first reading.

RES.R12-260

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 2012, No. 17582" pass its second reading.

RES.R12-261

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 2012, No. 17582" be held at the City
 Hall on Monday, February 20, 2012, at 7:00 p.m.

RES.R12-262

Carried

SURREY CITY CENTRE/WHALLEY

3. 7911-0292-00
 11580 - 134 Street

Maggie Koka, Aplin & Martin Consultants Ltd. /

BC Transportation Financing Authority

Development Variance Permit

*in order to waive the works and services to allow for a two-lot industrial subdivision
 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 Council approve Development Variance Permit No. 7911-0292-00 (Appendix IV) to proceed to Public Notification to waive the requirement of the Subdivision and Development By-law to provide pavement widening, curb, gutter, street lighting and sidewalk construction and the undergrounding of overhead utilities along the fronting portion of 134 Street.

RES.R12-263 Carried

4. **7911-0324-00**
10363, 10353 & 10345 - 133A Street
Ken Chow, Pioneer Consultants Ltd. / Weststone Properties 104 Ltd
 Temporary Commercial Use Permit
in order to permit the development of a temporary real estate sales centre for a proposed residential high-rise and townhouse project in Surrey City Centre.

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

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

1. Council approve Temporary Commercial Use Permit No. 7911-0324-00 (Appendix III) to proceed to Public Notification.
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 security to ensure that the site is restored following termination of the Temporary Commercial Use Permit.

RES.R12-264 Carried

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

5. **7911-0259-00**
6625 and 6637 - 196 Street
Rick Johal / Titus (Clayton) Ventures Ltd., Inc. No. 0897501
 Rezoning from RA to RM-30 / Development Permit /
 Development Variance Permit
in order to permit the development of approximately 62 townhouse units in East Clayton.

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

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

1. a By-law be introduced to rezone the subject site in Planning Application No. 7911-0259-00 from One-Acre Residential Zone (RA) (By-law No. 12000) to Multiple Residential 30 Zone (RM-30) (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7911-0259-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7911-0259-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north setback of the RM-30 Zone for Buildings 5, 6, 7, 8 and 9 from 7.5 metres (25 ft.) to 3.9 metres (13 ft.);
 - (b) to reduce the minimum east setback of the RM-30 Zone for Buildings 8, 11 and 12 from 7.5 metres (25 ft.) to 2.9 metres (10 ft.);
 - (c) to reduce the minimum south setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.9 metres (13 ft.) for Building 11 and to 4.9 metres (16 ft.) for the amenity building and Buildings 3 and 4; and
 - (d) to reduce the minimum west setback of the RM-30 Zone for Buildings 2, 7, 9 and 11 from 7.5 metres (25 ft.) to 2.9 metres (10 ft.).
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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;

- (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (g) 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;
- (h) registration of a reciprocal access agreement between the subject site and the adjoining property to the south (6595 – 196 Street), to permit a future shared driveway;
- (i) registration of a Section 219 Restrictive Covenant to adequately address the City’s needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
- (j) the applicant address the shortfall in replacement trees to the satisfaction of the Planning and Development Department; and
- (k) completion by the Realty Division of the acquisition of a 20-metre (66 ft.) wide portion along the west property line to expand the existing greenway.

RES.R12-265

Carried

It was

Moved by Councillor Martin

Seconded by Councillor Gill

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

Amendment By-law 2012 No. 17583” pass its first reading.

RES.R12-266

Carried

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

It was

Moved by Councillor Martin

Seconded by Councillor Gill

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

Amendment By-law 2012 No. 17583” pass its second reading.

RES.R12-267

Carried

It was then

Moved by Councillor Martin

Seconded by Councillor Gill

That the Public Hearing on “Surrey Zoning

By-law, 1993, No. 12000, Amendment By-law 2012 No. 17583” be held at the City Hall on Monday, February 20, 2012, at 7:00 p.m.

RES.R12-268

Carried

Council asked for detail regarding the meandering trail connectivity. Staff clarified that the intent is to avoid impacting trees as much as possible, and the meandering concept of the path is to create interest for pedestrians. An arbourist will make an assessment and determine what trees will need to come down. Units will be oriented toward 66 Avenue, there will be a setback; however, the intent is to not screen the dwellings from 196 Street.

