

Present:

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

Absent:**Staff Present:**

City Clerk
City Manager
City Solicitor
General Manager, Engineering
General Manager, Finance & Technology
General Manager, Human Resources
General Manager, 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****CLOVERDALE/CLAYTON**

1. **7912-0157-00**
17180 and 17234 Highway No. 10 (56 Avenue)
David Wood, Zenith Appraisal & Land Consulting Ltd. /
BC Transportation Financing Authority
ALR Exclusion under Section 30 of the *ALC Act* / for a transportation corridor.

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 Council authorize referral of

Application No. 7912-0157-00 to the Agricultural Land Commission.

RES.R12-1634

Carried

NEWTON

2. 7912-0133-00
 5630 and 5680 – 152 Street; 15255, 15295, 15325, 15335, 15345, 15365 and
 15385 – 56 Avenue (Highway No. 10)
 Peter Lovick, P. J. Lovick Architect Ltd. / 559006 B.C. Ltd.
Director Information: Sukhwinder Sanghe / Satinder Sanghe
Officer Information as at February 5, 2012 / Satinder Sanghe (Secretary) /
 Sukhwinder Sanghe (President) / 606200 B.C. Ltd. Director Information:
 Jarnail Purewall / Officer Information as at May 2, 2011 / Jarnail Purewall
 (President, Secretary) / Satinder Sanghe (Secretary) /
 Sukhwinder Sanghe (President)
 Amend CD By-law No. 14510 / Development Variance Permit
*in order to allow indoor recreational facility as a permitted use and ensure a
 small-scale drug store is operated in conjunction with a medical office. A variance is
 required to reduce the minimum 400 metre separation requirement between a
 small-scale drug store and existing drug store/small-scale drug store.*

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

It was Moved by Councillor Hunt
 Seconded by Councillor Martin
 That

1. a By-law be introduced to amend Comprehensive Development By-law No. 14510 and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7912-0133-00 (Appendix II) varying the following, to proceed to Public Notification:
 - (a) in Section 28 of Part 4, General Provisions, the minimum separation requirement between a small-scale drug store and existing drug store or small-scale drug store is varied from 400 metres (1,312 ft.) to 28 metres (92 ft.).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) final approval from the Ministry of Transportation & Infrastructure.

RES.R12-1635

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Martin
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2001, No. 14510, Amendment By-law, 2012, No. 17731" pass its
 first reading.

RES.R12-1636

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, 2001, No. 14510, Amendment By-law, 2012, No. 17731" pass its
second reading.
RES.R12-1637 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, 2001, No. 14510, Amendment By-law,
2012, No. 17731" be held at the City Hall on Monday, September 10, 2012, at 7:00
p.m.
RES.R12-1638 Carried

3. **7911-0232-00**
8220 - 120 Street
Gerry Blonski, Gerry Blonski Architect / 0694723 BC Ltd., Inc. No. 0694723 /
(adba Milan Palace Wedding Centre Ltd.)
Land Use Contract Amendment
in order to permit exterior renovations to the existing 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 Villeneuve
That:

1. a By-law be introduced to amend Land Use Contract No. 181 and a date for Public Hearing be set.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
 - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

RES.R12-1639 Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Villeneuve
 That "Surrey Land Use Contract No. 181,
 Authorization By-law, 1976, No. 4905 Amendment By-law, 1991, No. 11089,
 Amendment By-law, 1997, No. 13286, Amendment By-law 2012, No. 17732" pass its
 first reading.

RES.R12-1640 Carried

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

It was Moved by Councillor Hunt
 Seconded by Councillor Villeneuve
 That "Surrey Land Use Contract No. 181,
 Authorization By-law, 1976, No. 4905 Amendment By-law, 1991, No. 11089,
 Amendment By-law, 1997, No. 13286, Amendment By-law 2012, No. 17732" pass its
 second reading.

RES.R12-1641 Carried

It was then Moved by Councillor Hunt
 Seconded by Councillor Villeneuve
 That the Public Hearing on "Surrey Land Use
 Contract No. 181, Authorization By-law, 1976, No. 4905 Amendment By-law, 1991,
 No. 11089, Amendment By-law, 1997, No. 13286, Amendment By-law 2012,
 No. 17732" be held at the City Hall on Monday, September 10, 2012, at 7:00 p.m.

RES.R12-1642 Carried

4. **7912-0019-00**
12451 - 88 Avenue
David Major, SmartCentres Management Inc. /
Surrey West Shopping Centres Limited, Inc. No. A-60861
 Development Permit
in order to permit the development of a 232 m2 drive-through restaurant
(Tim Horton's).

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.

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

RES.R12-1643

It was	Moved by Councillor Hunt Seconded by Councillor Villeneuve That Council approve Development Permit No. 7912-0019-00 and authorize the Mayor and Clerk to execute the Permit. <u>Carried</u>
--------	---

5. **7912-0086-00**
6638 - 152A Street
Dave Sanford, Sanford Design Group / Elegant Holdings Ltd
Development Permit
for an industrial/business park building with second-storey banquet hall.

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

RES.R12-1644

It was	Moved by Councillor Hunt Seconded by Councillor Martin That Council refer the Application No. 7912-0086-00 back to staff, to work with the applicant to:
--------	---

1. increase the ground floor ceiling height of the proposed development to 16'3"; and,
2. apply for the necessary Development Variance Permit in order to raise the total height of the building the required 3 - 4 feet.

