



Regular Council - Land Use Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, MAY 7, 2012
Time: 5:30 p.m.

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

CLOVERDALE/CLAYTON

1. **7911-0310-00**
17893 - 64 Avenue and 17848 - 66 Avenue
Brent Tedford, Pacific Land Resource Group Inc. /
Penreal Property Fund V Holdings Inc., Inc. No. A63763
Development Permit
in order to permit building upgrades to an existing industrial building and to consolidate two properties.

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

It was

Moved by Councillor Villeneuve
Seconded by Councillor Steele
That:

1. Council authorize staff to draft Development Permit No. 7911-0310-00 generally in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where

necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) submission of a subdivision layout to the satisfaction of the Approving Officer; and
- (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

RES.R12-994

Carried

2. **7912-0054-00**
5855 - 176A Street
Rebecca Hardin, c/o Berezan Management / BRP Investments Ltd
 Liquor License Amendment
in order to extend the existing hours of operation at the neighbourhood pub called B's Public House.

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

It was

Moved by Councillor Martin

Seconded by Councillor Hayne

That Council approve the following

proposed liquor primary liquor license amendment to proceed to Public Notification:

- (a) The extension of hours of operation for B's Public House on Thursday through Saturday, from the current hours of 10:00 a.m. to 12:00 a.m. to the proposed hours of 10:00 a.m. to 1:00 a.m.

RES.R12-995

Defeated

with Councillors Villeneuve, Rasode, Hepner, Steele and Hunt opposed

Councillor Gill requested clarification from staff regarding the hours of operation and the comments provided by the RCMP. Staff commented they have not had feedback from the neighbours and noted that the RCMP did a canvass of the neighbours and did find support.

Councillor Rasode noted that the issues around pubs and police resources come up on a continual basis in any neighbourhood.

The applicant researched the hours of operation of other neighbourhood pubs and noted that their request is done to stay competitive with the surrounding businesses. The business suffers around 10 p.m. – 10:30 p.m. and was hoping to keep competitive with the extended hours. The establishment has a good record with the public, it is not a rowdy pub, it was just re-opened with new management and rebranded and are trying to make the business work asked for help on the weekend hours; clarified they are only asking for an extra hour. Ralph Berezan is the owner now and he is well experienced and is known as being responsible and thoughtful of the neighbourhood.

SOUTH SURREY

3. **7912-0075-00**
2355 – 160 Street
Dorothy Pearce, Permit World Inc. /
Surrey South Shopping Centres Limited., Inc. No. A-63002
Development Variance Permit
in order to allow a total of two canopy signs and four fascia signs along the premise frontage for Walmart.

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:

Council approve Development Variance Permit No. 7912-0075-00 (Appendix II) varying the following, to proceed to Public Notification:

- (a) to vary the Sign By-law to permit a total of two (2) canopy signs located along the eastern building elevation (premise frontage) for Walmart Supercentre; and
- (b) to vary the Sign By-law to permit a total of three (3) fascia signs located along the eastern building elevation (premise frontage) for Walmart Supercentre.

RES.R12-996

Carried

Mayor Watts asked for clarification regarding the canopy signs and whether they will front 24 Avenue. Staff clarified that the fronting is on 24 Avenue and the Walmart building is large; the signs are properly sized and will integrate well with the building.

SURREY CITY CENTRE/WHALLEY

4. **7910-0193-00**
13932 and 13954 – 104 Avenue
Gen Yada, Gen Yada Architect / China Cereals & Oils Corp
OCP Amendment of a portion from Multiple Residential to Commercial.
Rezoning portions from C-35 and RF to CD (based upon C-8)
Development Permit
Development Variance Permit
in order to permit the development of a one-storey with mezzanine commercial development.

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 amend the OCP by redesignating a portion (Block A) of the subject site in Planning Application No. 7910-0193-00 from Multiple Residential to Commercial and a date for Public Hearing be set (Appendix II).
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 portions of the subject site in Planning Application No. 7910-0193-00 from "Downtown Commercial Zone (C-35)" (By-law No. 12000) 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 (Appendix VI).
4. Council authorize staff to draft Development Permit No. 7910-0193-00 generally in accordance with the attached drawings (Appendix III).
5. Council approve Development Variance Permit No. 7910-0193-00 (Appendix IX), varying the following, to proceed to Public Notification:
 - (a) to reduce the lot depth of the RF Zone from 28 metres (90 ft.) to 21 metres (69 ft.) for proposed Lot 2.

