

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
Deputy City Clerk
General Manager, Engineering
General Manager, Finance & Technology
General Manager, Human Resources
General Manager, Parks, Recreation & Culture
General Manager, Planning & Development
Land Development Engineer
Manager, Area Planning & Development, North Division
Manager, Area Planning & Development, South Division

A. ADOPTION OF MINUTES**B. LAND USE APPLICATIONS****COMMERCIAL/INDUSTRIAL/AGRICULTURAL****FLEETWOOD/GUILDFORD**

1. **7912-0285-00**
15893 - 91 Avenue
Raj Gill, Kids Castle Children Center / Balraj K Gill / Parmjit S Gill
Rezoning from RF to CD (based on CCR)
in order to permit a child care centre for up to 24 children in an existing single family dwelling.

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

It was

Moved by Councillor Martin
Seconded by Councillor Hunt
That:

1. a By-law be introduced to rezone the subject site in Planning Application No. 7912-0285-00 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.

2. Council instruct staff to resolve the following issue prior to final adoption:

- (a) submission of building permit drawings that satisfactorily address Building Code requirements.

RES.R13-187

Carried

It was

Moved by Councillor Martin

Seconded by Councillor Hunt

That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17876" pass its first reading.

RES.R13-188

Carried

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

It was

Moved by Councillor Martin

Seconded by Councillor Hunt

That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17876" pass its second reading.

RES.R13-189

Carried

It was then

Moved by Councillor Martin

Seconded by Councillor Hunt

That the Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17876" be held at the City Hall on March 11, 2013, at 7:00 p.m.

RES.R13-190

Carried

NEWTON

2. **7912-0339-00**
6351 - 152 Street
Cliff Raps, Taurus Commercial Real Estate / Denagar Enterprises Ltd.
 Rezoning from C-5 to C-8
in order to allow a private liquor store as a permitted use.

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. 7912-0339-00 from "Neighbourhood Commercial Zone" (C-5) (By-law No. 12000) to "Community Commercial Zone" (C-8) (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) upgrade and maintain the existing buildings on-site, as discussed in this report; and

(b) execution of a Good Neighbour Agreement with the City.

RES.R13-191

Carried

With Councillor Hunt opposed

It was

Moved by Councillor Martin

Seconded by Councillor Steele

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

Amendment By-law, 2013, No. 17877" pass its first reading.

RES.R13-192

Carried

With Councillor Hunt opposed

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, 2013, No. 17877" pass its second reading.

RES.R13-193

Carried

With Councillor Hunt opposed

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, 2013, No. 17877" be held at the City Hall on Monday, March 11, 2013, at 7:00 p.m.

RES.R13-194

Carried

In response to a question from Council, staff clarified that liquor stores can be stand-alone operations and there are no by-laws preventing the proximity of multiple liquor stores within a certain radius. Staff further noted that it is up to the Provincial Government to decide whether a retail liquor store can be located. Staff clarified that the City of Surrey does not currently have a by-law in place to designate the proximity of a liquor store.

Mayor Watts asked if such criteria could be developed as a City. Staff explained that there are currently set criteria in place regarding only liquor primary licenses; therefore, it would be appropriate for staff to review and bring forward a report with recommendations concerning retail liquor store placement guidelines.

Council requested staff to provide a report to address the issues raised during the public hearing.

RES.R13-195

It was
 Moved by Councillor Rasode
 Seconded by Councillor Villeneuve
 That staff provide a report that discusses and makes recommendations for criteria required for the placement and location of private liquor stores within the City of Surrey.
Carried

3. **7911-0151-00**
12126 – 90 Avenue
Wojciech Grzybowicz, WG Architecture Inc / Dilbagh S. Gill / Ajit S. Gill
 Development Permit / Development Variance Permit
in order to permit the development of a multi-tenant industrial building as well as reduce the minimum rear yard and side yard setbacks from 7.5 metres (25 ft.) to 0 metres (0 ft.).

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. Council authorize staff to draft Development Permit No. 7911-0151-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7911-0151-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the IL Zone from 7.5 metres (25 ft.) to 0 metres (0 ft.); and
 - (b) to reduce the minimum west side yard setback of the IL Zone from 7.5 metres (25 ft.) to 0 metres (0 ft.).
3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) address the deficit in tree replacement; and

- (e) construct the required tree protection barriers and pass the tree protection barrier inspection to the satisfaction of Planning and Development Department.