Carried

The applicant was in attendance before Council and requested a relaxation on the planning department's development application requirement of 18 feet to be reduced to 16 feet 3 inches.

Council requested further clarification regarding the intended use of the building. In response, the applicant clarified that he will be keeping the building to lease to tenants. He further clarified there will be no commercial use of the building, the design and overall look will be in keeping with the context with the area, and the building will have an elevator to make it accessible to all patrons.

Council reiterated that that the main concern from staff on this applicant involves the intended use of the building; the applicant reaffirmed his intent is to rent the units. Staff noted that the design was driven by the banquet hall, not the industrial use as should be. The applicant offered to sign a covenant to ensure the industrial use only.

The Project Architect addressed Council and clarified that he has built numerous buildings of this form / style within Surrey and other municipalities and noted that not every industrial user needs the full ceiling height of 18 feet; furthermore, most light industrial users do not require heavy sprinkler systems typically used with ceilings with 18 feet of clearance. The proposed compromise before Council is floor-to-floor 16' 3"; as such, a variance would be requested to permit the reduction in height. The Project Architect further noted the building design will appeal to wholesalers and light industrial users (i.e., plumbers, trades, etc.) The applicant shared that staff was provided with a list of 60 types of applicable businesses that would potentially utilize the space and noted that staff seems to be focusing primarily on heavy industrial guidelines with loading bays. The delegation explained the proposed building is a hybrid type of building and that the design has been through the Advisory Design Panel twice and has implemented all their recommendations into the design.

Council reiterated the reason Council is being cautious is that the intended building use must be industry and not commerce. In response to an inquiry from Council, the applicant shared that to-date no potential tenants have been signed up for building occupancy.

Staff noted that with a covenant registered on the building no Building Permits or Business Licences for commercial uses would be issued; they will continue work with the applicant to increase the height of the main floor, and noted that subsequently the overall building will be over-height and variance permits will need to be looked at to accommodate the development. To achieve the height requirements of the ceiling, the building will be 3 - 4 feet higher than the maximum allowable size for the NCP.

SOUTH SURREY

6. **7910-0321-00**
2332 - 160 Street
Paul Dabbs, Omicron Architecture Engineering Construction Ltd. /
Loblaw Properties West Inc.
Development Permit / Development Variance Permit
in order to permit the development of a gas station on a commercial shopping centre site in Grandview Corners.

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

It was

Moved by Councillor Hunt
Seconded by Councillor Steele
That:

1. Council authorize staff to draft Development Permit No. 7910-0321-00 generally in accordance with the attached drawings (Appendix II).

2. Council approve Development Variance Permit No. 7910-0321-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side yard on flanking street setback for principal and accessory buildings and structures for Block E of the CD Zone (By-law No. 15611) from 12 metres (40 ft.) to 7.4 metres (24 ft.); and
 - (b) to vary the maximum height of the principal building and pump island canopies for Block E of the CD Zone (By-law No. 15611) from 6 metres (20 ft.) to 8 metres (26 ft.).
3. Council instruct staff to draft an amendment to CD By-law No. 15611 to include the requirement of alternative fuel on the site, and bring forward for consideration at a later date.
4. 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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) final approval from BC Hydro; and
 - (d) submission of financial securities to ensure the installation of a liquefied petroleum gas (propane) vehicle refuelling station on the site to the satisfaction of the General Manager, Planning & Development.

RES.R12-1645

Carried

Council requested clarification regarding the installation of the alternative fuel source in terms of consideration for a later date. In response, staff noted, that current zoning does not require an alternative fuel source be installed; however, the applicant requested that this be included in the development permit to match the by-law requirement.

7. **7906-0472-00**
15832 Croydon Drive; 15829 and 15859 - 24 Avenue
Oleg Verbenkov, Pacific Land Resource Group Inc. / Shell Canada Limited
OCP amendment from Suburban to Commercial / Rezoning from RA to CD (based on C-8 and CG-2) / Development Permit
in order to permit development of a gasoline station and retail commercial development.

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. 7906-0472-00 and portion of road allowance shown as Block A on the survey plan attached in Appendix I from Suburban to Commercial 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. 7906-0472-00 and portion of road allowance shown as Block A on the survey plan attached in Appendix I from One-Acre Residential Zone (RA) (By-law No. 12000) to Comprehensive Development Zone (CD) (By-law No. 12000) and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7906-0472-00 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 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) submission of financial securities to ensure the installation of one Level 3 electrical vehicle (EV) charger (also known as a DC fast charger) on the site, as well as submission of an acceptable electric vehicle charger implementation strategy, to the satisfaction of the General Manager, Planning & Development;
- (g) registration of a Section 219 Restrictive Covenant to ensure that the retail component of the development is constructed at the same time as the gasoline station;
- (h) the applicant adequately address the deficiency in tree replacement on the subject site; and
- (i) completion of the road closure and acquisition of a portion of Croydon Drive.

RES.R12-1646

Carried

Council noted this development includes a Level 3 electrical vehicle charger, which is the first of its kind in Surrey. Council thanked the applicant and congratulated staff for a job well done. Council clarified this application is supported only due to the alternative fuel source option.

It was

Moved by Councillor Hunt
Seconded by Councillor Martin
That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 331, Amendment By law 2012, No. 17733" pass its first reading.