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 plan 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) final approval from BC Hydro;
 - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) registration of a statutory right-of-way for pedestrian right-of-passage for the Quibble Creek Greenway through the site;
 - (i) registration of a reciprocal access easement to allow the future multiple residential site (proposed Lot 2) access from the commercial drive aisle on proposed Lot 1; and
 - (j) registration of a section 219 "No Build" Restrictive Covenant on proposed Lot 2 (future multiple residential lot).

RES.R12-997

Carried

It was

Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 323 Amendment By law 2012, No. 17660" pass its first reading.

RES.R12-998

Carried

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

- It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 323 Amendment By law 2012, No. 17660" pass its
second reading.
RES.R12-999 Carried
- It was then Moved by Councillor Gill
Seconded by Councillor Martin
That the Public Hearing on "Surrey Official
Community Plan By-law, 1996, No. 12900, No. 323 Amendment By law 2012,
No. 17660" be held at the City Hall on Monday, May 28, 2012, at 7:00 p.m.
RES.R12-1000 Carried
- It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2012, No. 17661" pass its first reading.
RES.R12-1001 Carried
- The said By-law was then read for the second time.
- It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2012, No. 17661" pass its second reading.
RES.R12-1002 Carried
- It was then Moved by Councillor Gill
Seconded by Councillor Martin
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17661" be held at the City
Hall on Monday, May 28, 2012, at 7:00 p.m.
RES.R12-1003 Carried

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

5. **7911-0194-00**
5916 - 168 Street
Dexter Hirabe, Hunter Laird Engineering Ltd. / Gurdeep S Hayer /
Mohinder S Sandhu / Harcharan S Hare
Rezoning from RA to RF and RF-12
*to permit subdivision into three single family lots and two single family small lots
with an adjoining 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 Gill
That:

1. a By-law be introduced to rezone a portion of the site in Planning Application No. 7911-0194-00 from One-Acre Residential Zone (RA) (By-law No. 12000) to Single Family Residential Zone (RF) (By-law No. 12000) (Block B on the Survey Plan attached as Appendix I), and from One-Acre Residential Zone (RA) (By-law No. 12000) to Single Family Residential (12) Zone (RF-12) (By-law No. 12000) (Block A on the Survey Plan), and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) demolition 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" on a portion of proposed Lot 1 for future consolidation with the adjacent property (5928-168 Street).
 - (g) registration of a Section 219 Restrictive Covenant to increase the front yard setbacks for proposed Lots 1 and 2 to 7.5 metres (25 ft.) measured to the face of the principal building, and 5.5 metres (18 ft.) measured to the front porch or veranda.

RES.R12-1004

Carried

It was Moved by Councillor Villeneuve
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2012, No. 17662" pass its first reading.

RES.R12-1005

Carried

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

RES.R12-1006 It was Moved by Councillor Villeneuve
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2012, No. 17662" pass its second reading.
Carried

RES.R12-1007 It was then Moved by Councillor Villeneuve
Seconded by Councillor Gill
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17662" be held at the City
Hall on Monday, May 28, 2012, at 7:00 p.m.
Carried

NEWTON

6. **7911-0257-00**
6010, 6038, 6058 and 6080 - 144 Street
Sunny Garcha / Royale Properties (South Newton) Ltd. / Rajinder K Gosal /
Kulwant S Gosal / Jasbir K Kooner / Gurdip S Kooner / Pardip Johal /
Gursharan Johal / Helga T Prestele
NCP amendment from "Townhouses 15 upa max" to "Townhouses 25 upa max" /
Rezoning from RA to CD Based on RM-30 / Development Permit
in order to permit the development of 80 Townhouses.

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. 7911-0257-00 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.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 240 square metres (2,583 square feet) to 145 square metres (1,562 square feet).
3. Council authorize staff to draft Development Permit No. 7911-0257-00 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 final 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) input from Senior Government Environmental Agencies;
 - (h) the applicant enter into a P-15 agreement for monitoring and maintenance of replanting in the dedicated riparian areas;
 - (i) 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;
 - (j) 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;
 - (k) registration of a cross access easement to match the existing easement on the property to the north; and
 - (l) the applicant adequately address the impact of reduced indoor amenity space.
5. Council pass a resolution to amend the South Newton NCP to redesignate the land from "Townhouses 15 upa max" to "Townhouses 25 upa max" when the project is considered for final adoption.