RES.R13-196

Carried**SOUTH SURREY**

4. **7912-0307-00**
Units 3 and 4 - 3050 King George Boulevard
Paul Clarke , MPB Construction Ltd. /
F & R White Rock Investments Ltd. (Incorporation #317084)
Development Permit / Development Variance Permit
in order to allow for an addition and exterior renovations to an existing automotive dealership. A Development Variance Permit is required to relax the Sign By-law 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 Gill
That:

1. Council authorize staff to draft Development Permit No. 7912-0307-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7912-0307-00 (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to relax the Sign By-law to increase the number of fascia signs from 1 to 6; and
 - (b) to reduce the northwest setback requirement for a free-standing sign from 2 metres (6.6 ft.) to 1.5 metres (5 ft.).
3. Council instruct staff to resolve the following issues prior to final Development Permit approval:
 - (a) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (b) resolution of all urban design issues, including signage, to the satisfaction of the Planning and Development Department; and
 - (c) approval of Development Variance Permit No. 7912-0307-00.

RES.R13-197

Carried

SURREY CITY CENTRE/WHALLEY

5. **7913-0009-00**
10045 - King George Boulevard / 10153 - King George Boulevard /
13450 - 102 Avenue
Fred Kwok, Mainly Awning & Signs Ltd. / CC Retail Holdings Ltd /
CC Office Holdings Ltd
 Development Permit / Development Variance Permit
in order to allow three (3) fascia signs for two tenants at Central City Mall.

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

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That

1. Council authorize staff to draft Development Permit No. 7913-0009-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7913-0009-00 (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to vary the Sign By-law by increasing the maximum number of fascia signs for one new tenant at Central City Mall from one (1) to two (2).

RES.R13-198

CarriedRESIDENTIAL/INSTITUTIONALCLOVERDALE/CLAYTON

6. **7912-0320-00**
5988 - 184 Street
Paramjit Vasir, Guru Tegh Bahadur Welfare Society /
Guru Teg Bahadur Welfare Society
 Development Variance Permit
in order to allow a small two-storey addition to an existing temple.

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

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

1. Council approve Development Variance Permit No. 7912-0320-00 (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard (west) setback of the PA-1 Zone from 8.7 metres (28.5 ft.) to 4.8 metres (16 ft.);
 - (b) to reduce the minimum side yard (north) setback of the PA-1 Zone from 8.7 metres (28.5 ft.) to 6.8 metres (23 ft.); and
 - (c) to relax the minimum 3.0-metre (10 ft.) wide landscaping strip to 0.0 metre (0.0 ft.) along portions of the side (north and south) lot lines, and along the entire rear (east) lot line.
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a road dedication plan to the satisfaction of the Approving Officer; and
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R13-199

Carried**FLEETWOOD/GUILDFORD**

7. **7912-0214-00**
Portion of 15470 – 84 Avenue
Karmelle Haynes / City of Surrey / City of Surrey
Rezoning from RA to RF
in order to create one single family 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 Villeneuve
That:

1. a By-law be introduced to rezone a portion of the subject lot in Planning Application No. 7912-0214-00, shown as Block B on the Survey Plan (Appendix I), 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 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; and
 - (c) registration of a Section 219 Restrictive Covenant on proposed Lot B for protection of the tree on the adjoining lot and to specify the guidelines for future house design.

RES.R13-200

Carried

It was

Moved by Councillor Martin
 Seconded by Councillor Villeneuve
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2013, No. 17878" pass its first reading.

RES.R13-201

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, 2013, No. 17878" pass its second reading.

RES.R13-202

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, 2013, No. 17878" be held at the City
 Hall on Monday, March 11, 2013, at 7:00 p.m.

RES.R13-203

Carried

8. **7912-0175-00**
10615 - 160 Street and portion of lane
Avnash Banwait, Mainland Engineering (2007) Corporation /
Parminder S Saran / Rupinder K Kaila
 Rezoning from RA to RF-12
in order to permit a subdivision into three (3) 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 Gill
That:

1. a By-law be introduced to rezone the subject site in Planning Application No. 7912-0175-00 from "One-Acre Residential Zone" (RA) (By-law No. 12000) to "Single Family Residential (12) Zone" (RF-12) (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) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (f) completion of the road closure and acquisition of a portion of the existing lane north of the subject site.

RES.R13-204

Carried

It was
Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 17879" pass its first reading.