RES.R12-1647

Carried

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

It was

Moved by Councillor Hunt
Seconded by Councillor Martin
That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 331, Amendment By law 2012, No. 17733" pass its second reading.

RES.R12-1648

Carried

RES.R12-1649 It was then Moved by Councillor Hunt
 Seconded by Councillor Martin
 That the Public Hearing on "Surrey Official
 Community Plan By-law, 1996, No. 12900, No. 331, Amendment By law 2012,
 No. 17733" be held at the City Hall on Monday, September 10, 2012, at 7:00 p.m.
Carried

RES.R12-1650 It was Moved by Councillor Hunt
 Seconded by Councillor Martin
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2012, No. 17734" pass its first reading.
Carried

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

RES.R12-1651 It was Moved by Councillor Hunt
 Seconded by Councillor Martin
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2012, No. 17734" pass its second reading.
Carried

RES.R12-1652 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. 17734" be held at the City
 Hall on Monday, September 10, 2012, at 7:00 p.m.
Carried

RESIDENTIAL/INSTITUTIONAL

FLEETWOOD/GUILDFORD

8. 7912-0090-00
 8250 - 161 Street
 Colin Hogan, Focus Architecture Inc. /
 Fil-International Christian Church (Inc. No. S17662)
 Rezoning from PA-1 to PA-2 / Development Variance Permit
in order to allow the expansion of an existing church in the Fleetwood Town Centre.

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

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

1. a By-law be introduced to rezone the subject site in Planning Application No. 7912-0090-00 from "Assembly Hall 1 Zone (PA-1)" (By-law No. 12000) to "Assembly Hall 2 Zone (PA-2)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7912-0090-00 (Appendix IV) varying the following to proceed to Public Notification:
 - (a) to reduce the minimum side yard (west) setback on a flanking street in the PA-2 Zone from 8.1 metres (27 ft.) to 4.5 metres (15 ft.).
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 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; and
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

RES.R12-1653

Carried

It was

Moved by Councillor Martin
Seconded by Councillor Villeneuve
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2012, No. 17735" pass its first reading.

RES.R12-1654

Carried

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

It was

Moved by Councillor Martin
Seconded by Councillor Villeneuve
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2012, No. 17735" pass its second reading.

RES.R12-1655

Carried

It was then
 Moved by Councillor Martin
 Seconded by Councillor Villeneuve
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17735" be held at the City
 Hall on Monday, September 10, 2012, at 7:00 p.m.
 RES.R12-1656 Carried

9. **7910-0262-00**
15380 - 84 Avenue
John Bresnick & Associates, Cleo K Bresnick
 Rezoning from RA to RF / Development Variance Permit
in order to allow subdivision into 6 single family lots, and to reduce the front yard setback for proposed Lots 1 and 2 impacted by the road allowance requirements.

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

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

1. a By-law be introduced to rezone the subject property in Planning Application No. 7910-0262-00 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. 7910-0262-00 (Appendix II) 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 6.5 metres (21 ft.) for proposed Lots 1 and 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) registration of a Section 219 Restrictive Covenant to ensure tree and root zone protection on proposed Lots 1 and 2;
- (f) discharge the Section 219 Restrictive Covenant (No Build) registered on title for the subject lot; and
- (g) address the tree replacement deficiency to the satisfaction of the City Landscape Architect.

RES.R12-1657 Carried

It was Moved by Councillor Martin
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2012, No. 17736" pass its first reading.

RES.R12-1658 Carried

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

It was Moved by Councillor Martin
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2012, No. 17736" pass its second reading.

RES.R12-1659 Carried

It was then Moved by Councillor Martin
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17736" be held at the City
Hall on Monday, September 10, 2012, at 7:00 p.m.

RES.R12-1660 Carried

NEWTON

10. **7911-0044-00**
5858, 5834, 5904, 5882 and 5926 - 144 Street

Ross Yamaguchi / Vesta Properties Ltd. / Joga S Somal / Avtar S Gill / Jagdish Duhra / Manjit Sandhar / Ajit Singh Bajwa / Parmjit Kaur Bajwa / Harjit Kooner / Surinder Kooner / Baljit Kaur Duhra / Rajinder Kaur Duhra / Karnail Duhra / 0749813 BC Ltd., Inc. No. BC0749813 / Director Information: Parmjit Bal / Bhupinder Singh Bal / Officer Information as at February 23, 2012: Bhupinder Bal (President) / Michael B Rawlins / Vesta Properties (Sullivan Hills) Ltd., Inc. No. BC0930545
NCP amendment from 'Townhouse 15 upa max' to 'Townhouse 20 upa max', 'Single Family Residential' to 'Single Family Residential Flex 6 to 14.5' / Rezoning from RA and RM-D to CD (based on RM-30) and RF-12 / Development Permit to permit the development of 144 townhouse units and one RF-12 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 rezone the property shown on the Survey Plan in Planning Application No. 7911-0044-00 (Appendix II) as follows:
 - (a) Block A from "One-Acre Residential Zone (RA)" and "Duplex Residential Zone (RM-D)" to "Comprehensive Development Zone (CD)";
 - (b) Block C from "One Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)"and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7911-0044-00 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 the applicant funding the construction of the ultimate sidewalk along 144 Street, 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) completion of all the requirements and conditions of the Senior Government Environmental Agencies;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (g) resolution of all urban design issues, including roof treatment and materials, to the satisfaction of the Planning and Development Department;
 - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (i) registration of a Section 219 Restrictive Covenant to prohibit the conversion of the tandem parking spaces into livable space;
- (j) discharge of no-build, no disturb covenants on Lots 5 and 28 (5926 and 5904 144 Street);
- (k) completion of a P-15 agreement with the City for maintenance and planting of riparian area;
- (l) registration of a no-build covenant on the triangular southeast portion of the development site; and
- (m) registration of a no-build covenant on the proposed new RF-12 lot.

