

**Present:**

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

**Absent:**

Councillor Hepner

**Staff Present:**

City Clerk  
City Manager  
City Solicitor  
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****SOUTH SURREY**

1. **7912-0142-00**  
**790 - 176 Street**  
**Kirby Burnett, Galaxie Signs / Karen Atkinson / Gale Heisler /**  
**Executrices of the Will of Lorraine Schrauwen, Deceased**  
**Development Permit**  
*in order to permit a free-standing, a fascia, and a projecting sign for an existing*  
*Tourist/Visitor Information Centre*

**Note:** If the Development Permit as presented, is not acceptable to Council in relation to the character of the development, including landscaping and siting, form, exterior design and finish of the building and other structures, Council may refer the Development Permit back to staff with direction regarding any of these matters.

It was

Moved by Councillor Hunt  
Seconded by Councillor Martin  
That the Mayor and Clerk be authorized to

execute Development Permit No. 7912-0142-00.

RES.R12-1408

Carried

2. **7911-0327-00**  
**3122 and 3142 Croydon Drive and 15311 - 31 Avenue**  
**Gordon J Klassen, Site Lines Architecture Inc. / City of Surrey / Croydon**  
**Corporate Centre Inc., Inc. No. 0769039**  
NCP amendment from "Storm Water Detention Pond" to "Business Park"  
Rezoning from RA and IB to CD (based on IB)  
Development Permit  
*in order to permit the development of two business park buildings*

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 rezone the subject site in Planning Application No. 7911-0327-00 from "One-Acre Residential Zone (RA)" and "Business Park Zone (IB)" (By-law No. 12000) to Comprehensive Development Zone (CD) (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7911-0327-00 generally in accordance with the attached drawings (Appendix II).
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) input from the Ministry of Transportation & Infrastructure;
  - (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) registration of a Section 219 Restrictive Covenant requiring fire sprinklers to NFPA standards and to release and indemnify the City from liability;
- (i) registration of an access easement to allow access and parking to be shared with the property to the north;
- (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; and
- (k) discharge of an existing Section 219 Restrictive Covenant for "no-build" until future consolidation of the lots.

4. Council pass a resolution to amend the Rosemary Heights Business Park NCP to redesignate a portion of the land and the neighbouring property from Storm Water Detention Pond to Business Park when the project is considered for final adoption.

RES.R12-1409 Carried

It was Moved by Councillor Hunt  
 Seconded by Councillor Martin  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law 2012, No. 17692" pass its first reading.

RES.R12-1410 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. 17692" pass its second reading.

RES.R12-1411 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. 17692" be held at the City  
 Hall on Monday, July 9, 2012, at 7:00 p.m.

RES.R12-1412 Carried

3. 7910-0308-00  
18917 - 24 Avenue, 2755 - 190 Street and 2456 - 188 Street  
Pacific Land Resource Group Inc / 661903 British Columbia Ltd., Inc.  
No. 0661903/ **Director Information:** David C.S. Longcroft / David L. Mydske /  
**Officer Information as at January 13, 2012** David C.S. Longcroft (Secretary) /  
David L. Mydske (President)  
Rezoning from IB-1 and A-2 to CD (based on IB-1) / Development Permit (General)  
*to enable the expansion of the Loblaws site and permit the development of four new  
lots along 24 Avenue*

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. By-laws be introduced as follows:
  - (a) to amend CD Zone By-law No. 17038 by including the portions of land shown as Block A-1 and A-2 in Appendix II of Planning Application No. 7910-0308-00;
  - (b) to rezone Block B in Appendix II of Planning Application No. 7910-0308-00 from "Business Park Zone (IB-1)" and "Intensive Agriculture Zone (A-2)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and
  - (c) a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7910-0308-00 generally in accordance with the attached Block A and Block B Design Guidelines (Appendix V).
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 adequately address the shortfall in tree replacement;  
and

- (e) completion of the General DP guidelines to the satisfaction of the General Manager of Planning and Development.

RES.R12-1413

Carried

Council noted the subject development is located in an ecologically sensitive area and requested staff revisit the tree retention plan to save as many trees as possible.

It was

Moved by Councillor Hunt

Seconded by Councillor Villeneuve

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

Amendment By-law, 2009, No. 17038, Amendment By-law, 2012, No. 17693" pass its first reading.

RES.R12-1414

Carried

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

It was

Moved by Councillor Hunt

Seconded by Councillor Villeneuve

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

Amendment By-law, 2009, No. 17038, Amendment By-law, 2012, No. 17693" pass its second reading.