RES.R13-205

Carried

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

Should Council determine there is merit in allowing the application to proceed; the application should be referred back to the applicant for further public consultation with area residents.

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

The applicant was in attendance and requested Mayor and Council to consider referring the application back to staff to allow the applicant to work with staff and have an opportunity to conduct further public consultation with the neighbourhood to address the concerns.

It was Moved by Councillor Hunt
Seconded by Councillor Martin
That Application No. 7912-0186-00 be referred back to staff to consult with the residents residing in and around 35 Avenue and 156 Street regarding the future of their properties; and, if the public consultation yields a considerable group of residents who wish to have their properties re-zoned to 1-acre, staff will provide Council with a further report with recommendations.

RES.R13-209

Carried

- 11. 7912-0283-00**
285 - 171 Street
275 - 171 Street
Samuel Hooge, Dawson & Sawyer Lands Ltd. / Robert A Hambrook /
Richard J Wiens / Nora I Wiens
 NCP amendment from Townhouse 15 u.p.a. to Townhouse 20 u.p.a. / Rezoning from RA to RM-30 / Development Permit / Development Variance Permit
in order to permit the development of 22 townhouse units.

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

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

1. a By-law be introduced to rezone the subject site in Planning Application No. 7912-0283-00 from "One-Acre Residential Zone" (RA) (By-law No. 12000) to "Multiple Residential (30) Zone" (RM-30) (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 66 square metres (710 square feet) to 39 square metres (420 square feet).
3. Council authorize staff to draft Development Permit No. 7912-0283-00 generally in accordance with the attached drawings (Appendix VI).

4. Council approve Development Variance Permit No. 7912-0283-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum east front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.94 metres (23 ft.);
 - (b) to reduce the minimum south side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 1.8 metres (6 ft.), 2.0 metres (6.5 ft.), 2.5m (8 ft.) and 3.0 metres (10 ft);
 - (c) to reduce the minimum north side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.); and
 - (d) to allow for four (4) visitor parking stalls within the side yard setbacks.

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) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (i) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;

- (j) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
- (k) registration of a Section 219 Restrictive Covenant to register a no-build area along the west portion of the subject site and to provide notice to future property owners that the Peace Portal Golf Course is adjacent to the property and to indemnify the City of any liability in relation to this;
- (l) registration of a Section 219 Restrictive Covenant to provide notice to future property owners that Peace Portal Golf Course is situated within the Agricultural Land Reserve and may, at some point in the future, engage in farming operations; and
- (m) the applicant adequately address the impact of reduced indoor amenity space.

6. Council pass a resolution to amend Douglas Neighbourhood Concept Plan to redesignate the land from Townhouse 15 u.p.a to Townhouse 20 u.p.a when the project is considered for final adoption (Appendix V).

RES.R13-210

Carried

It was

Moved by Councillor Martin
 Seconded by Councillor Hayne
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2013, No. 17880" pass its first reading.

RES.R13-211

Carried

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

It was

Moved by Councillor Martin
 Seconded by Councillor Hayne
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2013, No. 17880" pass its second reading.

RES.R13-212

Carried

It was then

Moved by Councillor Martin
 Seconded by Councillor Hayne
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17880" be held at the City
 Hall on Monday, March 11, 2013, at 7:00 p.m.

RES.R13-213

Carried

12. **7913-0002-00**
2687 - 158 Street
Wilson Chang, Wilson Chang Architect Inc. / o871985 B.C. Ltd. /
Director Information: Sikander Basraon /
Officer Information as at January 22, 2012 No officer information
 Development Permit Amendment
in order to permit design changes to the exterior façade and internal layout of
65 townhouse units.

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

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

1. Council authorize staff to draft Development Permit No. 7913-0002-00 generally in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) input and approval from B.C. Hydro;
 - (b) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

RES.R13-214

Carried

13. **7912-0352-00**
14687 - 32 Avenue
14691 - 32 Avenue
Devender Dhillon, Elgin Oaks Homes Ltd. / Elgin Oaks Homes Ltd
 Development Variance Permit
in order to permit the construction of a double car garage and to allow stairs to
encroach into the 6.0 metre separation area between the principal dwelling and
detached garage.