FLEETWOOD/GUILDFORD

6. **7911-0248-00**
10111 - 144A Street
Roger Jawanda, Citiwest Consulting Ltd. / Parm S. Dhaliwal /
Rajwinder K. Dhaliwal
 Development Variance Permit
to reduce the minimum front yard setback for a proposed single-family dwelling.

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

It was Moved by Councillor Hepner
 Seconded by Councillor Steele
 That Council approve Development Variance Permit No. 7911-0248-00 (Appendix III) proceed to Public Notification to reduce the minimum front yard setback of the Single Family Residential (RF) Zone for a principal building from 7.5 metres (25 ft.) to 3.6 metres (12 ft.).
 RES.R12-269 Carried

7. **7911-0308-00**
16235 - 79 Avenue
Bharat P. Gill / Balbir K. Gill
 Restrictive Covenant Amendment
in order to reduce the west and east side yard setbacks on a single family lot.

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

It was Moved by Councillor Villeneuve
 Seconded by Councillor Hepner
 That Council approve the applicant's request to amend Restrictive Covenant No. BB1291394 to:

- (a) Reduce the minimum side yard setback on the west side from 3.6 metres (12 feet) to 2.4 metres (8 feet); and
- (b) Reduce the minimum side yard setback on the east side from 5.5 metres (18 feet) to 3.6 metres (12 feet).

RES.R12-270 Carried

- 8. **7911-0279-00**
15411 - 82 Avenue
Greg Mitchell, McElhanney Consulting Services Ltd. / Clotilde Cabello-Cruzado
 Development Variance Permit

in order to reduce the front yard setback for 2 proposed single family lots impacted by the road allowance requirements for a major road.

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

It was Moved by Councillor Martin
Seconded by Councillor Steele
That Council approve Development Variance
 Permit No. 7911-0279-00 (Appendix IV) to proceed to Public Notification to reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 feet) to 6.5 metres (21 feet) for proposed Lots 1 and 2.

RES.R12-271

Carried

NEWTON

- 9. **7911-0315-00**
7771 - 125 Street
Perry Basilio / Maria T. Diokno / Angelito A. Diokno
 Development Variance Permit
in order to correct an inaccuracy and further reduce the minimum side yard setback thereby permitting an addition to the existing residential dwelling.

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

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

- 1. Council approve Development Variance Permit No. 7911-0315-00 (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to vary the minimum front yard setback of the RF-G Zone from 7.5 metres (25 ft.) to 12 metres (40 ft.);
 - (b) to vary the minimum side yard setback of the RF-G Zone from 1.2 metres (4 ft.) to 3.35 metres (11 ft.);
 - (c) to vary the minimum rear yard setback of the RF-G Zone from 7.5 metres (25 ft.) to 8.5 metres (28 ft.); and

(d) to reduce the minimum flanking side yard setback of the RF-G Zone from 3.6 metres (12 ft.) to 0.3 metres (1 ft.).

2. The City Clerk remove notice of Development Variance Permit No. 7910-0137-00 from title upon execution of DVP No. 7911-0315-00.

RES.R12-272

Carried

SOUTH SURREY

10. **7911-0241-00 / 7911-0242-00**
3435 and 3409 - 150 Street; 3303 and 3333 152 Street;
3386 150 Street; 3361 - 152 Street; 3352 and 3332 Croydon Drive;
3391 - 150 Street
Kevin Shoemaker, Polygon Development 272 Ltd. /
Polygon Development 272 Ltd., Inc. No. 877466
 NCP Amendment from Apartments 8 – 12 storey, Garden Apartment, Cluster Housing, Commercial and Preservation Area/Open Space to Townhouses (30 upa max), Apartments (4-storey max.), Apartments (6-storey max.), Indoor/Outdoor Amenity Space, and Preservation Area/Open Space. Rezoning from RA to CD (based on RM-45 and RM-30) / Generalized Development Permit / Detailed Development Permit for Phase 1 *in order to permit the development of a phased comprehensive development consisting of 510 apartment units, 40 townhouse units, and 743 square metres (8,000 sq. ft.) of indoor amenity space, in multiple buildings. The Phase 1 detailed Development Permit consists of an 86-unit, 4-storey apartment building and 40 townhouse units.*

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

It was Moved by Councillor Martin
Seconded by Mayor Watts
 That:

1. Council file By-law No. 17167.
2. a By-law be introduced to rezone the portion of the subject site in Planning Application No. 7911-0241-00 shown as Block 2 on the survey plan attached in Appendix I 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.
3. Council approve the applicant's request to reduce the amount of required indoor amenity space from 1,650 square metres (17,760 square feet) to 743 square metres (8,000 square feet).
4. Council authorize staff to draft generalized Development Permit No. 7911-0241-00 generally in accordance with the attached drawings (Appendix II).