RES.R12-1008

Carried
with Mayor Watts and Councillor Villeneuve
opposed

Mayor Watts requested clarification on the slope of the building and the considerations for riparian protection. Staff clarified the riparian area is 15 metres from the top of the bank and noted there is a building setback of 6 metres.

RES.R12-1009 It was Moved by Councillor Gill
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2012, No. 17663" pass its first reading.
Carried
with Mayor Watts and Councillor Villeneuve
opposed

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

RES.R12-1010 It was Moved by Councillor Gill
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2012, No. 17663" pass its second reading.
Carried
with Mayor Watts and Councillor Villeneuve
opposed

RES.R12-1011 It was then Moved by Councillor Gill
Seconded by Councillor Hunt
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17663" be held at the City
Hall on Monday, May 28, 2012, at 7:00 p.m.
Carried

7. **7912-0084-00**
14739 and 14731 - 61A Avenue; 6159, 6151, 6129, 6119, 6122 and 6126 - 147A Street;
6137, 6131, 6127, 6121, 6116, 6120, 6128, and 6136 - 147B Street
Mike Tynan, Tynan Consulting Ltd. /
Marathon Homes Surrey Ltd., Inc. No. BC0829895 /
0851815 BC Ltd., Inc. No. 951815 Director Information: Jaspreet Gill /
No Officer Information Filed as at May 12, 2011 /
0853900 B.C. Ltd., Inc. No. 0853900 / Director Information: Shawn Crawford
/ Officer Information as at June 8, 2011 Shawn Crawford (President,
Secretary)
Development Variance Permit
in order to vary setbacks for houses on sixteen (16) small single family lots.

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. Council approve Development Variance Permit No. 7912-0084-00 (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 metres (25 ft.) to 5.5 metres (18 ft.) for Lots 26, 27, 28, 29, 35, 50, and 51;
- (b) to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for Lots 33, 38, 47, 48, 49, 52, and 54;
- (c) 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 Lots 37 and 53; and
- (d) to reduce the minimum front yard setback of the RF-12 Zone from 6.0 metres (20 ft.) to 5.5 metres (18 ft.) for Lots 28, 29, 35, 37, 47, and 52.

2. Council instruct staff to resolve the following issues prior to Final Approval:

- (a) submission of finalized landscaping treatments, including fencing and/or trellises (to be determined in consultation with adjacent residents), to the satisfaction of the City Landscape Architect;
- (b) submission of Securities for Landscape Works; and
- (c) registration of a Section 219 Restrictive Covenant for Design Control.

RES.R12-1012

Carried

- 8. 7912-0037-00**
6064 and 6018 - 138 Street; 13819 - 60 Avenue
Clarence Arychuk, Hunter Laird Engineering Ltd. / Annie A Spurr /
Arvinder S Bubber / North 60 Development Inc
 NCP amendment from Townhouses 15 upa max to Single Family Small Lots
 Rezoning from RA to RF-12, RF-9 and RF-9C
 to allow for a 31 small lot subdivision.

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 property shown on the Survey Plan (Appendix I) in Planning Application No. 7912-0037-00 as follows:
 - (a) Block C from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)";

- (b) Block B from "One Acre Residential Zone (RA)" to "Single Family Residential (9) Zone (RF-9C)"; and
- (c) Block A from "One Acre Residential Zone (RA)" to "Single Family Residential (9) Coach House Zone (RF-9)"

and a date be set for public hearing

2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) the applicant address the replacement tree deficit;
 - (d) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (e) submission of an acceptable building scheme 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; and
 - (g) resolution of an appropriate means to protect the creek and riparian area corridor situated on the development property to the satisfaction of City staff.
3. Council pass a resolution to amend the South Newton NCP to re-designate the land from 'Townhouse 15 upa max' to 'Single Family Small Lots' when the project is considered for final adoption.