RES.R12-1415

Carried

It was then

Moved by Councillor Hunt

Seconded by Councillor Villeneuve

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17038, Amendment By-law, 2012, No. 17693" be held at the City Hall on Monday, July 9, 2012, at 7:00 p.m.

RES.R12-1416

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Villeneuve

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

Amendment By-law 2012, No. 17694" pass its first reading.

RES.R12-1417

Carried

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

It was

Moved by Councillor Hunt

Seconded by Councillor Villeneuve

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

Amendment By-law 2012, No. 17694" pass its second reading.

RES.R12-1418

Carried

It was then  
 Moved by Councillor Hunt  
 Seconded by Councillor Villeneuve  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law 2012, No. 17694" be held at the City  
 Hall on Monday, July 9, 2012, at 7:00 p.m.  
 RES.R12-1419 Carried

### SURREY CITY CENTRE/WHALLEY

4. **7911-0172-00**  
**13769 - 104 Avenue**  
**Andrea Scott, PJ Lovick Architect Ltd. / Highten Properties (104) Ltd., Inc.**  
**No. BC0913962**  
 Land Use Contract Discharge / Rezoning from CG-1 to C-15 / Development Permit  
 / Development Variance Permit  
*in order to permit the development of a three-storey commercial / office building in  
 City Centre.*

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

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

1. a By-law be introduced to discharge Land Use Contract No. 294 and a date for Public Hearing be set.
2. a By-law be introduced to rezone the subject site in Planning Application No. 7911-0172-00 from "Self-Service Gasoline Station Zone (CG-1)" (By-law No. 12000) to "Town Centre Commercial Zone (C-15)" (By-law No. 12000) and a date be set for Public Hearing.
3. Council authorize staff to draft Development Permit No. 7911-0172-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7911-0172-00 (Appendix V) varying the following, to proceed to Public Notification:
  - (a) to vary the definition of 'setback' in the Zoning By-law to allow a canopy that exceeds a total of 2.4 metres (8 ft.) in horizontal length along any exterior wall to encroach into the required setbacks to a maximum of 1.6 metres (5.2 ft.);
  - (b) to reduce the minimum front yard (south) setback of the C-15 Zone from 2.0 metres (7.0 ft.) to 1.8 metres (5.9 ft.) to the building face; and

- (c) to reduce the minimum required number of on-site parking spaces from 23 to 22.
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 road dedication plans to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (f) 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
  - (g) registration of a reciprocal access agreement for future shared access with the adjacent properties to the west (13747 - 104 Avenue), east (13785 - 104 Avenue), and north (10445 - 138 Street).

RES.R12-1420

Carried

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Gill  
 That "Surrey Land Use Contract No. 294,  
 Authorization By-law, 1977, No. 5191 Discharge By-law, 2012, No. 17695" pass its  
 first reading.

RES.R12-1421

Carried

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

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Gill  
 That "Surrey Land Use Contract No. 294,  
 Authorization By-law, 1977, No. 5191 Discharge By-law, 2012, No. 17695" pass its  
 second reading.

RES.R12-1422

Carried

RES.R12-1423 It was then Moved by Councillor Villeneuve  
Seconded by Councillor Gill  
That the Public Hearing on "Surrey Land Use  
Contract No. 294, Authorization By-law, 1977, No. 5191 Discharge By-law, 2012, No.  
17695" be held at the City Hall on Monday, July 9, 2012, at 7:00 p.m.  
Carried

RES.R12-1424 It was Moved by Councillor Villeneuve  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2012, No. 17696" pass its first reading.  
Carried

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

RES.R12-1425 It was Moved by Councillor Villeneuve  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2012, No. 17696" pass its second reading.  
Carried

RES.R12-1426 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. 17696" be held at the City  
Hall on Monday, July 9, 2012, at 7:00 p.m.  
Carried

5. **7912-0148-00**  
**14200 Green Timbers Way**  
**Bernard Conroy, RCMP / Her Majesty the Queen in Right of Canada, as**  
**Represented by the Minister of Public Works and Government Services**  
New Liquor Primary License  
*to allow liquor service at the RCMP "E" Division Headquarters*

**Note:** The proposed liquor primary license is to replace the liquor primary license currently held at the current RCMP "E" Division headquarters located in Vancouver. It will operate like a private club.