5. Council authorize staff to draft detailed Development Permit No. 7911-0242-00 for Phase 1 generally in accordance with the attached drawings (Appendix III).

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) final approval from the Ministry of Transportation & Infrastructure;
 - (d) final endorsement from Senior Government Environmental Agencies;
 - (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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (g) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (h) final approval from BC Hydro;
 - (i) the applicant enters into a P-15 license agreement and submit financial securities to ensure habitat compensation on dedicated environmental areas;
 - (j) registration of a Section 219 Restrictive Covenant over future phases of the development prohibiting any construction until the applicant adequately addresses the indoor amenity requirements under the zoning by-law either through the provision of additional indoor amenity space, or through a cash-in-lieu contribution in accordance with City policy;
 - (k) the applicant addresses the shortfall in tree replacement as necessary;
 - (l) registration of shared access easements to provide all phases of the development with access to the common amenity facilities;

- (m) registration of statutory right-of-ways as necessary to provide public access to the various pedestrian connections through the site;
 - (n) 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;
 - (o) 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; and
 - (p) submission of financial securities to ensure the amenity building is constructed.
7. Council pass a resolution to amend the Rosemary Heights West NCP to redesignate the land from "Apartments 8 -12 storey", "Garden Apartments", "Cluster Housing", "Commercial" and "Preservation Area/Open Space" to "Apartments (4-storey max.)", "Apartments (6-storey max.)", "Townhouses (30 upa max.)", "Indoor/Outdoor Amenity Space", and "Preservation Area/Open Space" in accordance with Appendix VIII when the project is considered for final adoption.

RES.R12-273

Carried

Council requested an overview from the developer to address the issues identified regarding the corner of 32 Avenue and 152 Street. The developer noted that the project will be improving the south side of 34 Avenue. The intersection of 34 and 152 will have a right hand turning lane and signalization will be improved. Along the western side of 152 there will be a multi-use path extending to the north. There will be work done to the bus stop, a right hand turn lane, and on 32 Avenue there will be an additional lane turning right. Major road works on the site are construction with two roads added to the middle of the site. The outdoor amenities are within each of the apartment and town-home precincts. The area under the hydro right-of-way is a riparian enhancement area for the Barbour Creek. The developer is working with staff for programming for the area, it is not completely resolved at this point; the actual uses will be worked on going forward. The intended occupants of the townhomes will be young professionals with young families with some active adults 55+. A playground was designed adjacent to the clubhouse building near the greenway.

Council inquired about the covenant regarding tandem parking and how it could not be converted into livable space. The applicant explained that initially the covenant does carry some weight but what ultimately rules it is the strata council. The developer added a recent community (of a similar nature for hydro right-of-way) was constructed in Delta and was used as a model for the proposed development before Council. Staff noted they have been working with the developer to finalize the amenity space and anticipate a good conclusion will be achieved for the community. Currently the plan has approval from the Ministry and DFO.

Council noted that residents had previously expressed concern regarding the entrance to the community. The developer confirmed the area has a private road that will become public through dedication.

Council noted that some residents on 32 Avenue east expressed concern regarding increased traffic levels. The developer clarified a traffic study was conducted and the proposal is significantly less than what was proposed previously and noted the volume is in line with the traffic projections for the NCP.

In total the project has 5 phases. All the roads and improvements will be built in the first phase. Building of the first phase will consist of the amenity building and the outdoor building under the right-of-way. Phase 1 is anticipated to start in the summer of 2012 and should be completed within 9 – 10 months; apartments will be scheduled for completion within 14 months. The rest of the phases will be moved along depending on the market.