RES.R12-1013

Defeated

With Councillors Villeneuve, Steele, Hepner, Rasode, Martin, and Hunt opposed

Council requested clarification regarding the riparian land dedication strategy. Staff noted that the NCP designated the area as a Parks Protection Area and is not suitable for development; staff have yet to resolve the riparian set-back requirement with the applicant.

Council requested staff to provide a report to ensure consistency with various zones within the NCP to ensure the policy on park area is consistent. Staff clarified there are three zones proposed, RF12, RF 9-C and RF 9.

It was Moved by Councillor Hepner
Seconded by Councillor Steele
That Planning Application No. 7912-0037-00
be referred back to staff to address the RF-C zoning concerns and present
alternatives that fit within the context of the neighbourhood.

RES.R12-1014

Carried**SURREY CITY CENTRE/WHALLEY**

9. **7911-0228-00**
13913 Fraser Highway
David Porte, 0895093 B.C. Ltd. /
Porte Development (Verve) Ltd., Inc. No. 0895093
Rezoning from RF to CD (based upon RM-70) / Development Permit
in order to permit the development of 198 apartment units within three buildings.

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 a portion of the subject site in Planning Application No. 7911-0228-00 (Block A on the Survey Plan), from "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 reduce the amount of required indoor amenity space from 594 square metres (6,394 sq.ft.) to 514 square metres (5,533 sq.ft.).
3. Council authorize staff to draft Development Permit No. 7911-0228-00 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) agreement to sell to the City approximately 93.3 square metres (1,004 sq. ft.) of land at the northwest corner of the lot for inclusion into the Quibble Creek Greenway network;

- (d) final approval from BC Hydro;
- (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 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) 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;
- (i) the applicant to adequately address the impact of reduced indoor amenity space;
- (j) demolition or removal of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (k) 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;
- (l) registration of a statutory right-of-way to allow for public rights-of passage without vehicles through the subject site to the Quibble Creek Greenway; and
- (m) the applicant satisfy the deficiency in tree replacement on the site.

RES.R12-1015

Carried

Council requested staff to review the tree selection to ensure a sufficient buffer is in place.

It was

Moved by Councillor Gill

Seconded by Councillor Martin

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

Amendment By-law, 2012, No. 17665" pass its first reading.

RES.R12-1016

Carried

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

It was

Moved by Councillor Gill

Seconded by Councillor Martin

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

Amendment By-law, 2012, No. 17665" pass its second reading.

RES.R12-1017

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Martin

That the Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17665" be held at the City Hall on Monday, May 28, 2012, at 7:00 p.m.

RES.R12-1018

Carried

C. CORPORATE REPORTS

D. ITEMS TABLED BY COUNCIL

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17176" 7908-0245-00 - 0799977 B.C. Ltd., c/o DF Architecture Inc. (Jessie Arora) RA to IL (BL 12000) - 8443 - 132 Street - to permit the development of a 4,767 sq. m. (51,310 sq. ft.) industrial building.

Approved by Council: May 17, 2010

Note: See Development Permit No. 7908-0245-00 under Clerk's Report, Item I.2(a)

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17176" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R12-1019

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17454" 7910-0293-00 - 0866236 B.C. Ltd. c/o Fairborne Homes (Chris Kay) A-1 to RF-12 (BL 12000) - Portion of 6146 - 148 Street - to permit the development of six (6) lots.

Approved by Council: July 11, 2011

This By-law is proceeding in conjunction with By-law No. 17455.

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2011, No. 17454" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.

RES.R12-1020

Carried

- 3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17455"
 7910-0293-00 - 0866236 B.C. Ltd.
 c/o Fairborne Homes (Chris Kay)
 RA and A-1 to CD (BL 12000) - 6178 - 148 Street Portions of 6106 and
 6146 - 148 Street - to permit the development of 119 townhouses and
 associated amenities, open space and park corridor.

Approved by Council: July 11, 2011

This By-law is proceeding in conjunction with By-law No. 17454.

Note: See Development Permit No. 7910-0293-00 under Clerk's Report,
 Item I.2(b)

Note: Change in ownership.

