

Present:

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

Absent:

Councillor Hayne

Staff Present:

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

A. ADOPTION OF MINUTES**B. LAND USE APPLICATIONS****COMMERCIAL/INDUSTRIAL/AGRICULTURAL****CLOVERDALE/CLAYTON**

1. **7912-0348-00**
17893 - 64 Avenue
17848 - 66 Avenue
Pacific Land Group / Cloverdale Developments Limited
Development Permit
in order to permit building upgrades to an existing industrial building.

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

It was

Moved by Councillor Hepner
Seconded by Councillor Hunt
That:

1. Council authorize staff to draft Development Permit No. 7912-0348-00 generally in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where

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

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

RES.R13-485

Carried**FLEETWOOD/GUILDFORD**

2. **7913-0008-00**
18788 - 96 Avenue
18800 - 96 Avenue
Jordan Desrochers, Priority Permits Ltd / Jordan Enterprises Ltd
 Development Permit / Development Variance Permit
in order to permit a free-standing sign for the existing industrial park.

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

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

1. Council authorize staff to draft Development Permit No. 7913-0008-00 generally in accordance with the attached drawings (Appendix IV).
2. Council approve Development Variance Permit No. 7913-0008-00 (Appendix V) varying the following sections of the Surrey Sign By-law, to proceed to Public Notification:
 - (a) to increase the permitted sign area from 27.8 square metres (300 sq. ft.) to 37.2 square metres (400 sq. ft.) for a double faced sign;
 - (b) to increase the allowable copy area from 50 percent to 65 percent of sign area; and
 - (c) to increase the amount of third party advertising from 30 percent to 40 percent of the allowable copy area.
3. 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) registration of a Section 219 Restrictive Covenant to prohibit any free-standing sign on the western subject lot at 18788 – 96 Avenue; and
- (d) submission of a road dedication plan to the satisfaction of the Approving Officer.

RES.R13-486

Carried

3. **7912-0354-00**
18150 - Tynehead Drive
Roger Jawanda, Citiwest Consulting Ltd. / o816897 BC Ltd
Director Information: Onkar S. Mann / Ranjodh S. Gill
No Officer Information on File

OCP Text Amendment / Temporary Industrial Use Permit
in order to declare the site a Temporary Industrial Use Permit Area and to allow truck parking for a period not to exceed three years.

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 introduce a By-law to amend the Official Community Plan by declaring the subject site a Temporary Industrial Use Permit Area 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. Council approve Temporary Industrial Use Permit No. 7912-0354-00 (Appendix V) to proceed to Public Notification.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) completion of Pre-Servicing Requirements identified for the proposed truck parking (Appendix VII);
- (c) the applicant remove the gate from the Tynehead Drive road allowance; and
- (d) submission of a restoration plan for the creek that had previously traversed midway through the property, to the satisfaction of the Environmental Review Committee.

5. Council direct staff to bring forward this application 6 months from the date of approval to proceed (i.e. first Council meeting after October 7, 2013) for consideration of filing, if the Pre-Servicing Requirements (Appendix VII) have not been adequately fulfilled by the applicant.

RES.R13-487

Carried

Councillor Hunt requested clarification regarding the Temporary Use Permit (TUP) term, as he understood TUPs were issued in the City of Surrey for a maximum of two-years. In response staff noted that the legislation changed to allow 3-year terms, at the discretion of Council.

It was Moved by Councillor Martin
 Seconded by Councillor Hunt
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, Text No. 121, Amendment By-law, 2013, No. 17896" pass its first reading.

RES.R13-488

Carried

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

It was Moved by Councillor Martin
 Seconded by Councillor Hunt
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, Text No. 121, Amendment By-law, 2013, No. 17896" pass its second reading.

RES.R13-489

Carried

It was then Moved by Councillor Martin
 Seconded by Councillor Hunt
 That the Public Hearing on "Surrey Official
 Community Plan By-law, 1996, No. 12900, Text No. 121, Amendment By-law, 2013, No. 17896" be held at the City Hall on April 22, 2013, at 7:00 p.m.

