

Present:

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

Absent:**Councillors Entering
Meeting as Indicated:****Staff Present:**

City Clerk
City Manager
City Solicitor
Deputy City Clerk
General Manager, Engineering
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****FLEETWOOD/GUILDFORD**

1. **7911-0236-00**
10173 and 10183 - 152A Street
Matthew Cheng, Matthew Cheng Architect Inc. /
West Coast Hay Management Ltd., Inc. No. 0593012
OCP Amendment from Commercial to Town Centre / Rezoning from RF to C-15 /
Development Permit
*in order to to permit the development of a three-storey retail/office building with two
levels of underground parking.*

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:

1. a By-law be introduced to amend the OCP by redesignating the subject in
Planning Application No. 7911-0236-00 site from Commercial to Town
Centre 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. 7911-0236-00 from Single Family Residential Zone (RF) (By-law No. 12000) to Town Centre Commercial Zone (C-15) (By-law No. 12000) and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7911-0236-00 generally in accordance with the attached drawings (Appendix II).
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 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) 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
 - (f) registration of a shared driveway access easement in favour of the property to the south at 10163-152A Street.

RES.R12-790

Carried

It was

Moved by Councillor Martin
Seconded by Councillor Hunt

That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 318 Amendment By law 2012, No. 17638" pass its first reading.

RES.R12-791

Carried

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

- RES.R12-792 It was Moved by Councillor Martin
Seconded by Councillor Hunt
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 318 Amendment By law 2012, No. 17638" pass its
second reading. Carried
- RES.R12-793 It was then Moved by Councillor Martin
Seconded by Councillor Hunt
That the Public Hearing on "Surrey Official
Community Plan By-law, 1996, No. 12900, No. 318 Amendment By law 2012,
No. 17638" be held at the City Hall on Monday, May 7, 2012, at 7:00 p.m.
Carried
- RES.R12-794 It was Moved by Councillor Martin
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2012, No. 17639" pass its first reading.
Carried
- The said By-law was then read for the second time.
- RES.R12-795 It was Moved by Councillor Martin
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2012, No. 17639" pass its second reading.
Carried
- RES.R12-796 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. 17639" be held at the City
Hall on Monday, May 7, 2012, at 7:00 p.m.
Carried

NEWTON

2. **7912-0053-00**
7599 King George Boulevard
Andre Belliveau, Chandler Associates Architecture Inc. /
Surrey-West Business Park Inc., Inc. No. 511317
Development Variance Permit
in order to vary the number of permitted fascia signs.

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

RES.R12-797

It was Moved by Councillor Villeneuve
 Seconded by Councillor Hepner
 That Council approve Development Variance Permit No. 7912-0053-00 (Appendix III), to proceed to Public Notification to vary the Surrey Sign By-law (By-law No. 13656) to increase the maximum number of fascia signs from 3 to 7.

Carried

3. **7912-0034-00**
12850 – 87 Avenue
Rodney Lyons of Rodney C. Lyons Architect /
o875519 B.C. Ltd., Inc. No. BCo875519 /
Director Information: Brian David Blann / Brad Clarke /
Officer Information as at March 8, 2011: Brian David Blann (President) /
Clarke Brad (Secretary)
 Development Variance Permit
in order to relax the minimum rear yard setback thereby permitting an addition to the existing powder-coating building.

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

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

1. Council approve Development Variance Permit No. 7912-0034-00 (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the IL Zone from 7.5 metres (25 ft.) to 1.219 metres (4 ft.).
2. Council instruct staff to resolve the following issue 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.

RES.R12-798 Carried

4. **7911-0175-00**
13376 Comber Way
Avnash Banwait , Mainland Engineering (2007) Corporation /
South Hill Holdings Ltd., Inc. No. 906916
 Rezoning from CD (By-law No. 12425) to IL / Development Variance Permit
in order to permit a broad range of light impact industrial uses and reduce the minimum rear yard setback for a proposed 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 in Planning Application No. 7911-0175-00 from Comprehensive Development Zone (CD) (By-law No. 12425) to Light Impact Industrial Zone (IL) (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7911-0175-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the IL Zone from 7.5 metres (25 ft.) to 1.5 metres (5 ft.).
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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (d) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture.

RES.R12-799 Carried

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2012, No. 17640" pass its first reading.

RES.R12-800 Carried

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

- RES.R12-801 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2012, No. 17640" pass its second reading.
Carried
- RES.R12-802 It was then Moved by Councillor Gill
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17640" be held at the City
Hall on Monday, May 7, 2012, at 7:00 p.m.
Carried

RESIDENTIAL/INSTITUTIONALCLOVERDALE/CLAYTON

5. **7911-0071-00**
18737 and 18711 - 54 Avenue
Greg Mitchell, McElhanney Consulting Services Ltd. / Trevor A Jones /
Sukhvinder K Sandhu / Ranjit S Sandhu
Rezoning from RA to CD (based on RH-G)
to allow subdivision into thirteen (13) small suburban single family lots.

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

Greg Mitchell, McElhanney Consulting Services Ltd. (representing the property owners): The applicants have been working with the City but have unfortunately not been able to come to an agreement on the lot design. The original proposal is to subdivide into 13 lots, which is in conformance with the transportation road concept as per an existing application. The delegation noted the density of the site is lower than an OCP amendment. The applicants recognize that some neighbours are opposed while others are in favour; the planned road design was amended to maximize tree retention.

Council commented that Lots 13, 12, and 11 are the main areas of contention. Lot 11 the frontage would have been on 54 Avenue, the main entry would be off the side street which is the future road (187). The delegation noted that the access of Lot 11 will be designed to ensure what is seen from across the street looks appropriate. The delegation further clarified that the front of the home will not face south, it will appear to face 54 Avenue, and the garage will appear to be the side of the house, it was noted that the lots on the east side of 157 are not before City Hall at this time. Council expressed concern regarding the width of the lots and the associated grades.

Council commented that the far side of 188A is zoned as RF; the delegation was asked for detail regarding the transition from 1/2 acre gross density as it appears that the lots to the east of their site will be considerably smaller in width. The

delegation clarified that the application to the east encompasses 12 of the lots (7911-0019-00) will work to ensure their application is consistent.