- * Planning & Development advise (see memorandum dated May 1, 2012 in
 by-law back-up) that at the Public Hearing for these bylaws, concerns
 were expressed regarding traffic in the area particularly related to
 148 Street. Staff note that 148 Street is designated as an arterial road but
 has yet to be improved to a full arterial standard. The Ultimate Arterial
 Widening for this section of 148 Street between 60 avenue and 64 avenue is
 included on the current "10 Year Servicing Plan" (2012-2021) and is noted as
 a "Short Term (1-3 year)" priority. It is anticipated that these
 improvements will address many of the traffic concerns in the area.
- * Planning & Development further advise that it is now in order for Council
 to pass a resolution to amend the South Newton NCP to redesignate the
 site from "Townhouses 15 upa max." to "Townhouses 25 upa max."

It was Moved by Councillor Villeneuve
 Seconded by Councillor Hepner
 That Council amend the South Newton NCP
 to redesignate the site from "Townhouses 15 upa max." to "Townhouses 25 upa
 max.

RES.R12-1021

Carried

RES.R12-1022

It was	Moved by Councillor Villeneuve Seconded by Councillor Hepner That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17455" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
	<u>Carried</u>

4. "Surrey Land Use Contract No. 38, Authorization By-law, 1973, No. 4153, Partial Discharge By-law, 2011, No. 17613"
7912-0050-00 - Double V. Developments Ltd.
c/o Paul Van Vliet
To discharge Land Use Contract No. 38 from the property to allow the underlying IL Zone to regulate the site.

Approved by Council: April 2, 2012

RES.R12-1023

It was	Moved by Councillor Villeneuve Seconded by Councillor Hepner That "Surrey Land Use Contract No. 38, Authorization By-law, 1973, No. 4153, Partial Discharge By-law, 2011, No. 17613" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
	<u>Carried</u>

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17585"
7911-0215-00 - 0910632 B.C. Ltd. and 0798440 B.C. Ltd.
c/o WG Architecture Inc. (Wojciech Grzybowicz)
CD (BL 17105 and RF to CD (BL 12000) - to permit a townhouse
development with approximately 29 units.

Approved by Council: February 6, 2012

Note: See Development Permit No. 7911-0215-00 under Clerk's Report, Item I.2(c)

* Planning & Development advise (see memorandum dated May 2, 2012 in by-law back-up) that as part of the Public Hearing staff was directed to improve the buffering along the south edge of the property. The landscaping plan has been amended to remove magnolia trees and replace with pyramidal hornbeam and provide structural soil. Staff have also been able to retain a mature tree on the neighbouring property through the use of a reinforced concrete slab.

RES.R12-1024

It was	Moved by Councillor Villeneuve Seconded by Councillor Hepner That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17585" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
	<u>Carried</u>

6. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 110, Amendment By-law 2011, No. 17529"
7911-0160-00, 3900-20-17529 – Regulatory Text Amendment - City of Surrey
Surrey Official Community Plan By-law, 1996, No. 12900, as amended, is hereby further amended in Section 3.6.Land Use Designation: Allowable Density.

Approved by Council: November 28, 2011

Note: This amendment will increase the allowable floor area ratio within the Town Centre designation of the subject properties as detailed in Planning Report 7911-0160-00.

It was Moved by Councillor Villeneuve
Seconded by Councillor Hepner
That "Surrey Official Community Plan
By-law, 1996, No. 12900, Text No. 110, Amendment By-law 2011, No. 17529" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R12-1025

Carried

7. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 307 Amendment By-law, 2011, No. 17528"
7911-0160-00 - G3 Developments Ltd.
c/o Focus Architecture Inc. (Colin Hogan)
To redesignate the site from Multiple Residential (RM) to Town Centre (TC).

Approved by Council: November 28, 2011

This By-law is proceeding in conjunction with By-law No. 17530

It was Moved by Councillor Villeneuve
Seconded by Councillor Hepner
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 307 Amendment By law, 2011, No. 17528" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R12-1026

Carried

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17530"
7911-0160-00 - G3 Developments Ltd.
c/o Focus Architecture Inc. (Colin Hogan)
RF to CD (BL 12000) - permit the development of 155 units within 3 buildings.

Approved by Council: November 28, 2011

This By-law is proceeding in conjunction with By-law No. 17528

Note: Change in ownership.

Note: See Development Permit No. 7911-0160-00 under Clerk's Report, Item I.2(d)

It was Moved by Councillor Villeneuve
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2011, No. 17530" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.