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 rezone the subject site in Planning Application No. 7911-0229-00 from "Half-Acre Residential Zone (RH)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (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) removal of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (e) registration of a Section 219 Restrictive Covenant on proposed Lot 1 to increase the minimum side yard setback along the west property line from 1.8 metres (6 ft.) to 3.0 metres (10 ft.) for the garage and to 7.5 metres (25 ft.) for the main floor or upper walls; and
  - (f) the applicant adequately address the deficiency in replacement trees.

RES.R12-1429 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2012, No. 17697" pass its first reading.

RES.R12-1430 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. 17697" pass its second reading.

RES.R12-1431 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. 17697" be held at the City  
 Hall on Monday, July 9, 2012, at 7:00 p.m.  
 RES.R12-1432 Carried

**8. 7911-0113-00  
 7264 - 194 Street**

**Mike Kompter, Hub Engineering Inc. / 09211879 B.C. Ltd., Inc. No. BC0921879  
 / Director Information: Major S. Dhillon / Daljinder Tatla /**

**No Officer Information Filed**

OCP Amendment from Suburban to Urban / Rezoning from RA to RF-9 /  
 Development Variance Permit

*in order to allow subdivision into approximately 22 small single family lots and to  
 permit a reduced lot width for one proposed corner lot and reduced width for two  
 uncovered parking spaces.*

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 by redesignating the subject site  
 in Planning Application No. 7911-0113-00 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. 7911-0113-00 from "One-Acre Residential Zone (RA)" (By-law No. 12000)  
 to "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000) and a  
 date be set for Public Hearing.
4. Council approve Development Variance Permit No. 7911-0113-00  
 (Appendix XII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot width for a corner lot (Type III) in the  
 RF-9 Zone from 13.8 metres (45 ft.) to 9 metres (29 ft.) for proposed  
 Lot 22;

- (b) to reduce the minimum width for an uncovered parking space for proposed Lot 8 from 2.75 metres (9 ft.) to 2.6 metres (8.5 ft.); and
  - (c) to reduce the minimum width for an uncovered parking space for proposed Lot 9 from 2.75 metres (9 ft.) to 2.25 metres (7.35 ft.).
5. Council direct staff to ensure a minimum of 3 parking spaces can be accommodated on every proposed single family lot.
6. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (e) registration of a Section 219 Restrictive Covenant to identify the specific location where garages can be constructed on proposed Lots 1 to 21, and to specifically prohibit encroachment or construction, including fences or any other structures, between the proposed garages;
  - (f) registration of a Section 219 Restrictive Covenant on proposed Lots 1 to 22 requiring that double garages constructed in the RF-9 Zone comply with minimum double garage width requirement of Part 5, Section B of Surrey Zoning By-law No. 12000;
  - (g) registration of a Section 219 Restrictive Covenant for "no build" on a minimum 54 square metre (581 sq. ft.) portion of the "rear yard" of proposed Lot 22 to preserve this as outdoor back yard space for the occupant;
  - (h) registration of a Section 219 Restrictive Covenant for an increased rear yard setback for an accessory building to 1.0 metre (3.3 ft.) in the RF-9 Zone for proposed Lot 1;
  - (i) registration of a reciprocal access easement for maintenance and access on proposed Lots 1 to 21; and

RES.R12-1433 (j) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the City Landscape Architect.  
Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 325 Amendment By law 2012, No. 17698" pass its first reading.

RES.R12-1434 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. 325 Amendment By law 2012, No. 17698" pass its second reading.

RES.R12-1435 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. 325 Amendment By law 2012,  
No. 17698" be held at the City Hall on Monday, July 9, 2012, at 7:00 p.m.

RES.R12-1436 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2010, No. 17699" pass its first reading.

RES.R12-1437 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, 2010, No. 17699" pass its second reading.

RES.R12-1438 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, 2010, No. 17699" be held at the City  
Hall on Monday, July 9, 2012, at 7:00 p.m.

RES.R12-1439 Carried

NEWTON

- 9. **7910-0229-00**  
**15514 Kilkenny Drive**  
**Avtar and Connie Johl ./ Avtar Johl / Connie Johl**  
 Land Use Contract amendment  
*in order to allow subdivision into 2 single family residential lots.*

This item was out of order. Prior to the start of the Regular Council Land Use meeting Application 7910-0229 was withdrawn by the applicant.