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

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

1. Council approve Development Variance Permit No. 7912-0352-00 (Appendix II) varying the following, to proceed to Public Notification:
 - (a) To reduce the CD Zone (By-law No. 17228) minimum side yard setback for a detached garage from 2.8 metres (9.2 ft.) to 1.2 metres (4.0 ft.) on Lot 1; and
 - (b) To reduce the CD Zone (By-law No. 17228) minimum separation between the principal dwelling and detached garage from 6.0 metres (19.7 ft.) to 5.2 metres (17.0 ft.) on Lots 1 & 2.
2. Council instruct staff to resolve the following issues prior to approval:
 - (a) registration of a Section 219 Restrictive Covenant on Lot 1 prohibiting a secondary suite; and
 - (b) Submission of a finalized site plan to the satisfaction of the Planning & Development Department.

RES.R13-215

Carried**RESIDENTIAL/INSTITUTIONAL****FLEETWOOD/GUILDFORD**

14. **7913-0018-00**
9989 - Barnston Drive East (aka 9983 Barnston Drive East)
Joe Dhaliwal, 0794043 BC Ltd. / 0794043 BC Ltd. /
Director Information: Joginder Dhaliwal / Officer Information as at June 13, 2012: Joginder Dhaliwal (President, Secretary)
Rezoning from CD (By-law No. 17028) to CD (based on RM-30 and RM-70) /
Amend CD By-law No. 17028 / Development Permit
in order to permit the development of 35 additional townhouse units for a total of 115 townhouse units and an amenity 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. 7913-0018-00 from "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17028" (Comprehensive Development Zone (CD) By-law No. 17028) to "Comprehensive Development Zone" (CD) (By-law No. 12000) and a date be set for Public Hearing.
2. a By-law be introduced to amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17028" (Comprehensive Development Zone (CD) By-law No. 17028) and a date be set for Public Hearing.
3. Council authorize staff to draft Development Permit No. 7913-0018-00 generally in accordance with the attached drawings (Appendix II).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) 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) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space; and
 - (h) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture.

RES.R13-216

Carried

C. CORPORATE REPORTS

D. ITEMS REFERRED BACK

RESIDENTIAL/INSTITUTIONALFLEETWOOD/GUILDFORD

1. **7912-0074-00**
15158, 15146, 15142 and 15126 - 91 Avenue
Samuel Hooge, Dawson & Sawyer Lands Ltd. / Sukhpal S Nanere /
Amanpreet S Madan / Susan M Patrignani / Attilio Patrignani /
Dee-Anne A Shillington / William J Anderson / Bi Q Chen / Dun Hou
 OCP Amendment from Urban to Multiple Residential /
 Rezoning from RF to CD (based on RM-30) / Development Permit
in order to permit the development of 51 townhouse units.

Note: Please refer to item H. 5 of the Land Use Clerk's Agenda for by-law readings.

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. Consider Third Reading of By-law No. 17751, redesignating the site from Urban to Multiple Residential.
2. Consider Third Reading of By-law No. 17752, rezoning the subject site from "Single Family Residential Zone" (RF) (By-law No. 12000) to "Comprehensive Development Zone" (CD) (By-law No. 12000).
3. Supplement the conditions of approval listed in the September 10, 2012 Planning Report, adopted by Resolution No. R12-1869, by adding the following:
 - (a) The applicant provide for the construction of curb, gutter and sidewalk along the southern side of 91 Avenue from the subject site to 152 Street, to the satisfaction of the General Manager, Engineering.

RES.R13-223

CarriedRESIDENTIAL/INSTITUTIONALCLOVERDALE/CLAYTON

2. **7911-0330-00**
16420 - 64 Avenue
James Pernu, McElhanney Consulting Services Ltd. /
0948184 B.C. Ltd., Inc. No. 0948184 / Director Information: Avtar Johl /
Officer Information as at February 15, 2013 No officer information filed
OCP Amendment of a portion from Suburban to Urban / NCP Amendment of
portions / Rezoning from A-1 to RF-12 and RM-30 / Development Permit /
Development Variance Permit / Heritage Revitalization Agreement
*to allow the development of approximately 44 single family lots, a future townhouse
project and a park.*