It was Moved by Councillor Hunt
Seconded by Councillor Gill
That Council refer application

No. 7911-0071-00 back to staff to:

1. address the issues raised at the Regular Council Land Use meeting; and
2. to work out the cash in lieu agreement for parkland.

RES.R12-803

Carried

6. **7911-0291-00**
7241 and Portion of 7259 - 192 Street
Maggie Koka, Aplin & Martin Consultants Ltd. /
Legendary Developments (Clayton) Ltd., Inc. No. BCo897820
OCP Amendment of a portion from Suburban to Urban
Rezoning from RA and RF-12C to RF-12C, RM-23 and RF
Development Permit
in order to allow subdivision into 4 RF-12C lots with adjoining land, 3 RM-23 lots and 1 remainder lot.

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. a By-law be introduced to amend the OCP for 7241-192 Street, by redesignating the property from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone Blocks A through D as shown on the Survey Plan attached as Appendix I in Planning Application No. 7911-0291-00, as follows:
 - (a) Block A on the Survey Plan from "One-Acre Residential Zone (RA)"(By-law No. 12000) to "Single Family Residential (12) Coach House Zone (RF-12C)"(By-law No. 12000);

- (b) Block B on the Survey Plan from "Single Family Residential (12) Coach House Zone (RF-12C)"(By-law No. 12000) to "Multiple Residential 23 Zone (RM-23)"(By-law No. 12000);
 - (c) Block C on the Survey Plan from "One-Acre Residential Zone (RA)"(By-law No. 12000) to "Multiple Residential 23 Zone (RM-23)" (By-law No. 12000); and
 - (d) Block D on the Survey Plan from "One-Acre Residential Zone (RA)"(By-law No. 12000) to "Single Family Residential Zone (RF)"(By-law No. 12000)
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 and landscape buffer plan for proposed Lots 5 to 7 and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) removal of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) registration of a Section 219 Restrictive Covenant for "no build" and maintenance of the 3-metre (10 ft.) landscape buffer along 192 Street on proposed Lots 5 to 7;
 - (g) discharge of "no build" Restrictive Covenant No. BB2004661, currently registered on the northern subject lot at 7259 – 192 Street;
 - (h) registration of a Section 219 Restrictive Covenant for "no build" on proposed Lot 8, until future consolidation with the adjacent property to the south at 19175 - 72 Avenue;
 - (i) registration of a party wall and corresponding easement agreements for proposed Lots 5 to 7;

(j) registration of a Section 219 Restrictive Covenant for a minimum 4.6-metre (15 ft.) building setback, from 192 Street property line to building face, on the proposed RM-23-zoned lots (proposed Lots 5 to 7).

RES.R12-804

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 319 Amendment By law 2012, No. 17641" pass its first reading.

RES.R12-805

Carried

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

It was

Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 319 Amendment By law 2012, No. 17641" pass its second reading.

RES.R12-806

Carried

It was then

Moved by Councillor Hunt
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Official Community Plan By-law, 1996, No. 12900, No. 319 Amendment By law 2012, No. 17641" be held at the City Hall on Monday, May 7, 2012, at 7:00 p.m.

RES.R12-807

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17642" pass its first reading.

RES.R12-808

Carried

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

It was

Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17642" pass its second reading.

RES.R12-809

Carried

It was then

Moved by Councillor Hunt
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17642" be held at the City Hall on Monday, May 7, 2012, at 7:00 p.m.

RES.R12-810

Carried

7. **7907-0283-00**
19565 - 72 Avenue
Greg Mitchell, McElhanney Consulting Services Ltd. / Jagbir S Malhi
OCP Amendment from Suburban to Urban
NCP Amendment of a portion from 10 – 15 u.p.a. Special Residential to 10 – 15 u.p.a. (Medium Density)
Rezoning from RA to RF-9C
in order to allow subdivision into 10 RF-9C 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 Martin
That:

1. a By-law be introduced to amend the OCP by redesignating the subject site in Planning Application No. 7907-0283-00 from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone the subject site in Planning Application No. 7907-0283-00 from One-Acre Residential Zone (RA) (By-law No. 12000) to Single Family Residential (9) Coach House Zone (RF-9C) (By-law No. 12000) and a date be set for Public Hearing.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.
5. Council pass a resolution to amend East Clayton Neighbourhood Concept Plan (NCP) Extension – North of 72 Avenue to redesignate a portion of the

land from 10 – 15 upa Special Residential to 10 – 15 upa (Medium Density) when the project is considered for final adoption.

RES.R12-811

Carried

Mayor Watts noted the problem in Clayton with small lots, coach houses, and basement suites and asked staff to address whatever needs to be done to mitigate the issue. Council clarified that there is supposed to be a Coach House or a Secondary Suite in the RF9C zones in Clayton, not both. Unfortunately several of the homeowners within the zone also add a secondary suite. This is when parking becomes an issue, and emergency access can be compromised.

Staff clarified that covenants have been implemented to prohibit secondary suites in the past, and they could be applied to this application, however they have not been that successful.

Staff clarified that the subject area is zoned RF9 and that the area is encountering after effect changes. It could still be developed as an RF9 zone, the lot design has been established such that there can be an independent garage. Changing it from RF9 to RF9C would have a ramification on providing affordable housing options. The RF9C zone was introduced to create the opportunity for a legal second suite in a coach house type of arrangement and to create the highest value for the consumer. Ground entry housing is perceived as a higher quality of life than a condo development. The RF9C zone was made to ensure that the width of streets, lots, and pavement could be maximized to not create undue hardship in the neighbourhoods. Parking is an important consideration, as the requirement increases; it might create housing that is unaffordable. The intent was to not create more expense than necessary. East Clayton was an experimental format with many types of housing within a neighbourhood with different types intermixed. Parking is an issue, but to move too far away from the RF9C zone would not be a solution, additional review with additional amenity afforded by a block-by-block basis to establish enough parking and not too much so that an economic impact is not created. Further analysis should be done to figure out a better way to address the issue.