RES.R13-490

Carried

4. **7912-0340-00**
14914 - 104 Avenue
Kyounge (Lisa) Cho, M. C. Enterprises Inc. / Sung O Kong
 Liquor License Amendment
in order to permit entertainment in the form of karaoke in a restaurant and to extend the hours of operation, beyond midnight, for liquor service.

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

It was Moved by Councillor Gill
Seconded by Councillor Martin
That Council approve the following
 proposed amendments to the food primary liquor license in Application
 No. 7912-0340-00 to proceed to Public Notification:

- (a) The addition of patron participation entertainment in the form of karaoke;
 and
- (b) To extend the hours of operation for a food primary liquor license as follows:

11:00 am to 1:00 am Monday through Thursday;
 11:00 am to 2:00 am Friday and Saturday; and
 11:00 am to 12:00 am Sunday.

RES.R13-491

Carried
 with Councillors Hunt and Hepner opposed

Staff clarified in response to a question from Council that the subject business is not currently in operation but rather closed for renovations.

The applicant was in attendance and noted that the business might have been in operation maybe 20 years ago, previously, table tennis was played here. The applicant clarified that the establishment is family oriented and designed to provide different language karaoke music entertainment.

Staff clarified that the applicant does not have a liquor license at this time and that Council's input is requested on whether or not the applicant could be open beyond midnight.

It was noted that with respect to the basement location there is emergency lighting in place and everything relative to emergency exits will be done in accordance with the building code.

SOUTH SURREY

5. **7913-0040-00**
1552-1562 - 128 Street
George Docolas, Nicosta Holdings Ltd. / Nicosta Holdings Ltd.
 Development Permit / Restrictive Covenant Discharge
in order to permit exterior renovations to an existing retail commercial building.

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. Council approve Development Permit No. 7913-0040-00 and authorize the Mayor and Clerk to execute the Permit; and
2. Council approve the discharge of Restrictive Covenant No. BB1215097 to allow a liquor store to remain open until 11:00pm on Sunday to Wednesday, in accordance with standard operating hours permitted by the BC Liquor Control and Licensing Branch (LCLB).

RES.R13-492

Carried

6. **7912-0336-00**
3590 - King George Boulevard
William Christie Architect / Sagebrush Developments Ltd
 Rezoning from C-5 to CD / Development Variance Permit
in order to allow a daycare/junior kindergarten facility to occupy the entire existing building.

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 Application No. 7912-0336-00 from "Neighbourhood Commercial Zone (C-5)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7912-0336-00 (Appendix IV) varying the following, to proceed to Public Notification:

- (a) to vary the Subdivision & Development By-law, No. 8830, by deferring the road works and services for Winter Crescent until future development.

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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (c) the applicant address the shortfall in tree replacement; and
- (d) submission of a road dedication plan for Winter Crescent to the satisfaction of the Approving Officer.

RES.R13-493

Carried

It was

Moved by Councillor Martin
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 17897" pass its first reading.

RES.R13-494

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, 2013, No. 17897" pass its second reading.

RES.R13-495

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, 2013, No. 17897" be held at the City
Hall on April 22, 2013, at 7:00 p.m.

RES.R13-496

Carried

RESIDENTIAL/INSTITUTIONAL

NEWTON

7. **7911-0268-00**
5925 - 140 Street
Roger Jawanda, Citiwest Consulting Ltd. / Manprit K Pannu / Gurmit S Pannu
Partial NCP amendment from Single Family Residential to Single Family Small Lots / Rezoning from RA to RF-12 and RF-9
to permit the development of 1 RF-12 and 9 RF-9 single family small lots

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

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

1. A By-law be introduced to rezone the property shown on the Survey Plan (Appendix I) in Application No. 7911-0268-00 as follows:
 - (a) Block A from "One-Acre Residential Zone (RA)" to "Single Family Residential (9) Zone (RF-9)"; and
 - (b) Block B from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)".

and a date be set for Public Hearing.

2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation;
 - (d) the applicant adequately address the shortfall in tree replacement;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (f) submission and registration of an appropriate Building Scheme to the satisfaction of the General Manager of Planning and Development;
- (g) registration of a no build covenant on the northern portion of proposed Lot 1 to ensure its future subdivision and consolidation with the lot to the north; and
- (h) in addition to payment of the 5% cash-in-lieu parkland contribution as required by the *Local Government Act*, payment of an additional 1% cash-in-lieu park contribution as volunteered to by the applicant.