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. Council rescind the resolution that authorized the project to proceed and
outlined conditions of approval.
2. Council file By-law No's 17722, 17723 and 17724.
3. a By-law be introduced to rezone portions of the subject site in Planning
Application No. 7911-0330-00 as shown on the Survey Plan, attached as
Appendix I, from "General Agriculture Zone" (A-1) (By-law No. 12000) to
"Multiple Residential 30 Zone" (RM-30) (By-law No. 12000) for Block A and
to "Single Family Residential (12) Zone" (RF-12) for Block B and a date be
set for Public Hearing.
4. a By-law be introduced to allow the property owner and the City of Surrey
to enter into an Interim Heritage Revitalization Agreement for the
maintenance of the Bose Farmhouse and the Milk Cooling Shed until the
project is in order for final adoption.
5. a By-law be introduced to allow the property owner and the City of Surrey
to enter into a Heritage Revitalization Agreement for the restoration,
adaptive re-use and maintenance of the Bose Farmhouse and the Milk
Cooling Shed.
6. Council instruct staff to bring forward "OCP Amendment By-law No. 17721"
for consideration of Third Reading concurrently with the consideration of
Third Reading of the associated rezoning by-law.
7. Council authorize staff to draft Development Permit No. 7911-0330-00
generally in accordance with the attached drawings (Appendix B).
8. Council approve Development Variance Permit No. 7911-0330-00
(Appendix L) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum side yard on a flanking street setback (west) of the RF-12 Zone from 2.4 metres (8 ft.) to 1.2 metres (4 ft.) for proposed Lot 1; and
 - (b) to reduce the minimum lot width for a Type II Corner Lot of the RF-12 Zone from 15.4 metres (51 ft.) to 13.4 metres (44 ft.) for proposed Lot 1.
9. 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) provision of a community benefit to satisfy the OCP amendment policy for Type 2 OCP amendment applications;
 - (f) the applicant address the shortfall in replacement trees to the satisfaction of the Planning and Development Department;
 - (g) confirmation from the British Columbia Ministry of the Environment that the existing site contamination has been remediated;
 - (h) registration of a Section 219 Restrictive Covenant on proposed Lot 46, to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
 - (i) submission of a finalized lot grading plan to the satisfaction of the General Manager, Planning and Development;
 - (j) resolution of final issues pertaining to the Interim Heritage Revitalization Agreement and Heritage Revitalization Agreement, to the satisfaction of the General Manager Planning and Development; and

(k) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 46 until a detailed Development Permit is approved by Council, but allowing the demolition of the existing buildings identified on the Surrey Heritage Register, with the exception of the Henry Bose Farmhouse and the Milk Cooling Shed.

10. Council pass a resolution to amend the West Cloverdale North Neighbourhood Concept Plan to redesignate a portion of the site from Suburban Residential Cluster 2 upa to Townhouse 15-30 upa and Park / Open Space and for other portions from Urban Residential to Townhouse 15-30 upa, Single Family Small Lots and Park / Open Space and for changes to the road network, when the project is considered for final adoption.

RES.R13-224

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Villeneuve
That Council rescind Resolution No. R.12-1529 of the July 9, 2012 Regular Council - Land Use meeting, that authorized the project to proceed and outlined conditions of approval.

RES.R13-225

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Villeneuve
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17722" be filed.

RES.R13-226

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Heritage Revitalization Agreement By-law, 2012, No. 17723" be filed.

RES.R13-227

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Heritage Revitalization Agreement By-law, 2012, No. 17724" be filed.

RES.R13-228

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17883" pass its first reading.

RES.R13-229

Carried

- RES.R13-238
- It was Moved by Councillor Martin
Seconded by Councillor Gill
That Council amend the North Cloverdale
West Neighbourhood Concept Plan to redesignate the site from Townhouse
(15 upa) and Single Family Residential to Small Lots.
Carried
- RES.R13-239
- It was Moved by Councillor Hunt
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2012, No. 17628" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried
2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17622"
7911-0163-00 - Athwal Construction Inc., Fleetwood Commerce Court Inc. and
Svend and Kathleen Hansen c/o Hunter Laird Engineering Ltd. (Clarence
Arychuk)
RA and RF to (RF-12 and RA) - 18269, 18289, Portions of 18319, 18333 and
18341 - 67 Avenue - to permit subdivision into approximately 36 single
family lots in North Cloverdale West.
- Approved by Council: April 2, 2012
- Planning and Development advise (see memorandum dated February 13, 2013 in
by-law back up) that it is in order for Council to pass a resolution amending the
North Cloverdale West Neighbourhood Concept Plan to redesignate the site from
Townhouse (15 upa) and Single Family Residential to Small Lots.
- RES.R13-240
- It was Moved by Councillor Hunt
Seconded by Councillor Martin
That Council amend the North Cloverdale
West Neighbourhood Concept Plan to redesignate the site from Townhouse
(15 upa) and Single Family Residential to Small Lots.
Carried
- RES.R13-241
- It was Moved by Councillor Hunt
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2012, No. 17622" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

3. "Surrey Land Use Contract No. 294, Authorization By-law, 1977, No. 5191, Discharge By-law, 2012, No. 17695"
7911-0172-00 - Highten Properties (104) Ltd.
c/o PJ Lovick Architect Ltd. (Andrea Scott)
To discharge Land Use Contract No. 294 from the property -
13769 - 104 Avenue - to allow the underlying CG-1 Zone to regulate the site.