Council noted the problem is the lot sizes in terms of the setbacks and the interaction of the second building and how parking can be accommodated. The issue of parking should be reviewed, the ability to accommodate guests and others. It should be considered if that is a form of housing; staff was asked to give solutions in terms of options.

It was

Moved by Councillor Hunt

Seconded by Councillor Gill

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 320 Amendment By law 2012, No. 17643" pass its first reading.

RES.R12-812

Carried

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

- RES.R12-813 It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 320 Amendment By law 2012, No. 17643" pass its
second reading.
Carried
- RES.R12-814 It was then Moved by Councillor Hunt
Seconded by Councillor Gill
That the Public Hearing on "Surrey Official
Community Plan By-law, 1996, No. 12900, No. 320 Amendment By law 2012,
No. 17643" be held at the City Hall on Monday, May 7, 2012, at 7:00 p.m.
Carried
- RES.R12-815 It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2012, No. 17644" pass its first reading.
Carried
- The said By-law was then read for the second time.
- RES.R12-816 It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2012, No. 17644" pass its second reading.
Carried
- RES.R12-817 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. 17644" be held at the City
Hall on Monday, May 7, 2012, at 7:00 p.m.
Carried

8. **7907-0115-00**
Portion of 16390 - 64 Avenue
Colin Hogan, Focus Architecture Incorporated /
RDG Meadowridge Development Ltd., Inc. No. 452323
Heritage Revitalization Agreement / Development Permit
*in order to permit a change to the heritage conservation strategy for the Bose Barn of
the Meadowridge Farm (Bose Farm) and to allow the development of a new amenity
building as part of a proposed 253-apartment unit development.*

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

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

1. Council file City of Surrey Heritage Revitalization Agreement By-law, 2009, No. 16999.
2. a By-law be introduced to allow the property owner and the City of Surrey to enter into a new Heritage Revitalization Agreement for the restoration, adaptive reuse and maintenance of the Henry John (Harry) Bose Farmhouse, the Meadowridge Farm Barn and the Dairy Building (Appendix III in Planning Application No. 7907-0115-00).
3. Council is requested to consider First, Second and Third Readings of the new Heritage Revitalization Agreement By-law.
4. Council authorize staff to draft Development Permit No. 7907-0115-00 in accordance with the amended attached drawings (Appendix II);
5. Council instruct staff to resolve the following additional issues to those previously endorsed, prior to final adoption:
 - (a) resolution of all urban design issues regarding the new amenity building to the satisfaction of the Planning and Development Department; and
 - (b) submission of a landscaping plan and landscaping cost estimate reflecting the changes to the landscaping around the Barn, to the specifications and satisfaction of the Planning and Development Department.

RES.R12-818

Carried

It was Moved by Councillor Villeneuve
 Seconded by Councillor Gill
 That " City of Surrey Heritage Revitalization Agreement By-law, 2009, No. 16999" be filed.

RES.R12-819

Carried

It was Moved by Councillor Steele
 Seconded by Councillor Hunt
 That "City of Surrey Heritage Revitalization Agreement By-law, 2012, No. 17645" pass its first reading.

RES.R12-820

Carried

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

- (b) to reduce the minimum setback of the C-8 Zone from 7.5 metres (25ft.) to 3.1 metres (10.2 ft.) for the west (front) yard for the existing commercial building;
- (c) to reduce the minimum setback of the C-8 Zone from 7.5 metres (25ft.) to 6.4 metres (21.0 ft.) for the south side yard for the existing commercial building; and
- (d) to reduce the minimum setback of the C-8 Zone from 7.5 metres (25ft.) to 3.0 metres (9.8 ft.) for the north side yard for the existing commercial building.

5. 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;
- (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) ensure that the commercial component of the site meets all City standards and requirements, including signage requirements, to the satisfaction of the Planning and Development Department;
- (e) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture; and
- (f) the applicant adequately address the impact of no indoor amenity space.

RES.R12-823

Carried

It was

Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2012, No. 17646" pass its first reading.

RES.R12-824

Carried

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

RES.R12-827

Carried

It was

Moved by Councillor Hunt
Seconded by Councillor SteeleThat "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2012, No. 17647" pass its first reading.

RES.R12-828

Carried

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

It was

Moved by Councillor Hunt
Seconded by Councillor SteeleThat "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2012, No. 17647" pass its second reading.

RES.R12-829

Carried

It was then

Moved by Councillor Hunt
Seconded by Councillor SteeleThat the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17647" be held at the City
Hall on Monday, May 7, 2012, at 7:00 p.m.

RES.R12-830

Carried**11. 7909-0132-00****6181 - 142 Street****Matthew Cheng / Matthew Cheng Architect Inc. / Kulwant Singh Gill,
Gurpreet Kaur Gill / Sarwan Singh Dhaliwal / Manjit Kaur Dhaliwal /
Pritam Singh Mander / Lakhwinder Singh Sidhu / Inderjit Kaur Sandhu /
Harleen Kaur Brar / Darshan Singh Dhillon / Gурpal Singh Gill /
Charanjit Kaur Gill / Randhir Singh Sihota / Jaspal Singh Sihota /
Kulwinder Singh Kharod / Malwinder Singh Kharod**NCP Amendment for a portion of the site from Single Family Residential Flex 6 to
14.5 and Single Family Small lots to Townhouses 25 upa max

Rezoning from RA to CD, RF and RH

Development Permit

*in order to permit the development of 62 townhouse units, a park greenway lot, and a
remainder lot.*The General Manager, Planning & Development was recommending approval of
the recommendations outlined in his report.

It was

Moved by Councillor Hunt
Seconded by Councillor Gill

That:

1. a By-law be introduced to rezone the portion of the property defined as Block A on the survey plan attached as Appendix I in Planning Application No. 7909-0132-00 from "One Acre Residential Zone (RA)" (By-law No.