SOUTH SURREY

- 10. **7911-0253-00**  
**16017 - 8 Avenue**  
**Mark Lesack / Ankenman and Associates Architects Inc. / B A N Holdings Ltd., Inc. No. BCo247718**  
 Heritage Revitalization Agreement  
*to permit upgrading of the Seventh Day Adventist Church building and add additional uses to the site.*

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

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

- 1. a By-law be introduced to allow for a Heritage Revitalization Agreement for the Seventh Day Adventist Church and a date for Public Hearing be set.
- 2. Council instruct staff to resolve the following issue prior to final adoption:
  - (a) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

RES.R12-1440 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "City of Surrey Heritage Revitalization Agreement By-law, 2012, No. 17700." pass its first reading.

RES.R12-1441 Carried

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

RES.R12-1442 It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "City of Surrey Heritage Revitalization Agreement By-law, 2012, No. 17700." pass its second reading.  
Carried

RES.R12-1443 It was then Moved by Councillor Hunt  
Seconded by Councillor Steele  
That the Public Hearing on "City of Surrey Heritage Revitalization Agreement By-law, 2012, No. 17700." be held at the City Hall on Monday, July 9, 2012, at 7:00 p.m.  
Carried

- 11. 7912-0005-00**  
**16977 - o Avenue**  
**Donni Chanyungco, Citiwest Consulting Ltd. / Herbert Koehl / Sybill Koehl**  
Rezoning from RA to RF / Development Variance Permit  
*in order to allow subdivision into 3 single family lots and relax the front yard setback for tree preservation.*

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

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

1. a By-law be introduced to rezone the subject site in Planning Application No. 7912-0005-00 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.
2. Council approve Development Variance Permit No. 7912-0005-00 (Appendix VII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 6 metres (20 ft.) for the attached two-car garage or carport, and to reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 4 metres (13 ft.) for the remainder of the principal dwelling.
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) 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) registration of a Section 219 Restrictive Covenant for Building Scheme; and
- (f) registration of a Section 219 Restrictive Covenant to protect trees and critical root zones on Lots 1 and 3.

RES.R12-1444

Carried

It was

Moved by Councillor Villeneuve

Seconded by Councillor Gill

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

Amendment By-law, 2012, No. 17701" pass its first reading.

RES.R12-1445

Carried

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

It was

Moved by Councillor Villeneuve

Seconded by Councillor Gill

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

Amendment By-law, 2012, No. 17701" pass its second reading.

RES.R12-1446

Carried

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. 17701" be held at the City Hall on Monday, July 9, 2012, at 7:00 p.m.

RES.R12-1447

Carried**SURREY CITY CENTRE/WHALLEY****12. 7911-0334-00****13450 - 104 Avenue****Jim Cox, Surrey City Development Corporation / City of Surrey**

Rezoning from RF, C-8, C-15 and CD (By-law No. 13882) to CD (based on C-35 and RMC-135) / Development Permit

*in order to permit the development of a 45-storey commercial and residential mixed-use building.*



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 rezone the subject site in Planning Application No. 7911-0334-00 from "Single Family Residential Zone (RF)", "Community Commercial Zone (C-8)", "Town Centre Commercial Zone (C-15)", and "Comprehensive Development Zone (CD)" (By-law No. 13882 amended by By-law No. 15125) to "Comprehensive Development Zone (CD)" 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 993 square metres (10,700 square feet) to 494 square metres (5,300 square feet).
3. Council approve the applicant's request to reduce the amount of required outdoor amenity space from 993 square metres (10,700 square feet) to 260 square metres (2,800 square feet).
4. Council authorize staff to draft Development Permit No. 7911-0334-00 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) 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;
  - (f) 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;

- (g) the applicant adequately address the impact of reduced indoor amenity space;
- (h) the applicant adequately address the impact of reduced outdoor amenity space;
- (i) registration of a statutory right-of-way to permit reciprocal vehicle access through the community plaza underground parking facility to the subject site;
- (j) completion of all appropriate and required documents to permit the applicant to construct a portion of underground parking and parking access within the adjacent City-owned lot;
- (k) registration of a volumetric lease agreement to allow portions of the proposed building to occupy underground space within the adjacent City-owned lot;
- (l) registration of a volumetric lease agreement for the proposed parking spaces located under future 103 Avenue;
- (m) registration of a statutory right-of-way to permit the City to access the proposed parking spaces located under 103 Avenue once the lease terminates;
- (n) registration of a volumetric statutory right-of-way to permit public access for vehicles and pedestrians where Market Street crosses the northwest corner of the proposed lot;
- (o) registration of a volumetric statutory right-of-way to permit access across the southern portion of the site to permit public access to the adjoining community plaza for pedestrians;
- (p) finalization of an agreement between the applicant and the City of Surrey for the use by the applicant of parking spaces within the community plaza underground parking facility;
- (q) registration of appropriate documents to permit the proposed building to envelope the exit stair and elevator located on the adjoining City of Surrey lot; and
- (r) registration of appropriate documents to permit pedestrians to move between the adjoining City owned lot and the subject site through the underground parkade access stair/elevator core.