4. Council pass a resolution to amend the South Newton NCP to re-designate the land from 'Townhouse 15 upa max' to 'Townhouse 20 upa max', 'Single Family Residential' to "Single Family Residential Flex 6 to 14.5' and to adjust the 'Creeks and Riparian Set-back' designation when the project is considered for final adoption.

RES.R12-1661 Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2012, No. 17737" pass its first reading.

RES.R12-1662 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. 17737" pass its second reading.

RES.R12-1663 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. 17737" be held at the City
 Hall on Monday, September 10, 2012, at 7:00 p.m.

RES.R12-1664 Carried

RES.R12-1665 It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2012, No. 17738" pass its first reading.
Carried

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

RES.R12-1666 It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2012, No. 17738" pass its second reading.
Carried

RES.R12-1667 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. 17738" be held at the City
Hall on Monday, September 10, 2012, at 7:00 p.m.
Carried

SOUTH SURREY

11. **7912-0061-00**
1702 and 1712 King George Boulevard
Ted Dawson, Dawson & Sawyer Developments Ltd. / Edith Ramogida /
Angelo Ramogida / Rita Dezen / Aldo Dezen / Antonio Ramogida
OCP Amendment from Urban to Multiple Residential / Rezoning from RF to RM-
30 / Development Permit / Development Variance Permit
in order to permit the development of 23 townhouse units.

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 amend the OCP by redesignating the subject site in Planning Application No. 7912-0061-00 (Appendix IV) from Urban to Multiple Residential and a date be set for Public Hearing.
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. 7912-0061-00 from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 69 square metres (743 square feet) to 36 square metres (390 square feet).
5. Council authorize staff to draft Development Permit No. 7912-0061-00 generally in accordance with the attached drawings (Appendix V).
6. Council approve Development Variance Permit No. 7912-0061-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.5 metres (22 ft.) and 4.0m (13 ft);
 - (b) to reduce the minimum north side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 7.3 metres (24 ft.) and 3.0m (13ft);
 - (c) to reduce the minimum south side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.0 metres (6.5 ft.), 6.3m (20 ft), 5.3m (17 ft);
 - (d) to reduce the minimum front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft); and
 - (e) to allow for visitor parking stalls within the required setbacks of the RM-30 Zone.
7. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;

- (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (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;
- (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 reduced indoor amenity space;
- (k) registration of a reciprocal access easement to provide access to "Townhouse" designated properties to the north and south of the subject site; and
- (l) registration of an easement in favour of the adjacent property to the south for the joint use of outdoor amenity area at the time of future development for townhouses.

8. Council pass a resolution to amend the King George Highway Local Area Plan to redesignate the land from Townhouse 10 u.p.a to Townhouse 22 u.p.a when the project is considered for final adoption.

RES.R12-1668

Carried

It was

Moved by Councillor Villeneuve

Seconded by Councillor Gill

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 332, Amendment By law, 2012, No. 17739" pass its first reading.

RES.R12-1669

Carried

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

It was

Moved by Councillor Villeneuve

Seconded by Councillor Gill

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 332, Amendment By law, 2012, No. 17739" pass its second reading.

RES.R12-1670

Carried

- RES.R12-1671 It was then Moved by Councillor Villeneuve
Seconded by Councillor Gill
That the Public Hearing on "Surrey Official
Community Plan By-law, 1996, No. 12900, No. 332, Amendment By law, 2012,
No. 17739" be held at the City Hall on Monday, September 10, 2012, at 7:00 p.m.
Carried
- RES.R12-1672 It was Moved by Councillor Villeneuve
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2012, No. 17740" pass its first reading.
Carried
- The said By-law was then read for the second time.
- RES.R12-1673 It was Moved by Councillor Villeneuve
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2012, No. 17740" pass its second reading.
Carried
- RES.R12-1674 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. 17740" be held at the City
Hall on Monday, September 10, 2012, at 7:00 p.m.
Carried

12. **7912-0029-00**
16809, 16847, 16891, 16917 - 24 Avenue
Melissa Higgs, Stuart Rothnie & Darryl Condon /
Hughes Condon Marler Architects (HCMA) / City of Surrey
Development Permit / Development Variance Permit
*in order to permit the development of a new 9,142 sq.m. (98,407 sq.ft.) Aquatic
Centre in the Grandview Heights area.*

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

- It was Moved by Councillor Martin
Seconded by Councillor Steele
That:

1. Council authorize staff to draft Development Permit No. 7912-0029-00 generally in accordance with the attached drawings (Appendix II).