- 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and the portion of the property defined as Block C on the survey plan attached as Appendix I in Planning Application No. 7909-0132-00 from "One Acre Residential Zone (RA)" (By-law No. 12000) to "Half Acre Residential Zone (RH)" (By-law No. 12000) and a date be set for Public Hearing.
2. a By-law be introduced to rezone the portion of the property defined as Block B on the survey plan attached as Appendix in Planning Application No. 7909-0132-00 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.
 3. Council authorize staff to draft Development Permit No. 7909-0132-00 generally in accordance with the attached drawings (Appendix II).
 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 finalized 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) the applicant address the deficiency in tree replacement on the subject site;
 - (h) 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; and
 - (i) registration of a Section 219 Restrictive Covenant for no-build on proposed Lot 3 until such time as it is rezoned and developed for Mixed Commercial/Residential townhouses as per the South Newton NCP.

- (j) registration of a Section 219 Restrictive Covenant on Lot 2 to indicate to future owners of the townhouse units that the adjacent Lot 3 will be a mixed commercial/residential use in the future.

5. Council pass a resolution to amend the South Newton NCP to redesignate the portion of the land shown as Lot 2 on the proposed plan of subdivision in Appendix II, and as illustrated in Appendix VI, from "Single Family Residential Flex 6 to 14.5" and "Single Family Small Lots" to "Townhouses 25 upa max." when the project is considered for final adoption.

RES.R12-831

Carried

Mayor Watts requested detail regarding the tree retention plan and asked staff if there was any way the parking could be reconfigured to retain additional trees near the mixed-use building. Staff clarified the design was modified to retain significant trees and effort has been put into managing tree preservation. Staff clarified that a future application will come forward and at that time more work can be done to review how more trees can be maintained.

It was

Moved by Councillor Hunt

Seconded by Councillor Martin

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

Amendment By-law, 2012, No. 17648" pass its first reading.

RES.R12-832

Carried

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

It was

Moved by Councillor Hunt

Seconded by Councillor Martin

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

Amendment By-law, 2012, No. 17648" pass its second reading.

RES.R12-833

Carried

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. 17648" be held at the City Hall on Monday, May 7, 2012, at 7:00 p.m.

RES.R12-834

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Martin

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

Amendment By-law, 2012, No. 17649" pass its first reading.

RES.R12-835

Carried

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

13. **7911-0325-00**
3151 - 140 Street and 13952 - 32 Avenue
Maggie Koka, Aplin & Martin Consultants Ltd. / Gurinder Gary Dhaliwal /
Darshan Singh Dhaliwal / Harvinder Kaur Dhaliwal
 OCP amendment from Suburban to Urban / Rezoning from RA to RH and CD
 (based on RM-10)
 Development Permit
in order to permit the development of 24 townhouse units and 1 half-acre residential lot.

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

It was Moved by Councillor Hunt
 Seconded by Councillor Martin
 That Application 7911 0325-00 be referred
 back to staff.

RES.R12-839

Carried
 with Councillor Villeneuve opposed

Maggie Koka, Aplin & Martin Consultants Ltd.: Noted the proposal is to introduce a duplex type concept to complete the corner. The intent is to provide more of a transition and another form of housing in the neighbourhood. The applicant would like to move forward with staff and have an opportunity to work with members of the community to work out the details of what the final proposal will look like.

Council noted that 137 individuals signed a petition in opposition to the development. The delegation acknowledged the proposal has raised concerns and would look to working through public consultation process to address them.

14. **7912-0044-00**
17425, 17429 and 17428 - 1 Avenue
Geoff Barker , Peace Portal Holdings Ltd. /
Peace Portal Holdings Ltd., Inc. No. 555884
 Development Variance Permit
in order to vary setbacks for houses on three (3) 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 Martin
 That:

1. Council approve Development Variance Permit No. 7912-0044-00 (Appendix II) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 m (25 ft.) to 6.0 m (20 ft.) for Lots 23 and 27;
 - (b) to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 m (25 ft.) to 5.50 m (18 ft.) for 50% of building width and 6.0 m (20 ft.) for the remaining length of the rear building face for Lot 22; and
 - (c) to reduce the minimum front yard setback of the RF-12 Zone from 6.0 m (20 ft.) to 5.5 m (18 ft.) for Lots 22, 23 and 27.
2. Council instruct staff to resolve the following issues prior to Final Approval:
- (a) submission of finalized landscaping treatments on Lots 23 and 27, to the satisfaction of the City Landscape Architect; and
 - (b) registration of a Section 219 Restrictive Covenant for Design Control on Lot 27.

RES.R12-840

Carried

15. **7912-0072-00**
350 - 174 Street
Colin A. Hogan , Focus Architecture Incorporated /
Apex Management Services Ltd., Inc. No. 0635860 /
0693108 B.C. Ltd., Inc. No. 0693108 /
Director Information: Sukhvinder Singh Rana / Officer Information as at
April 21, 2011: Sukhvinder Singh Rana (President) /
546598 B.C. Ltd., Inc. No. 0546598 / Director Information: Manjit Bains /
Officer Information as at July 11, 2011: Manjit Bains (President/Secretary) /
0762235 B.C. Ltd., Inc. No. 0762235 /
Director Information: Iqbal Singh Grewal /
Officer Information as at June 29, 2011: Iqbal Singh Grewal
(President/Secretary) / Span Projects Inc., Inc. No. 0761801
Development Variance Permit
in order to reduce the minimum east yard and south yard setback requirements for a townhouse project in the Douglas area.

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

It was

Moved by Councillor Hayne

Seconded by Councillor Hunt

That Council approve Development Variance

Permit No. 7912-0072-00 (Appendix II) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum south yard setback of the CD Zone (By-law No. 17152) from 7.5 metres (25 ft.) to 5.14 metres (16.9 ft.) for Building 4, 5 and 6; and
- (b) to reduce the minimum east yard setback of the CD Zone (By-law No. 17152) from 6 metres (20 ft.) to 5.36 metres (17.6 ft.) for Building 7 and 8.

RES.R12-841

Carried

16. **7911-0087-00**
2954 O'Hara Lane
Clarence Arychuk, Hunter Laird Engineering Ltd. / Luisa G Krusel, Executor of the Will of Gerald Danny Wayne Krusel, Deceased
 Development Variance Permit
in order to retain an existing single family dwelling as part of a 2-lot subdivision.