Approved by Council: June 25, 2012

This By-law is proceeding in conjunction with By-law No. 17696.

RES.R13-242

It was	Moved by Councillor Hunt Seconded by Councillor Martin That "Surrey Land Use Contract No. 294, Authorization By-law, 1977, No. 5191, Discharge By-law, 2012, No. 17695" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
	<u>Carried</u>

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17696"
7911-0172-00 - Highten Properties (104) Ltd.
c/o PJ Lovick Architect Ltd. (Andrea Scott)
CG-1 to C-15 (BL 12000) - 13769 - 104 Avenue - to permit the development of
a three-storey commercial/office building in City Centre.

Approved by Council: June 25, 2012

This By-law is proceeding in conjunction with By-law No. 17695.

Note: See Development Variance Permit No. 7911-0172-00 under Clerk's Report,
Item I.1(a)

Note: See Development Permit No. 7911-0172-00 under Clerk's Report, Item I.2(a).

RES.R13-243

It was	Moved by Councillor Hunt Seconded by Councillor Martin That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17696" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
	<u>Carried</u>

4. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 335 Amendment
By-law, 2012, No. 17756"
7912-0112-00 - Park Ridge Properties Ltd.
c/o Coastland Engineering & Surveying Ltd. (Michael Helle)
To redesignate the property - 16312 - 28 Avenue - from Suburban (SUB) to
Urban (URB).

Approved by Council: September 10, 2012

This By-law is proceeding in conjunction with By-law No. 17757.

Note: Change in ownership since third reading.

RES.R13-244

It was	Moved by Councillor Hunt
	Seconded by Councillor Martin
	That "Surrey Official Community Plan
	By-law, 1996, No. 12900, No. 335 Amendment By law, 2012, No. 17756" be finally
	adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
	<u>Carried</u>

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17757"
7912-0112-00 - Park Ridge Properties Ltd.

c/o Coastland Engineering & Surveying Ltd. (Michael Helle)

RA to RF and RF-12 - to permit subdivision into 7 single family residential
lots (5 RF-12, 2 RF).

Approved by Council: September 10, 2012

This By-law is proceeding in conjunction with By-law No. 17756.

Note: See Development Variance Permit No. 7912-0112-00 under Clerk's Report,
Item I.1(c)

RES.R13-245

It was	Moved by Councillor Hunt
	Seconded by Councillor Martin
	That "Surrey Zoning By-law, 1993, No. 12000,
	Amendment By-law, 2012, No. 17757" be finally adopted, signed by the Mayor and
	Clerk, and sealed with the Corporate Seal.
	<u>Carried</u>

THIRD READINGS

5. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 333 Amendment
By-law, 2012, No. 17751"
7912-0074-00 - Dun Hou, Bi Qin Chen, William Anderson, Dee-Anne Shillington,
Attilio and Susan Patrignani, Amanpreet S. Madan and
Sukhpal S. Nanere
c/o Dawson & Sawyer Lands Ltd. (Samuel Hooge)
To redesignate the properties - 15126, 15142, 15146 and 15158 - 91 Avenue -
from Urban (URB) to Multiple Residential (RM).

Approved by Council: September 10, 2012

This By-law is proceeding in conjunction with By-law No. 17752.

Note: Please see Additional Planning Comments Report under Item D. 1.

It was Moved by Councillor Hunt
Seconded by Councillor Martin
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 333 Amendment By law, 2012, No. 17751" pass its third
reading.

RES.R13-246

Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17752"
7912-0074-00 - Dun Hou, Bi Qin Chen, William Anderson, Dee-Anne Shillington,
Attilio and Susan Patrignani, Amanpreet S. Madan and
Sukhpal S. Nanere
c/o Dawson & Sawyer Lands Ltd. (Samuel Hooge)
RA to CD (BL 12000) - 15126, 15142, 15146 and 15158 - 91 Avenue - to permit
the development of 51 townhouse units.