RES.R12-274 It was Moved by Councillor Hunt
Seconded by Councillor Hepner
That "Surrey Zoning By law, 1993, No. 12000,
Amendment By law 2010 No. 17167. be filed.
Carried

RES.R12-275 It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law 2012 No. 17584" pass its first reading.
Carried

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

RES.R12-276 It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law 2012 No. 17584" pass its second reading.
Carried

RES.R12-277 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. 17584" be held at the City
Hall on Monday, February 20, 2012, at 7:00 p.m.
Carried

SURREY CITY CENTRE/WHALLEY

11. **7911-0215-00**
10268 - 143 Street and 14338 - 103 Avenue
Wojciech Grzybowicz, WG Architecture Inc /
0910632 B C Ltd., Inc. No. 0910632 / 0798440 B C Ltd., Inc. No. 0798440
Rezoning from CD (By-law No. 17105) and RF to CD (based on RM-30) /
Development Permit
in order to permit a townhouse development with approximately 29 units.

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

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

1. A By-law be introduced to rezone the subject site in Planning Application No. 7911-0215-00 from "Comprehensive Development Zone (CD)" (By-law No. 17105) and "Single Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council approve the applicant's request to reduce the required outdoor amenity space from 87 square metres (936 square feet) to 57 square metres (614 square feet).
4. Council authorize staff to draft Development Permit No. 7911-0215-00 generally in accordance with the attached drawings (Appendix V).
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;

- (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
- (g) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
- (h) the applicant adequately address the impact of no indoor amenity space;
- (i) the applicant adequately address the impact of reduced outdoor amenity space; and
- (j) the applicant adequately address the tree replacement deficiency by contributing \$9,300 to the Green City Fund.

RES.R12-278

Carried

It was

Moved by Councillor Martin
Seconded by Councillor Hunt

That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law 2012 No. 17585" pass its first reading.

RES.R12-279

Carried

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

It was

Moved by Councillor Martin
Seconded by Councillor Hunt

That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law 2012 No. 17585" pass its second reading.

RES.R12-280

Carried

It was then

Moved by Councillor Martin
Seconded by Councillor Hunt

That the Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law 2012 No. 17585" be held at the City Hall on Monday, February 20, 2012, at 7:00 p.m.

RES.R12-281

Carried

Council asked for clarification regarding the concerns expressed by Parks, Recreation and Culture regarding amenity space design. Staff clarified they are working with the applicant to address the amenity space and issues will be resolved prior to final adoption.

C. CORPORATE REPORTS

D. ITEMS REFERRED BY COUNCIL

NEWTON

1. **7905-0300-00**
6154 - 140 Street, 14025 and 14085 - 61 Avenue
Dwight Heintz, McElhanney Consulting Services Ltd. /
Jagmohan Singh and Kuljit Kaur Gosal /
Jasbir Singh Aujla and Kulwant Kaur Aujla /
Front Lane Custom Homes Ltd., Inc. No. 685036 /
Puran Construction (1997) Ltd., Inc. No. 537269
 NCP Amendment from "Detention Pond" to "Single Family Residential Flex 6 to 14.5" for a portion of the site / Rezoning from RA to RF-9 and RF-12
in order to allow subdivision into 36 single family residential small lots.

Note: Please refer to Item H.4 of the Regular Council Land - Use Agenda for By-law reading.

As requested at the May 9, 2011 Public Hearing, staff have resolved the issue of relocation of the pond and servicing of adjacent properties as outlined in the Additional Planning comments.

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

It was Moved by Councillor Hepner
 Seconded by Councillor Steele
 That Council grant Third Reading to
 Rezoning By-law No. 17400 rezoning subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)" and "Single Family Residential (9) Zone (RF-9)".

RES.R12-282

Carried
 with Mayor Watts and Councillor Villeneuve
 opposed

SURREY CITY CENTRE/WHALLEY

2. **7911-0095-00**
10325 - 142 Street
Berinderpal Singh , Crescent Creek Homes Inc. / 0885838 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.

Note: Please refer to Item H.5 of the Regular Council - Land Use Agenda for By-law reading.

As requested at the November 28, 2011 Public Hearing, staff have resolved concerns raised at the hearing as outlined in the Additional Planning comments.

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

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

1. Council consider Third Reading of Surrey Zoning By-law, 1993, No. 12000, Amendment By-law No. 17518, rezoning the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000).
2. Council consider support of Development Variance Permit No. 7911-0095-00.
3. Council instruct staff to resolve the following additional issues to those previously endorsed, prior to final adoption:
 - (a) submission of a subdivision plan to the satisfaction of the Approving Officer;
 - (b) the applicant transfer an approximately 229.58 square metre (2,471 sq. ft.) portion of the site to the City, in consideration of the road dedication requirements for the adjacent corner property at 10315 - 142 Street; and
 - (c) the applicant addresses the equitable distribution of the road construction costs between the subject property and the adjacent corner property at 10315 - 142 Street.