2. Council approve Development Variance Permit No. 7912-0029-00 (Appendix V) varying the following, to proceed to Public Notification:

- (a) In Section A.1 (a) iv of Part 4 General Provisions of Zoning By-law, 1993, No. 12000, as amended, to reduce the minimum side yard setbacks from 14.5 metres (48 feet) to 5 metres (16 feet).

RES.R12-1675

Carried

Council requested that staff ensure the new pool contain progressive accessibility equipment.

13. **7912-0213-00**
16525 and 16515 - 10 Avenue; 1008 - 165 Street
Hunter Laird Engineering Ltd. / 0766642 B.C. Ltd., Inc. No. 0766642 /
Director Information: Stephen Barker /
Officer Information as at August 21, 2011 / Stephen E. Barker (President)
 Development Variance Permit
in order to reduce the "Special Building Setback" provisions of the Zoning By-law for 3 existing single family lots.

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. 7912-0213-00 (Appendix II) to proceed to Public Notification to reduce the "Special Building Setback" provisions of the Zoning By-law to provide for the following building setbacks from the centerline of 10 Avenue:

1. 17.5 metre front yard setback for 16515 and 16525 - 10 Avenue; and,
 2. 13.6 metre side yard (flanking street) setback for 1008 - 165 Street.

RES.R12-1676

Carried

14. **7912-0046-00**
1819 Ocean Park Road
Geoff Barker / Beth Sukha-Barker / Geoffrey J Barker
 Rezoning from RF to RF-O
in order to permit the development of a larger single family dwelling on an oceanfront lot.

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

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

1. a By-law be introduced to rezone the subject site in Planning Application No. 7912-0046-00 from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential Oceanfront Zone (RF-O)" (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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (d) registration of a Section 219 Restrictive Covenant to ensure tree protection;
 - (e) registration of a Section 219 Restrictive Covenant to ensure future house construction is in accordance with the recommendations in the approved geotechnical report; and
 - (f) registration of a Section 219 Restrictive Covenant to ensure the proposed dwelling complies with the approved house design plans.

RES.R12-1677

Carried

It was Moved by Councillor Martin
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2012, No. 17741" pass its first reading.

RES.R12-1678

Carried

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

It was Moved by Councillor Martin
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2012, No. 17741" pass its second reading.

RES.R12-1679

Carried

It was then
 Moved by Councillor Martin
 Seconded by Councillor Hepner
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17741" be held at the City
 Hall on Monday, September 10, 2012, at 7:00 p.m.
 RES.R12-1680 Carried

SURREY CITY CENTRE/WHALLEY

15. **7912-0172-00**
13665 - 107A Avenue; 10740 and 10768 King George Boulevard
Patrick Cotter , Cotter Architects Inc. /
Tien Sher Investment (Flamingo) Group Inc
 Rezoning from C-15 to CD (based upon RMC-150) / General Development Permit
in order to permit the development of a phased project consisting of four high-rise
residential towers, townhouse units and a small commercial component.

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

It was
 Moved by Councillor Martin
 Seconded by Councillor Steele
 That Council support the applicant's
 proposal to redesignate the western portion of the subject site in Planning
 Application No. 7912-0172-00 from "Mixed-Use 3.5 FAR" to "Mixed-Use 5.5 FAR"
 and to redesignate the eastern portion of the subject site from "High-Rise 3.5 FAR"
 to "High Rise 5.5 FAR", and that Council refer the application back to staff to work
 with the applicant to ensure that:

1. The applicant submits a full and complete land development application;
 and
2. The proposal complies with the urban design guidelines and urban design
 strategies for Surrey City Centre.

RES.R12-1681 Carried

16. **7908-0170-00**
10764 and 10782 - 140 Street; 14008 - 108 Avenue
Jessi Arora, DF Architecture Inc / Sital S Pannu / Gurbhej S Pannu /
Balbir K Taggar
 OCP Text Amendment / Rezoning from RF to CD (based on RM-70) /
 Development Permit
in order to permit the development of a 5-storey, 46 - unit apartment 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 Steele
That:

1. a By-law be introduced to amend the OCP by increasing the allowable floor area ratio within the Multiple Residential designation for the subject site in Planning Application No. 7908-0170-00 from 1.50 to 2.00, 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. 7908-0170-00 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.
4. Council authorize staff to draft Development Permit No. 7908-0170-00 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 an acceptable tree survey and a statement regarding tree preservation;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture; and

(g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.
 RES.R12-1682 Carried

It was Moved by Councillor Martin
 Seconded by Councillor Steele
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, Text No. 114 Amendment By-law 2012, No. 17742"
 pass its first reading.

RES.R12-1683 Carried

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

It was Moved by Councillor Martin
 Seconded by Councillor Steele
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, Text No. 114 Amendment By-law 2012, No. 17742" pass its
 second reading.

RES.R12-1684 Carried

It was then Moved by Councillor Martin
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Official
 Community Plan By-law, 1996, No. 12900, Text No. 114 Amendment By-law 2012,
 No. 17742" be held at the City Hall on Monday, September 10, 2012, at 7:00 p.m.

RES.R12-1685 Carried

It was Moved by Councillor Martin
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2012, No. 17743" pass its first reading.

RES.R12-1686 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. 17743" pass its second reading.

RES.R12-1687 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. 17743" be held at the City
 Hall on Monday, September 10, 2012, at 7:00 p.m.