RES.R12-1027 Carried

9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17460"
 7911-0075-00 - Rize-LHC Building 1 Inc. and Rize-LHC Building 2 Inc.
 c/o IBI/HB Architects (Colleen Dixon)
 RF to CD(BL 12000) - 13286 and 13300 - 104 Avenue - to permit the
 development of two high-rise towers containing approximately
 450 apartment units and 21 ground-oriented units for a total of 471 units.

Approved by Council: July 11, 2011

Note: Change in ownership.

Note: See Development Permit No. 7911-0075-00 under Clerk's Report, Item I.2(e)

It was Moved by Councillor Villeneuve
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2011, No. 17460" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.

RES.R12-1028 Carried

Council requested clarification regarding this matter; staff clarified that Corporate Report Ro89 at the Regular Council Public Hearing will provide further detail regarding work staff has done with this developer with regard to City Centre District Energy System.

10. "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.

Approved by Council: February 23, 2009

RES.R12-1029

It was Moved by Councillor Hunt
 Seconded by Councillor Gill
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 236 Amendment By law, 2009, No. 16885" be finally
 adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Carried

11. "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.

Approved by Council: February 23, 2009

RES.R12-1030

It was Moved by Councillor Hunt
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2009, No. 16886A" be finally adopted, signed by the Mayor
 and Clerk, and sealed with the Corporate Seal.
Carried

12. "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 May 3, 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.

- It was Moved by Councillor Hunt
Seconded by Councillor Gill
That Council 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.
- RES.R12-1031 Carried
- It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16886B" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
- RES.R12-1032 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. 7911-0273-00**
Guru Nanak Sikh Gurdwara Society
7050 - 120 Street (also shown as 7090 - 120 Street and 7055 - 122 Street)

To vary "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1997, No. 13001, Amendment By-law, 2004, No. 15574", as amended, Part 2, Section F, to reduce the minimum south property line setback for the Temple from 7.5 metres (25 ft.) to 3.9 metres (13 ft.).

To permit an addition to the existing Guru Nanak Sikh Gurdwara.

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

- It was Moved by Councillor Villeneuve
Seconded by Councillor Martin
That Development Variance Permit No. 7911-0273-00 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.R12-1033 Carried

2. Formal Issuance of Development Permits

- (a) **Development Permit No. 7908-0245-00**
0799977 BC Ltd
8433 - 132 Street

Note: See By-law No. 17176 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 Villeneuve
Seconded by Councillor Steele
That the Mayor and Clerk be authorized to
execute Development Permit No. 7908-0245-00.

RES.R12-1034

Carried

- (b) **Development Permit No. 7910-0293-00**
0866236 BC Ltd.
6178, 6146, and 6106 - 148 Street

Note: See By-law No. 17454 under Item H.2 & By-law No. 17455 under Item H.3

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

It was
Moved by Councillor Villeneuve
Seconded by Councillor Steele
That the Mayor and Clerk be authorized to
execute Development Permit No. 7910-0293-00.

RES.R12-1035

Carried

- (c) **Development Permit No. 7911-0215-00**
0798440 B.C. Ltd & 0910632 B.C. Ltd.
10268 - 143 Street and 14338 - 103 Avenue

Note: See By-law No. 17585 under Item H.5

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

Council requested that the applicant provide clarification. The VP Development for the project noted it is common to market a project before final approval and DP, it is an acknowledged risk; however, they are hoping they have done all the right things and that their application will move forward as planned.

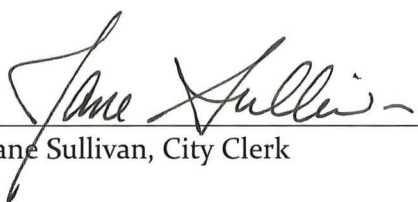
J. OTHER BUSINESS

K. ADJOURNMENT

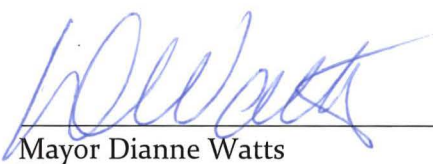
It was	Moved by Councillor Hunt
	Seconded by Councillor Villeneuve
	That the Regular Council - Land Use meeting
do now adjourn.	
RES.R12-1039	<u>Carried</u>

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

Certified Correct:



Jane Sullivan, City Clerk



Mayor Dianne Watts