RES.R12-283

Carried

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

FINAL ADOPTIONS

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17239"
7910-0017-00 - Hayer Properties Ltd. c/o Barnett Dembek Architects
(Maciej Dembek)
RA to CD (BL 12000) - 6358 - 142 Street - to permit the development of a
40-unit townhouse development and protection of riparian area as open
space.

Approved by Council: July 26, 2010

Note: See Development Variance Permit No. 7910-0017-00 under Clerk's Report, Item I. 1(a).

Note: See Development Permit No. 7910-0017-00 under Clerk's Report, Item I. 2(a).

* Planning & Development advise (see memorandum dated January 26, 2012 in by-law back-up) that the condition of registering an easement over the property is no longer required.

* Planning & Development further advise that is in order for council to pass a resolution amending the South Newton Neighbourhood Concept Plan to redesignate the site from "Townhouse 15 upa" to "Townhouse 25 upa".

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Council amend the South Newton
Neighbourhood Concept Plan to redesignate the site from "Townhouse 15 upa" to
"Townhouse 25 upa".

RES.R12-284 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2010, No. 17239" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R12-285 Carried

2. "Surrey Land Use Contract No. 38, Authorization By-law, 1973, No. 4153, Partial
Discharge By-law, 2011, No. 17506"
7911-0225-00 - 0488056 B.C. Ltd.
c/o Cushman & Wakefield Ltd. (Bill Hobbs)
LUC to IL (BL 12000) - to allow the underlying IL Zone to regulate the site.

Approved by Council: November 7, 2011

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Land Use Contract No. 38,
 Authorization By-law, 1973, No. 4153, Partial Discharge By-law, 2011, No. 17506" be
 finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate
 Seal.

RES.R12-286

Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17415"
 7910-0230-00 - Prabhdev, Jagdev and Sukhpal Khara
 c/o H.Y. Engineering Ltd. (Lori Joyce)
 RA to RF-12 - 18296 Fraser Highway - to permit subdivision into
 approximately 8 small single family lots.

Approved by Council: May 30, 2011

- * Planning & Development advise (see memorandum dated February 1, 2012)
 it is in order for Council to pass a resolution amending the North
 Cloverdale West Neighbourhood Concept Plan to redesignate the site from
 Townhouse Cluster (10-12 upa) to Small Lots.

It was Moved by Councillor Hunt
 Seconded by Councillor Gill
 That Council is requested to pass a
 resolution amending the North Cloverdale West Neighbourhood Concept Plan to
 redesignate the site from Townhouse Cluster (10-12 upa) to Small Lots.

RES.R12-287

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2011, No. 17415" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.

RES.R12-288

Carried

MISCELLANEOUS

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17400"
 7905-0300-00 - Jagmohan S and Kuljit K. Gosal, Jasbir S. and Kulwant K. Aujla,
 Front Lane Custom Homes Ltd. and Puran Construction (1997) Ltd.
 c/o McElhanney Consulting Services Ltd. (Dwight Heintz)
 RA to RF-9 and RF-12 (BL 12000) - 6154 - 140 Street, 14025 and
 14085 - 61 Avenue - to permit subdivision into 36 single family residential
 lots.

Approved by Council: April 18, 2011

- (b) To reduce the minimum west side yard setback on a flanking street from 6.0 metres (19.5 ft.) to 4.0 metres (13.12 ft.).

To accommodate new stairs at the front doors of the units along 64 Avenue and 142 Street for a 40 unit townhouse project.

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

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Development Variance Permit
No. 7910-0017-00 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.R12-291

Carried

2. Formal Issuance of Development Permits

- (a) **Development Permit No. 7910-0017-00**
Hayer Properties Ltd.
6378 - 142 Street

Note: See By-law No. 17239 under Item H.1 of this agenda. See Development Variance Permit No. 7910-0017-00 under Item I.1(a)

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

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That the Mayor and Clerk be authorized to
execute Development Permit No. 7910-0017-00.

RES.R12-292

Carried

J. OTHER BUSINESS

K. ADJOURNMENT

It was

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


do now adjourn.

RES.R12-293


Carried

The Regular Council- Land Use meeting adjourned at 5:56 p.m.

Certified Correct:



Jane Sullivan, City Clerk



Mayor Dianne Watts