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. 7911-0087-00 (Appendix III) to proceed to Public Notification to reduce the minimum side yard setback of the RF Zone from 1.8 m (6 ft.) to 1.3 m (4.2 ft.) for proposed Lot 2.

RES.R12-842

Carried

17. **7912-0068-00**
2786 - 160 Street
Michael Helle, Coastland Engineering & Surveying Ltd. / Elizabeth Morag McJannett
 OCP amendment from Suburban to Urban / Rezoning from RA to RF and RF-9 / Development Variance Permit
in order to allow subdivision into 8 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 Gill
 That:

- 1. a By-law be introduced to amend the OCP by redesignating the subject site in Planning Application No. 7912-0068-00 from Suburban to Urban and a date for Public Hearing be set.
- 2. Council determine the opportunities for consultation with persons, organizations, and authorities that are considered to be affected by the

proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.

- 3. a By-law be introduced to rezone Block 1 Appendix VIII in Planning Application No. 7912-0068-00 from "One Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000) and Block 2 Appendix VIII in Planning Application No. 7912 0068-00 from "One Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing (Appendix IX).
- 4. Council approve Development Variance Permit No. 7912-0068-00 (Appendix VIII) to proceed to Public Notification to reduce the minimum side yard setback of the RF Zone from 1.8 m (6 ft.) to 1.3 m (4.2 ft.) for proposed Lot 5.
- 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 an acceptable tree survey and a statement regarding tree preservation;
 - (d) applicant to address the tree deficit;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (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 driveway and garage location on proposed Lot 5.

RES.R12-843

Carried

It was

Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 321 Amendment By law 2012, No. 17650" pass its first reading.

RES.R12-844

Carried

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

RES.R12-845 It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 321 Amendment By law 2012, No. 17650" pass its
second reading.
Carried

RES.R12-846 It was then Moved by Councillor Hunt
Seconded by Councillor Gill
That the Public Hearing on "Surrey Official
Community Plan By-law, 1996, No. 12900, No. 321 Amendment By law 2012,
No. 17650" be held at the City Hall on Monday, May 7, 2012, at 7:00 p.m.
Carried

RES.R12-847 It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2012, No. 17651" pass its first reading.
Carried

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

RES.R12-848 It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2012, No. 17651" pass its second reading.
Carried

RES.R12-849 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. 17651" be held at the City
Hall on Monday, May 7, 2012, at 7:00 p.m.
Carried

18. **7911-0220-00**
2650 - 137 Street
Lori Joyce, H.Y. Engineering Ltd. / Lakhbir Singh Bindra /
Raghbir Singh Bindra
Rezoning from RA to RH / Development Variance Permit
*in order to allow subdivision into two single family half-acre lots, and to relax the lot
width requirement of the RH Zone.*

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

It was

Moved by Councillor Hunt
Seconded by Councillor Gill
That:

1. a By-law be introduced to rezone the subject site in Planning Application No. 7911-0220-00 from One Acre Residential Zone (RA) (By-law No. 12000) to Half-Acre Residential Zone (RH) (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7911-0220-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RH Zone from 30 metres (98 ft.) to 28.8 metres (94 ft.) for Lot 1; and
 - (b) to reduce the minimum lot width of the RH Zone from 30 metres (98 ft.) to 24.0 metres (79 ft.) for Lot 2.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) 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;
 - (e) demolition of a portion of the existing dwelling and other structures to the satisfaction of the Planning and Development Department;
 - (f) completion of upgrades of the existing dwelling proposed for retention on proposed Lot 1 in accordance with the renovations identified by the Design Consultant and to the satisfaction of the City; and
 - (g) registration of a Section 219 Restrictive Covenant for protected trees (Tree Tag Nos. 415 and 882).

RES.R12-850

Carried

3. a By-law be introduced to rezone the portion of the property at 13557 – 16 Avenue shown as Block A on the survey plan in Appendix II in Planning Application No. 7911-0288-00 from One-Acre Residential Zone (RA) (By-law No. 12000) and Single Family Residential Zone (RF) to Comprehensive Development Zone (CD) (By-law No. 12000) and a date be set for Public Hearing.
4. a By-law be introduced to rezone the property at 13589 – 16 Avenue, and the portion of the property at 13557 – 16 Avenue shown as Block A on the survey plan in Appendix III in Planning Application No. 7911-0288-00, from Local Commercial Zone (C-4) (By-law No. 12000) and Single Family Residential Zone (RF) to Comprehensive Development Zone (CD) (By-law No. 12000) and a date be set for Public Hearing.
5. Council approve the applicant's request to eliminate the required indoor amenity space.
6. Council authorize staff to draft Development Permit No. 7911-0288-00 generally in accordance with the attached drawings (Appendix V).
7. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including completion of 17 Avenue in the unopened road allowance, 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 finalized 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (h) registration of a Section 219 Restrictive Covenant for "no-build" over portions of proposed Lots 1 to 4 to ensure retention of existing mature trees;
- (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 adequately address the impact of no indoor amenity space;
- (k) the applicant address the deficiency in tree retention on the subject site;
- (l) the applicant is to provide a 15% cash-in-lieu of parkland contribution to achieve the half-acre gross density type lots; and

8. Council pass a resolution to amend the Semiahmoo Peninsula Local Area Plan to redesignate the portion of the site shown as Lot 5 on the proposed plan of subdivision in Appendix IV from "Suburban Residential ½ Acre" to "Mixed Commercial/Residential" when the project is considered for final adoption.

RES.R12-854

Carried

It was

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

By-law, 1996, No. 12900, No. 322 Amendment By law 2012, No. 17653" pass its first reading.

RES.R12-855

Carried

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

It was

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

By-law, 1996, No. 12900, No. 322 Amendment By law 2012, No. 17653" pass its second reading.

RES.R12-856

Carried

It was then

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

Community Plan By-law, 1996, No. 12900, No. 322 Amendment By law 2012, No. 17653" be held at the City Hall on Monday, May 7, 2012, at 7:00 p.m.