RES.R12-1688 Carried

C. CORPORATE REPORTS

D. ITEMS REFERRED BACK 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, 2011, No. 17406"
7910-0291-00 - Jaspreet K. and Kulwinder S. Phagura, Sharanpreet S. and
Amjot K. Takhar c/o Mainland Engineering (2007) Corp. (Avnash Banwait)
RMD to RF (BL 12000) - 14211 - 110 Avenue - to permit subdivision into two
single family lots.

Approved by Council: May 9, 2011

It was

Moved by Councillor Hunt

Seconded by Councillor Hepner

That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17406" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R12-1689

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17512"
7910-0204-00 - Khalid A. Syed and Nadya A. Hirani
c/o Jatinder Grewal
RH to RF (BL 12000) - 14815 - 76 Avenue - to permit subdivision into
3 single family lots.

Approved by Council: November 7, 2011

- * Planning & Development advise (see memorandum dated July 18, 2012 in
by-law back-up) that it is now in order for Council to pass a resolution to
amend the East Newton North Neighbourhood Concept Plan to
redesignate the site from "Existing Transitional Suburban" to "Urban
Residential".

RES.R12-1690

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Council is requested to pass a resolution to amend the East Newton North Neighbourhood Concept Plan to redesignate the site from "Existing Transitional Suburban" to "Urban Residential".

Carried

RES.R12-1691

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17512" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17384" 7910-0189-00 - Charanjit Purewal, Harjeet Bassi Sandeep Bassi c/o Mainland Engineering (2007) Corp. (Avnash Banwait)
RA to RF (BL 12000) - 14991 - 68 Avenue to permit subdivision into two single family lots.

Approved by Council: April 4, 2011

RES.R12-1692

It was Moved by Councillor Martin
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17384" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

Carried

4. "Surrey Heritage Revitalization Agreement By-law, 2012, No. 17700" 7911-0253-00 - B. A. N. Holdings Ltd. and Byron Williams
c/o Ankenman and Associates Architects Inc. (Mark Lesack)
To permit upgrading of the Seventh Day Adventist Church building - 16017 - 8 Avenue - and add additional uses to the site.

Approved by Council: June 25, 2012

RES.R12-1693

It was Moved by Councillor Steele
Seconded by Councillor Martin
That "Surrey Heritage Revitalization Agreement By-law, 2012, No. 17700" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17452"
7911-0049-00 - Planet Canada Developments Inc.
c/o CitiWest Consulting Ltd. (Roger Jawanda)
RA to RF (BL 12000) - 11160 - 156 Street - to permit subdivision into five (5)
single family lots.

Approved by Council: July 11, 2011

It was Moved by Councillor Steele
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17452" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R12-1694

Carried

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17583"
7911-0259-00 - Zen Townhomes Ltd.
c/o Zen Townhomes Ltd.
RA to RM-30 (BL 12000) - 6625 and 6637 - 196 Street - to permit the
development of approximately 62 townhouse units in East Clayton.

Approved by Council: February 6, 2012

Note: See Development Variance Permit No. 7911-0259-00 under Clerk's Report,
Item I.1(a).

Note: See Development Permit No. 7911-0259-00 under Clerk's Report,
Item I.2(b).

It was Moved by Councillor Steele
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2012, No. 17583" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R12-1695

Carried

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17441"
7909-0210-00 - Boffo Developments (WR) Ltd.
c/o Jim Ellis
RF and RM-D to CD (BL 12000) - 15370, 15376, 15380 - 20 Avenue,
1955, 1963 and 1971 - 154 Street - to permit the development of
102 apartment units in two buildings.

Approved by Council: June 27, 2011

Note: See Development Permit No. 7909-0210-00 under Clerk's Report, Item I.2(a).

* Planning & Development advise (see memorandum dated July 18, 2012 in by-law back) that concerns were expressed regarding traffic in the area, particularly related to construction traffic on 19A Avenue. The Engineering Department has notified the applicant that no construction traffic is to be routed to 19A Avenue and this requirement is noted on the approved engineering drawings for the site.

It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17441" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R12-1696

Carried

8. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 314 Amendment By-law, 2012, No. 17605"
7910-0247-00 - Norma Svab and 0871985 B C Ltd.
c/o Wilson Chang Architects (Wilson Chang)
To redesignate 2687 - 158 Street and Portion of 2660 - Croydon Drive from Suburban (SUB) to Multiple Residential (RM).

Approved by Council: March 12, 2012

This By-law is proceeding in conjunction with By-law No. 17606.

Note: See Development Variance Permit No. 7910-0247-00 under Clerk's Report, Item I.1(b).

Note: See Development Permit No. 7910-0247-00 under Clerk's Report, Item I.2(c).

It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 314 Amendment By law, 2012, No. 17605" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R12-1697

Carried

9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17606"
7910-0247-00 - Norma Svab and 0871985 B C Ltd.
c/o Wilson Chang Architects (Wilson Chang)
RA and A-2 to RM-30 (BL 12000) - 2687 - 158 Street and Portion of 2660 - Croydon Drive to permit the development of 65 townhouse units.

Approved by Council: March 12, 2012

This By-law is proceeding in conjunction with By-law No. 17605.

Note: See Development Variance Permit No. 7910-0247-00 under Clerk's Report, Item I.1(b).

Note: See Development Permit No. 7910-0247-00 under Clerk's Report, Item I.2(c).