RES.R12-1448

Carried



\* Planning & Development advise that (see memorandum dated June 15, 2012) By-law No. 17153 should be filed. The application has been replaced by a new Application No. 7912-0155-00.

It was Moved by Councillor Hunt  
Seconded by Councillor Gill  
That Planning Application No. 7907-0200-00

be closed.

RES.R12-1452

Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2010, No. 17153" be filed.

RES.R12-1453

Carried

- 2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17537"  
7911-0024-00 - Sandeep K. and Parmjit K. Dhaliwal  
c/o Royal Group Tapestry Realty (Bhupinder Litt)  
RF to RF-SD (BL 12000) - 13610 - 112 Avenue - to permit the development of  
two (2) semi-detached residential dwellings on two (2) small single family  
residential lots.

Approved by Council: December 12, 2011

\* Planning & Development advise that (see memorandum dated June 18, 2012) By-law No. 17537 should be filed as requested by the owner.

It was Moved by Councillor Hunt  
Seconded by Councillor Gill  
That Planning Application No. 7911-0024-00

be closed.

RES.R12-1454

Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2011, No. 17537" be filed.

RES.R12-1455

Carried

- 3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16773"  
7907-0383-00 - Janet Duplisse, Rajpal, Jasbir and Gurnam Bains  
c/o H.Y. Engineering Ltd.  
RA to RF-12 (BL 12000) - 9714 and 9732 - 160 Street - to allow subdivision  
into 14 small single family lots.

Approved by Council: September 29, 2008

- \* Planning & Development advise that (see memorandum dated June 11, 2012) By-law No. 16773 should be filed. A registered letter was sent to the applicant on April 30, 2012, advising that unless outstanding requirements were addressed the file would be closed. The applicant has not responded.

RES.R12-1456  
It was  
be closed.  
RES.R12-1456

Moved by Councillor Hunt  
Seconded by Councillor Gill  
That Planning Application No. 7907-0383-00  
Carried

RES.R12-1457  
It was  
Amendment By-law, 2008, No. 16773" be filed.  
RES.R12-1457

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

FINAL ADOPTIONS

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17664" 7912-0038-00 - Lomen Enterprises Co. Ltd.  
c/o Matthew Cheng Architect Inc. (Matthew Cheng)  
C-4 to C-5 (BL 12000) - 15932 - 96 Avenue - to allow additional uses in an existing commercial building.

Approved by Council: May 28, 2012

RES.R12-1458  
It was  
Amendment By-law, 2012, No. 17664" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.  
RES.R12-1458

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

- 5. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 113 Amendment By-law, 2012, No. 17669"  
7912-0085-00 - British Columbia Hydro and Power Authority  
c/o Omicron Architecture Engineering Construction Ltd. (Pablo Yuste)  
To amend "Surrey Official Community Plan By-law, 1996, No. 12900", as amended, in 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. 41 - Temporary B.C. Hydro High-Voltage Training Facility." This application will permit a high-voltage training facility on the B.C. Hydro Surrey Campus at 12582 - 84 Avenue.

Approved by Council: May 28, 2012

**Note:** See Temporary Industrial Use Permit No. 7912-0085-00 under Clerk's Report, Item I.2(a)

It was  
 Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 113 Amendment By-law, 2012, No. 17669" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R12-1459

Carried

- 6. "Surrey Land Use Contract No. 179, Authorization By-law, 1978, No. 5736 Partial Discharge By-law, 2009, No. 17039"  
7909-0077-00 - M.C.A. Development Corp.  
c/o CTA Architecture (John Kristianson)  
To discharge Land Use Contract No. 179 from the properties to allow the underlying IL Zone to regulate the site located at 11573, 11578, 11585 and 11598 - 132A Street.

Approved by Council: November 2, 2009

**Note:** See Development Permit 7909-0077-00 under Clerk's Report, Item I.1(a)

It was  
 Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That "Surrey Land Use Contract No. 179, Authorization By-law, 1978, No. 5736 Partial Discharge By-law, 2009, No. 17039" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R12-1460

Carried

7. "Surrey Land Use Contract No. 256, Authorization By-law, 1976, No. 4977, Partial Discharge By-law, 2008, No. 16658"  
7906-0015-00 - Anter and Nirmalpal Pamma, Nagina Property Ltd.  
c/o Pacific Land Resource Group  
To discharge Land Use Contract 256 from the properties at 13533 and 13545 - 87B Avenue to allow the underlying "Single Family Residential Zone (RF)" to come into effect.