RES.R12-857

Carried

RES.R12-858 It was Moved by Councillor Hepner
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2012, No. 17654" pass its first reading.
Carried

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

RES.R12-859 It was Moved by Councillor Hepner
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2012, No. 17654" pass its second reading.
Carried

RES.R12-860 It was then Moved by Councillor Hepner
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17654" be held at the City
Hall on Monday, May 7, 2012, at 7:00 p.m.
Carried

RES.R12-861 It was Moved by Councillor Hepner
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2012, No. 17655" pass its first reading.
Carried

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

RES.R12-862 It was Moved by Councillor Hepner
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2012, No. 17655" pass its second reading.
Carried

RES.R12-863 It was then Moved by Councillor Hepner
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17655" be held at the City
Hall on Monday, May 7, 2012, at 7:00 p.m.
Carried

SURREY CITY CENTRE/WHALLEY

20. 7910-0288-00
14084 - 109 Avenue
Roger Jawanda, Citiwest Consulting Ltd. / Harbinder K Gill /
Chamkaur S Gill
Development Variance Permit

in order to reduce the rear and side yard setbacks for an existing accessory building on proposed Lot 1.

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 Council approve Development Variance Permit No. 7910-0288-00 (Appendix III) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum rear yard setback for an accessory building in the RF Zone from 1.8 metres (6 ft.) to 0.4 metre (1 ft.); and
- (b) to reduce the minimum side yard setback for an accessory building in the RF Zone from 1 metre (3 ft.) to 0.6 metre (2 ft.).

RES.R12-864

Carried

21. 7912-0058-00
13028 - 109 Avenue
Joe Ehizode / Joe O Ehizode / Queen Ehizode
 Rezoning from RF to CCR / Development Variance Permit
in order to permit a child care centre within a single family dwelling, for a maximum of 25 children.

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

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

- 1. a By-law be introduced to rezone the subject site in Planning Application No. 7912-0058-00 from "Single Family Residential Zone" (RF) (By-law No. 12000) to "Child Care Zone" (CCR) (By-law No. 12000) and a date be set for Public Hearing.
- 2. Council approve Development Variance Permit No. 7912-0058-00, (Appendix IV) to proceed to Public Notification to vary the Zoning By-law to reduce the minimum number of on-site parking spaces for a child care facility from 8 to 5.
- 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 building permit drawings that satisfactorily address Building Code requirements; and
- (c) the applicant enter into a Good Neighbour Agreement to ensure that the operation of the child care centre is done in a safe and attractive manner.

RES.R12-865

Carried

It was

Moved by Councillor Hunt
Seconded by Councillor Gill

Amendment By-law, 2012, No. 17656"

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

RES.R12-866

Carried

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

It was

Moved by Councillor Hunt
Seconded by Councillor Gill

Amendment By-law, 2012, No. 17656"

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

RES.R12-867

Carried

It was then

Moved by Councillor Hunt
Seconded by Councillor Gill

By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17656" be held at the City Hall on Monday, May 7, 2012, at 7:00 p.m.

That the Public Hearing on "Surrey Zoning

RES.R12-868

Carried

C. CORPORATE REPORTS

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

Item No. L005

Application to Deposit Soil on the Property at
14933 Colebrook Road
File: 4520-80 (14933-80303)

The General Manager, Engineering submitted a report to advise Council about an application to deposit soil at 14933 Colebrook Road and to advance the application to Public Hearing as required by the "Surrey Soil Conservation and Protection By-law, 2007, No. 16389" all in accordance with Council Policy.

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

This item was out of order

D. ITEMS TABLED BY COUNCIL

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

FINAL ADOPTIONS

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17101"
7909-0135-00 - Lakewood Fusion Developments Ltd. c/o Harald Trepke
RA to RM-30 (BL 12000) - 13844, 13868 and 13888 - 62 Avenue - to permit
the development of 56 townhouse units.

Approved by Council: December 14, 2009

Note: See Development Permit No. 7909-0135-00 under Clerk's Report,
Item I. 2 (b)

- * Planning & Development advise (see memorandum dated April 18, 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
site from Townhouse 15 upa max to Townhouse 25 upa max.

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

RES.R12-869 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2009, No. 17101" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R12-870 Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17495"
7911-0109-00 - 0704174 B.C. Ltd.
c/o Fairborne Fleetwood Homes Ltd. (Jennifer Randall)
RA to RM-30 (BL 12000) - to permit the development of 72 townhouse
units.

Approved by Council: October 3, 2011

Note: See Development Permit No. 7911-0109-00 under Clerk's Report, Item I.2(c)

Note: See Development Variance Permit No. 7911-0109-00 under Clerk's Report,
Item I.1(c).

It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17495" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R12-871

Carried

3. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 308 Amendment
By-law, 2012, No. 17541"
7910-0113-00 - B & B Contracting Ltd.
c/o Pacific Land Resource Group (Oleg Verbenkov)
To redesignate a portion of the site from Agricultural (AGR) to Industrial
(IND).

Approved by Council: January 9, 2012

This By-law is proceeding in conjunction with By-law No. 17542

It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 308 Amendment By law, 2012, No. 17541" be finally
adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R12-872

Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17542"
7910-0113-00 - B & B Contracting Ltd.
c/o Pacific Land Resource Group (Oleg Verbenkov)
A-2 to CD (BL 12000) - To permit the development of a head office and
warehouse facility in Campbell Heights for a regional contractor.

Approved by Council: January 9, 2012

Note: See Development Permit No. 7910-0113-00 under Clerk's Report, Item I.2(d)

This By-law is proceeding in conjunction with By-law No. 17541

It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2012, No. 17542" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R12-873

Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17131"
7909-0058-00 - 0931151 BC. Ltd., c/o Sukhwinder Sanghe
RH to CD (BL 12000) - 14187 - 62 Avenue - to permit the development of a
neighbourhood scale mixed-use commercial/residential development
including 781 m² (8,414 sq. ft.) of commercial space and four (4) apartment
units above.

Approved by Council: March 1, 2010

Note: See Development Permit No. 7909-0058-00 under Clerk's Report,
Item I.2(e).