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17606" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R12-1698

Carried

MISCELLANEOUS

10. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17526"
7911-0124-00 - Lakewood Beech Developments Ltd.

RA to CD (BL 12000) - to permit the development of 4 single family small lots (Blocks A and C), one 5-unit townhouse project (Block B) and a remainder industrial lot (Block D).

- * Planning & Development advise (see memorandum dated July 19, 2012 in back-up) that at the May 28, 2012 Regular Council-Land Use Meeting resolution R12-1170 to amend the East Clayton Neighbourhood Concept Plan was incorrectly worded. The resolution should be worded to amend the East Clayton Neighbourhood Concept Plan to redesignate portions of the site from Business Park to 10-15 Special Residential upa and 15-25 upa (Medium-High Density) and from 10-15 Special Residential to 10-15 upa (Medium Density).

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Council is requested to rescind R12-1170
of the May 28, 2012 Regular Council-Land Use Meeting.

RES.R12-1699

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Council pass a resolution to amend the
East Clayton Neighbourhood Concept Plan to redesignate portions of the site from
Business Park to 10-15 Special Residential upa and 15-25 upa (Medium-High
Density) and from 10-15 Special Residential to 10-15 upa (Medium Density).

RES.R12-1700

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.7911-0259-00**
Zen Townhomes Ltd.
 6625 and 6637 - 196 Street

Note: See By-law No. 17583 under Item H.6 and Development Permit No. 7911-0259-00 under Item I.2(b)

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 22, Section F, as follows:

- (a) To reduce the minimum north setback from 7.5 metres (25 ft.) to 3.9 metres (13 ft.) for Buildings 5, 6, 7, 8 and 9;
- (b) To reduce the minimum east setback from 7.5 metres (25 ft.) to 2.9 metres (10 ft.) for Buildings 8, 11 and 12;
- (c) To reduce the minimum south setback from 7.5 metres (25 ft.) to 3.9 metres (13 ft.) for Building 11 and to 4.9 metres (16 ft.) for the amenity building and Buildings 3 and 4; and
- (d) To reduce the minimum west setback from 7.5 metres (25 ft.) to 2.9 metres (10 ft.) for Buildings 2, 7, 9 and 11.

To permit the development of approximately 62 townhouse units in East Clayton.

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

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Development Variance Permit
 No. 7911-0259-00 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.R12-1701

Carried

- (b) **Development Variance Permit No. 7910-0247-00**
Norma J. Svab and 0871985 BC Ltd.
 2660 Croydon Drive and 2687 - 158 Street

Note: See By-law No. 17605 under Item H.8 & By-law No. 17606 under Item H.9, and Development Permit No. 7910-0247-00 under Item I.2(c)

To vary "Surrey Zoning By-law, 1993, No. 12000" as amended, Part 22, Section F, as follows:

- (a) To reduce the minimum side yard setback from 7.5 metres (25 ft.) to 6.7 metres (22 ft.) along the south boundary of the Land; and
- (b) To reduce the minimum front yard setback from 7.5 metres (25 ft.) to 7.0 metres (23 ft.).

To permit the development of 65 townhouse units.

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

It was

Moved by Councillor Hunt
 Seconded by Councillor Gill
 That Development Variance Permit
 No. 7910-0247-00 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.R12-1702

Carried

(c) **Development Variance Permit No. 7910-0304-00**
City of Surrey
 15151 - 112 Avenue

Note: See Development Permit No. 7910-0304-00 under Item I.2(d)

To vary "Surrey Sign By-law, 1999, No. 13656", as amended, Part 1, Section 6(5) and 6(6), Part 5, Section 27(1)(k), and Part 9, Section 41(2)(f) and (g), as follows:

- (a) To allow the proposed free-standing electronic message board sign with third party advertising to be installed within 150 metres (500 ft.) and be visible from Highway No. 1;
- (b) To allow the proposed free-standing electronic message board sign to be located within 60 metres (200 ft.) of the Highway No. 1 right of way;

- (c) To allow an increase in the height of the proposed free-standing electronic message board sign from 4.5 metres (15 ft.) to 19.5 metres (64 ft.);
- (d) To increase the sign area for a double-faced free-standing electronic message board sign from 43.0 square metres (460 sq. ft.) to 125 square metres (1,344 sq. ft.); and
- (e) To allow third party advertising on an electronic message board sign to exceed 70% of the allowable copy area.

To allow a free-standing, electronic message board sign near the Port Mann Bridge.

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

It was Moved by Councillor Hunt
Seconded by Councillor Gill
That Development Variance Permit
 No. 7910-0304-00 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

RES.R12-1703

- (d) **Development Variance Permit No. 7912-0087-00**
Tri-L Developments Ltd.
 7795 - 128 Street

Note: See Development Permit No. 7912-0087-00 under Item I.2(e)

To vary "Surrey Sign By-law, 1999, No. 13656", as amended, Part 5, Section 27, Sub-section 1(e), as follows:

- (a) To reduce the minimum setback requirement for a free-standing sign along the eastern boundary of the subject property from 2 metres (6.6 ft.) to 0 metre (0 ft.).

To allow a free-standing sign for an existing industrial building.