Approved by Council: September 10, 2012

This By-law is proceeding in conjunction with By-law No. 17751.

It was Moved by Councillor Hunt
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2012, No. 17752" pass its third reading.

RES.R13-247

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. 7911-0172-00
Highten Properties (104) Ltd.
c/o PJ Lovick Architect Ltd. (Andrea Scott)
13769 - 104 Avenue**

Note: See By-law Nos. 17695 and 17696 under Item H.3 and Development Permit No. 7911-0172-00 under Item I.2(a)

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 1 and Part 37, Section F, as follows:

- (a) To allow a canopy that exceeds a total of 2.4 metres (8 ft.) in horizontal length along an exterior wall to encroach into the required front yard (south) setback to a maximum of 1.6 metres (5.2 ft.); and
- (b) To reduce the minimum front yard (south) setback 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.

To permit the development of a three-storey commercial/office building in City Centre.

It was

Moved by Councillor Villeneuve
Seconded by Councillor Hayne
That Development Variance Permit

No. 7911-0172-00 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.R13-248

Carried

- (b) **Development Variance Permit No. 7911-0249-00**
Twin City Developments Inc., Inc. No. 373621
c/o Citiwest Consulting Ltd. (Roger Jawanda)
6739 – 184 Street and 18375 – 67 Avenue

Note: See Bylaw No. 17628 under Item H.1

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 17A, Section H.6, as follows:

- (a) To permit vehicle access to a double garage (two vehicles parked side by side) from the fronting street on a Type 1 corner lot for proposed Lot 13.

To permit the development of 6 semi-detached lots (Blocks B and D) and 6 additional single family lots (Block E) (remainder of the site, Blocks A and C, to remain in the existing zone).

RES.R13-249

It was Moved by Councillor Hunt
 Seconded by Councillor Martin
 That Development Variance Permit
 No. 7911-0249-00 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

- (c) **Development Variance Permit No. 7912-0112-00**
Park Ridge Properties Ltd.
c/o Coastland Engineering & Surveying Ltd. (Michael Helle)
 16312 - 28 Avenue

Note: See Bylaw Nos. 17756 and 17757 under Item H.4

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended,
 Part 17A, Section F as follows:

- (a) To reduce the minimum front yard setback from 6 metres (20 ft.) to
 3 metres (10 ft.) for a garage on proposed Lots 1, 2 and 4.

To allow subdivision into 7 single family residential lots (2 RF lots and
 5 RF-12 lots).

RES.R13-250

It was Moved by Councillor Hunt
 Seconded by Councillor Martin
 That Development Variance Permit
 No. 7912-0112-00 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

2. Formal Issuance of Development Permits

- (a) **Development Permit No. 7911-0172-00**
Highten Properties (104) Ltd.
c/o PJ Lovick Architect Ltd. (Andrea Scott)
 13769 - 104 Avenue

Note: See By-law Nos. 17695 and 17696 under Item H.3 and Development
 Variance Permit No. 7911-0172-00 under Item I.1(a)

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

J. OTHER BUSINESS

- 1. 2013 Council Meeting Schedule - Amendment
File: 0550-20

It was Moved by Councillor Hunt
Seconded by Councillor Villeneuve
That Council adjust the Council Meeting
schedule to add Monday, February 25, 2013 as a meeting date.

RES.R13-254

Carried

K. ADJOURNMENT

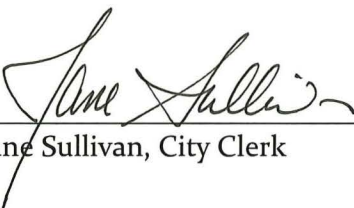
It was Moved by Councillor Hunt
Seconded by Councillor Hayne
That the Regular Council - Land Use meeting
do now adjourn.

RES.R13-255

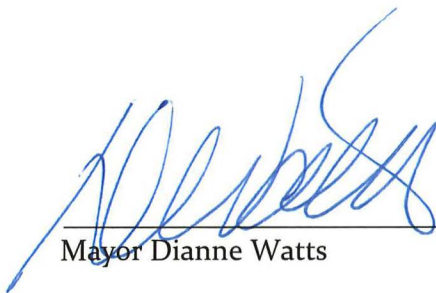
Carried

The Regular Council- Land Use meeting adjourned at 5:22 p.m.

Certified Correct:



Jane Sullivan, City Clerk



Mayor Dianne Watts