It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2010, No. 17131" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R12-874

Carried

6. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 103
Amendment By-law, 2010, No. 17199"
7910-0074-00 - Mander Holdings Ltd., c/o H. Y. Engineering Ltd. (Lori Joyce)
To amend "Surrey Official Community Plan By-law 1996, No. 12900" as amended
Division A. Schedule B Temporary Use Permit Areas, under the heading
Temporary Industrial Use Permit Areas, by adding a new heading
"Temporary Industrial Use Permit Area No. 39" - "Truck Parking". This application
will allow truck parking on the property located at 10692 Scott Road for a period
not to exceed two years.

Approved by Council: June 21, 2010

Note: See Temporary Industrial Use Permit No. 7910-0074-00 under
Clerk's Report, Item No. I.3(a)

It was Moved by Councillor Hunt
 Seconded by Councillor Gill
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, Text No. 103 Amendment By-law, 2010, No. 17199" be
 finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate
 Seal.

RES.R12-875

Carried

7. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 236 Amendment
 By-law, 2009, No. 16885"
 7908-0099-00 - The Synod of the Diocese of New Westminster, 690174 B.C. Ltd.,
 Jaswant Sangha, Douglas Wills, Balbir Dale, Panorama Parkview
 Homes Ltd. Grewal Management Ltd. Jaswant and Parmjit
 Sangha, Ranjit and Svender Sangha, c/o Hunter Laird Engineering
 Ltd. (Clarence Arychuk)
 To authorize the redesignation of the site located at 12996, 13020, 13034, 13052,
 13068 and 13076 - 60 Avenue from Suburban (SUB) to Urban (URB).

This by-law is proceeding in conjunction with By-law 16886A & 16886B.

This item was out of order

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16886A"
 7908-0099-00 - The Synod of the Diocese of New Westminster, 690174 B.C. Ltd.,
 Jaswant Sangha, Douglas Wills, Balbir Dale, Panorama Parkview
 Homes Ltd. Grewal Management Ltd. Jaswant and Parmjit
 Sangha, Ranjit and Svender Sangha, c/o Hunter Laird Engineering
 Ltd. (Clarence Arychuk)
 RA and PA-1 to CD (BL 12000) - (Block A) - Portion of 12996 and
 13020 - 60 Avenue to reconfigure a lot to accommodate an existing church.

This by-law is proceeding in conjunction with By-law 16885 & 16886B.

This item was out of order

9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16886B"
 7908-0099-00 - The Synod of the Diocese of New Westminster, 690174 B.C. Ltd.,
 Jaswant Sangha, Douglas Wills, Balbir Dale, Panorama Parkview
 Homes Ltd. Grewal Management Ltd. Jaswant and Parmjit
 Sangha, Ranjit and Svender Sangha, c/o Hunter Laird Engineering
 Ltd. (Clarence Arychuk)
 RA to RF-9 and RF-12 (BL 12000) - Blocks B and C - 13076 - 60 Avenue,
 Portions of 12996, 13020, 13034, 13052, 13068 - 60 Avenue - to allow
 subdivision into 58 single family small lots and 23 standard single family
 lots.

This by-law is proceeding in conjunction with By-law 16885 & 16886A.

Approved by Council: February 23, 2009

- * Planning & Development advise (see memorandum dated April 18, 2012 in by-law back-up) that it is now in order for Council to pass a resolution to amend the West Newton Highway No. 10 Neighbourhood Concept Plan to redesignate a portion of the site from "Small Lot (10 upa) and "Small Lot with Lane (13 upa)" to Institutional" and make a minor adjustment to the proposed road layout.

This item was out of order

- 10. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17422"
7911-0022-00 - City of Surrey
c/o Surrey City Development Corp. (Dwight Ecklund)
IL to CD (BL 12000) - 12948 - 115 Avenue - to permit the development of a brewery with ancillary retail sales.

Approved by Council: June 13, 2011

Note: See Development Permit No. 7911-0022-00 under Clerk's Report Item I. 2(f)

Note: See Development Variance Permit No. 7911-0022-00 under Clerk's Report Item I.1(d)

Note: The civic address of the site in Planning Application No. 7911-0022-00 has changed to 11411 Bridgeview Drive.

- * Planning & Development advise (see memorandum dated April 17, 2012 in by-law back-up) that additional road dedication at the 129 Street/Bridgeview Drive intersection was required. Consequently, the front yard and flanking side yard setbacks will be reduced. This change does not affect use or density, therefore, a further public hearing is not required.

It was

Moved by Councillor Hunt
Seconded by Councillor Gill

That Council rescind Resolution R11-1144 of the June 27, 2011 Regular Council-Public Hearing meeting passing Third Reading of "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17422".

RES.R12-876

Carried

- It was Moved by Councillor Hunt
Seconded by Councillor Gill
That Council amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17422" in Part 2, Section F. As follows:
- i. Amend the *Front Yard* setback by deleting "7.5 M [25 ft]" and replacing with "6.5 m. [21 ft]"; and
- ii. Amend the *Side Yard* on a *Flanking Street* setback by deleting "6.0 m. [20 ft.]" and replacing with "1.75 m. [5.5 ft]".
- RES.R12-877 Carried
- It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17422" pass its third reading as amended.
- RES.R12-878 Carried
- It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17422" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
- RES.R12-879 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. 7912-0022-00**
Qualico Developments (Vancouver) Inc. and Stronghold Capital Inc.
2861 and 2869 - 160A Street

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 17C, Section F, to reduce the minimum side yard setback from 2.8 metres (9 ft.) to 0.92 metres (3.0 ft.) on Lot 31 and 0.98 metres (3.2 ft.) for Lot 32.

To permit two-car side-by-side garages on two irregularly shaped lots.

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

RES.R12-880

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That Development Variance Permit
 No. 7912-0022-00 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.
Carried
 with Councillor Hunt opposed

(b) **Development Variance Permit No. 7912-0020-00**
Comway Developments Ltd.
 15420 - 104 Avenue

Note: See Development Permit No. 7912-0020-00 under Item I.2(a)

To vary "Surrey Sign By-law, 1999, No. 13656", as amended, Part 5,
 Sub-section 27(2)(e), to allow one fascia sign to be above the roofline.