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

It was Moved by Councillor Hunt
 Seconded by Councillor Gill
 That Development Variance Permit
 No. 7912-0087-00 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.R12-1704

Carried

(e) **Development Variance Permit No. 7912-0063-00**
City of Surrey
 19069 and 19077 - 33 Avenue

Note: See Development Permit No. 7912-0063-00 under Item I.2(f)

To vary "Surrey Zoning By-law, 1993, No. 12000, Amendment
 By-law, 2010, No. 17146", Part 2, Section F.1, as follows:

- (a) To reduce the minimum side (east) yard setback for a portion of the principal building from 7.5 metres (25 ft.) to 5.5 metres (18 ft.); and
- (b) To reduce the minimum side (east) yard setback for a portion of the principal building from 7.5 metres (25 ft.) to 4.6 metres (15 ft.).

To permit the development of a 3,128 sq.m. (33,675 sq.ft.) food warehouse and processing facility. (Please note: the internal lot line of the two properties will be removed to create a single lot).

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

It was Moved by Councillor Hunt
 Seconded by Councillor Gill
 That Development Variance Permit
 No. 7912-0063-00 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.R12-1705

Carried

2. Formal Issuance of Development Permits

(a) **Development Permit No. 7909-0210-00**
Boffo Developments (WR) Ltd.
 15370, 15376 and 15380 - 20 Avenue; 1955, 1963 and 1971 - 154 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. 17441 under Item H.7

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 Gill That the Mayor and Clerk be authorized to execute Development Permit No. 7909-0210-00.
	<u>Carried</u>

RES.R12-1706

- (b) **Development Permit No. 7911-0259-00
Zen Townhomes Ltd.
6625 and 6637 - 196 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. 17583 under Item H.6 and Development Variance Permit No. 7911-0259-00 under Item I.1(a)

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

It was	Moved by Councillor Hunt Seconded by Councillor Gill That the Mayor and Clerk be authorized to execute Development Permit No. 7911-0259-00.
	<u>Carried</u>

RES.R12-1707

- (c) **Development Permit No. 7910-0247-00
Norma J. Svab and 0871985 BC Ltd.
2660 Croydon Drive and 2687 - 158 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. 17605 under Item H.8 & By-law No. 17606 under Item H.9 and Development Variance Permit No. 7910-0247-00 under Item I.1(b)

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

RES.R12-1708
It was
execute Development Permit No. 7910-0247-00.
Moved by Councillor Hunt
Seconded by Councillor Hepner
That the Mayor and Clerk be authorized to
Carried

(d) **Development Permit No. 7910-0304-00**
City of Surrey
15151 - 112 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 Development Variance Permit No. 7910-0304-00 under Item I.1(c)

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

RES.R12-1709
It was
execute Development Permit No. 7910-0304-00.
Moved by Councillor Hunt
Seconded by Councillor Gill
That the Mayor and Clerk be authorized to
Carried

(e) **Development Permit No. 7912-0087-00**
Tri-L Developments Ltd.
7795 - 128 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 Development Variance Permit No. 7912-0087-00 under Item I.1(d)

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 Hepner
That the Mayor and Clerk be authorized to
execute Development Permit No. 7912-0087-00.

RES.R12-1710

Carried

(f) **Development Permit No. 7912-0063-00**
City of Surrey
19069 and 19077 - 33 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 Development Variance Permit No. 7912-0063-00 under Item I.1(e)

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

It was
Moved by Councillor Hunt
Seconded by Councillor Hepner
That the Mayor and Clerk be authorized to
execute Development Permit No. 7912-0063-00.

RES.R12-1711

Carried

3. Approval of Temporary Industrial Use Permits

- (a) Temporary Industrial Use Permit No. 7910-0207-00
City of Surrey
6549 - 148 Street

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 Gill
That Temporary Industrial Use Permit No. 7910-0207-00 be issued to the City of Surrey to allow the operation of a truck parking facility for a period not to exceed two (2) years on the site more particularly described as Parcel Identifier: 028-298-101, Lot 1 Section 15 Township 2 New Westminster District Plan BCP45737, and that the Mayor and Clerk be authorized to sign the necessary documents.

RES.R12-1712

Carried

Council requested staff ensure there is landscaping screening installed. In response staff clarified, the screening is already in place.

4. Applications/By-laws/Permits to be Closed

- (a) Temporary Industrial Use Permit No. 7908-0053-00
799597 B.C. Ltd.
c/o Trinity Transport (Troy Plett)
5219 - 188 Street

Planning and Development advise (see memorandum dated July 17, 2012 in back-up) that a registered letter was sent to the applicant on April 30, 2012, advising that unless outstanding requirements were addressed within 30 days, the file would be closed. The applicant has not responded.

It was

Moved by Councillor Hunt
Seconded by Councillor Gill
That Council is requested to close Planning Application No. 7908-0053-00 and all applications associated with this project.

RES.R12-1713

Carried

J. OTHER BUSINESS

K. ADJOURNMENT

It was

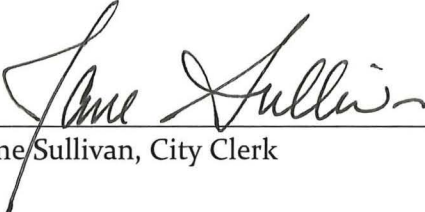
do now adjourn.
RES.R12-1714

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


Carried

The Regular Council- Land Use meeting adjourned at 6:19 p.m.

Certified Correct:



Jane Sullivan, City Clerk



Mayor Dianne Watts