Approved by Council: May 12, 2008

This by-law is proceeding in conjunction with By-laws 16659A/B.

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Land Use Contract No. 256, Authorization By-law, 1976, No. 4977, Partial Discharge By-law, 2008, No. 16658" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R12-1461

Carried

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16659A"  
7906-0015-00 - Anter and Nirmalpal Pamma, Nagina Property Ltd.  
c/o Pacific Land Resource Group  
RF and C-5 to CD (BL 12000) - 13578 - 88 Avenue, Portions of 13533 and 13545 - 87B Avenue - to allow for additional parking and a licensee retail store in association with a liquor primary license.

Approved by Council: May 12, 2008

This by-law is proceeding in conjunction with By-laws 16658 and 16659B.

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16659A" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R12-1462

Carried  
with Councillor Hunt opposed

9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16659B"  
7906-0015-00 - Anter and Nirmalpal Pamma, Nagina Property Ltd.  
c/o Pacific Land Resource Group  
RF to RF-12 (BL 12000) - Portions of 13533 and 13545 - 87B Avenue - to permit the development of 2 small single family residential lots.

Approved by Council: May 12, 2008

This by-law is proceeding in conjunction with By-laws 16658 and 16659A.

**Note:** See Development Permit No. 7906-0015-00 under Clerk's Report, Item I.1(b)

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16659B" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R12-1463 Carried

**I. CLERK'S REPORT**

**1. Formal Issuance of Development Permits**

- (a) **Development Permit No. 7909-0077-00**  
**MCA Land Development Corp.**  
11573, 11578, 11585 and 11598 - 132A Street

**Note:** If the Development Permit as presented, is not acceptable to Council in relation to the character of the development, including landscaping and siting, form, exterior design and finish of the building and structures, Council may refer the Development Permit application back to staff with direction regarding any of these matters.

**Note:** See By-law No. 17039 under Item H.6

Memo received from the Manager, Area Planning & Development North 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. Development Permit No. 7909-0077-00.  
Carried

RES.R12-1464



- (b) **Development Permit No. 7906-0015-00**  
**Anter S. Pamma, Nirmalpal K. Pamma, and Nagina Property Ltd.**  
 13533 and 13545 - 87B Avenue and 13598 and 13578 - 88 Avenue

**Note:** If the Development Permit as presented, is not acceptable to Council in relation to the character of the development, including landscaping and siting, form, exterior design and finish of the building and structures, Council may refer the Development Permit application back to staff with direction regarding any of these matters.

**Note:** See By-law No. 16658 under Item H.7, By-law No. 16659A under Item H.8 and By-law No. 16659B under Item H.9

Memo received from the Manager, Area Planning & Development North 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. Development Permit No. 7906-0015-00 .  
Carried

RES.R12-1465

## 2. Approval of Temporary Industrial Use Permits

- (a) **Temporary Industrial Use Permit No. 7912-0085-00**  
**British Columbia Hydro and Power Authority**  
 12582 - 84 Avenue

**Note:** See By-law No. 17669 under Item H.5

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

It was Moved by Councillor Hunt  
 Seconded by Councillor Martin  
 That Temporary Industrial Use Permit  
 No. 7912-0085-00 be issue to British Columbia Hydro and Power Authority to permit a temporary high-voltage training facility on the B.C. Hydro Surrey Campus for a period not to exceed three (3) years on the site more particularly described as Parcel Identifier: 019-150-768, Lot B, Section 30, Township 2, New Westminster District Plan LMP21515, and that the Mayor and Clerk be authorized to sign the necessary documents.

RES.R12-1466

Carried

J. OTHER BUSINESS

K. ADJOURNMENT

It was

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

do now adjourn.

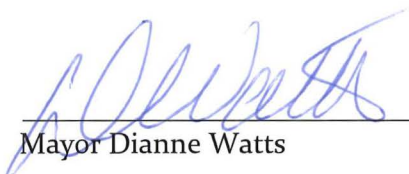
RES.R12-1467

Carried

The Regular Council- Land Use meeting adjourned at 5:55 p.m.

Certified Correct:

  
\_\_\_\_\_  
Jane Sullivan, City Clerk

  
\_\_\_\_\_  
Mayor Dianne Watts