To modify the signage for the Mazda dealership in Guildford.

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

RES.R12-881

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That Development Variance Permit
 No. 7912-0020-00 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.
Carried
 with Councillor Hunt opposed

(c) **Development Variance Permit No. 7911-0109-00**
0704174 BC Ltd.
 8379, 8369, 8357, 8347, 8389, and 8337 - 164 Street

Note: See By-law No. 17495 under Item H.2 of this agenda. See
 Development Permit No. 7911-0109-00 under Item I.2(c)

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended,
 Part 22, Section F and H.5(b), as follows:

- (a) To reduce the minimum north front yard setback from 7.5 metres
 (25 ft.) to 4.0 metres (13 ft.) to the building face;

- (b) To reduce the minimum east side yard setback from 7.5 metres (25 ft.) to 4.0 metres (13.1 ft.) to the building face and 3.4 metres (11.1 ft.) to the bay windows;
- (c) To reduce the minimum south rear yard setback from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the building face;
- (d) To reduce the minimum west rear yard setback from 7.5 metres (25 ft.) to 7.0 metres (23 ft.) to the building face and 4.87 metres (16 ft.) to the rear decks of proposed Building 1 only, near the southwest corner of the subject site;
- (e) To reduce the minimum west rear yard setback from 7.5 metres (25 ft.) to 5.35 metres (17.5 ft.) to the rear decks of proposed Buildings 10, 11 and 12; and
- (f) To allow one (1) tandem parking space to be unenclosed for 21 of the proposed tandem units.

To permit the development of 72 townhouse units.

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

It was Moved by Councillor Martin
Seconded by Councillor Gill
That Development Variance Permit
No. 7911-0109-00 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.R12-882

Carried

- (d) **Development Variance Permit No. 7911-0022-00**
City of Surrey
11411 Bridgeview Drive

Note: See By-law No. 17422 under Item H.10 of this agenda. See Development Permit No. 7911-0022-00 under Item I.2(f)

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 5, Table C.3, to reduce the number of required off-street parking spaces from 96 to 85 for a 9,637 metre building.

To vary "Surrey Sign By-law, 1999, No. 13656", as amended, Part 5, Section 27, Sub-section 2(a), to increase the number of fascia signs from 3 to 5.

To permit the development of a brewery with ancillary retail sales.

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

It was Moved by Councillor Martin
Seconded by Councillor Gill
That Development Variance Permit
No. 7911-0022-00 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.R12-883

Carried

2. **Formal Issuance of Development Permits**

- (a) **Development Permit No. 7912-0020-00
Comway Developments Ltd.
15420 - 104 Avenue**

Note: See Development Variance Permit No. 7912-0020-00 under Item I.1(b)

It was Moved by Councillor Hepner
Seconded by Councillor Steele
That the Mayor and Clerk be authorized to
execute Development Permit No. 7912-0020-00 .

RES.R12-884

Carried

- (b) **Development Permit No. 7909-0135-00
Lakewood Fusion Developments Ltd.
13844, 13868 and 13888 - 62 Avenue**

Note: See By-law No. 17101 under Item H.1

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

It was Moved by Councillor Martin
Seconded by Councillor Gill
That the Mayor and Clerk be authorized to
execute Development Permit No. 7909-0135-00 .

RES.R12-885

Carried

- (c) **Development Permit No. 7911-0109-00**
0704174 BC Ltd.
8379, 8369, 8357, 8347, 8389, and 8337 - 164 Street

Note: See By-law No. 17495 under Item H.2 of this agenda. See Development Variance Permit No. 7911-0109-00 under Item I.1(c)

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

It was
Moved by Councillor Martin
Seconded by Councillor Gill
That the Mayor and Clerk be authorized to execute Development Permit No. 7911-0109-00 .
Carried

RES.R12-886

- (d) **Development Permit No. 7910-0113-00**
B & B Contracting Ltd.
3075 188 - Street

Note: See By-law No. 17541 under Item H.3 & By-law No. 17542 under Item H.4

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

It was
Moved by Councillor Martin
Seconded by Councillor Gill
That the Mayor and Clerk be authorized to execute Development Permit No. 7910-0113-00.
Carried

RES.R12-887

- (e) **Development Permit No. 7909-0058-00**
0931151 BC Ltd.
14187 - 62 Avenue

Note: See By-law No. 17131 under Item H.5

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

RES.R12-888

It was	Moved by Councillor Martin Seconded by Councillor Gill That the Mayor and Clerk be authorized to execute Development Permit No. 7909-0058-00.
	<u>Carried</u>

(f) **Development Permit No. 7911-0022-00**
City of Surrey
11411 Bridgeview Drive

Note: See By-law No. 17422 under Item H.10 of this agenda. See
Development Variance Permit No. 7911-0022-00 under Item I.1(d)

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

RES.R12-889

It was	Moved by Councillor Hepner Seconded by Councillor Steele That the Mayor and Clerk be authorized to execute Development Permit No. 7911-0022-00.
	<u>Carried</u>

3. **Approval of Temporary Industrial Use Permits**

(a) **Temporary Industrial Use Permit No. 7910-0074-00**
Mander Holdings Ltd.
10692 Scott Road

Note: See By-law No. 17195 under Item H.6

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

RES.R12-890

It was	Moved by Councillor Martin Seconded by Councillor Gill That Temporary Industrial Use Permit No. 7910-0074-00 be issued to Mander Holdings Ltd. to allow a truck parking facility for a period not to exceed two years on the site more particularly described as Parcel Identifier: 008-968-471 Lot 3, Except: Part on SRW Plan LMP20327 Section 19 Block 5 North Range 2 West New Westminster District Plan 3987, and that the Mayor and Clerk be authorized to sign the necessary documents.
	<u>Carried</u>

J. **OTHER BUSINESS**

K. ADJOURNMENT

It was

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


do now adjourn.

RES.R12-891


Carried

The Regular Council- Land Use meeting adjourned at 6:06 p.m.

Certified Correct:



Jane Sullivan, City Clerk



Mayor Dianne Watts