3. Council pass a resolution to amend the South Newton Neighbourhood Concept Plan to re-designate a portion of the land from "Single Family Residential" to "Single Family Small Lots" when the project is considered for final adoption.

RES.R13-497

Carried

It was

Moved by Councillor Martin

Seconded by Councillor Gill

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

Amendment By-law, 2013, No. 17898 pass its first reading.

RES.R13-498

Carried

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

It was

Moved by Councillor Gill

Seconded by Councillor Martin

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

Amendment By-law, 2013, No. 17898 pass its second reading.

RES.R13-499

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Martin

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17898 be held at the City Hall on April 22, 2013, at 7:00 p.m.

RES.R13-500

Carried

8. 7912-0266-00
5877 - 140 Street
James Pernu, McElhanney Consulting Services Ltd. / Sukhjit K Gill
Sukhraj S Gill / Rajwant K Sandhu / Gurdial S Sandhu
Rezoning from RA to RF-12 and RF.
Partial NCP Amendment from "Single Family Residential" to "Single Family Small Lots".
in order to allow subdivision into 8 single family lots.

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

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

1. A By-law be introduced to rezone the property shown on the Survey Plan (Appendix VIII) in Application No. 7912-0266-00 as follows:
 - (a) Block A from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)"; and
 - (b) Block B from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)".and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation;
 - (d) the applicant adequately address the shortfall in tree replacement;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (f) submission and registration of an appropriate Building Scheme to the satisfaction of the General Manager of Planning and Development; and
- (g) in addition to payment of the 5% cash-in-lieu parkland contribution as required by the *Local Government Act*, payment of an additional 1% cash-in-lieu park contribution as volunteered to by the applicant.

3. Council pass a resolution to amend the South Newton Neighbourhood Concept Plan to re-designate a portion of the land from "Single Family Residential" to "Single Family Small Lots" when the project is considered for final adoption.

RES.R13-501

Carried

It was

Moved by Councillor Martin

Seconded by Councillor Hunt

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

Amendment By-law, 2013, No. 17899" pass its first reading.

RES.R13-502

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. 17899" pass its second reading.

RES.R13-503

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. 17899" be held at the City Hall on April 22, 2013, at 7:00 p.m.

RES.R13-504

CarriedSOUTH SURREY

9. **7912-0294-00**
13869 - 23A Avenue
Roger Jawanda, Citiwest Consulting Ltd. / Zhong N Zhao
 Rezoning from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)".
in order to allow subdivision into 2 suburban lots.

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

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

1. a By-law be introduced to rezone the subject site in Application No. 7912-0294-00 from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (based on the "Half-Acre Residential Gross Density Zone (RH-G)") (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant address the deficit in tree replacement to the satisfaction of the City Landscape Architect;
 - (e) submission and registration of an appropriate Building Scheme to the satisfaction of the General Manager, Planning and Development;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) payment of 15% cash-in-lieu of the parkland dedication requirement; and
 - (g) confirmation from the Design Consultant that the building under construction on proposed Lot 1 adheres to the proposed Design Guidelines in terms of exterior materials, roofing materials, colours, and landscaping.

RES.R13-505

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 17900" pass its first reading.

RES.R13-506

Carried

No. 12000), and to rezone Block B as shown on the Survey Plan (Appendix I) 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.

4. Council approve Development Variance Permit No. 7912-0153-00, (Appendix IX) varying the following, to proceed to Public Notification:
 - (a) to vary Section H.1 of Part 17A "Single Family Residential (12) Zone (RF-12)" to permit driveway accesses along the front of proposed Lots 37, 60 and 61, rather than from the lane flanking the side of these lots.

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 lot grading plan to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized tree survey and arborist report including the registration of Section 219 Restrictive Covenants for the protection of existing trees, to the satisfaction of the City Landscape Architect;
 - (e) submission of a landscaping plan and landscaping cost estimate for the 168 Street Landscape Buffer and registration of a 5 metre (16 feet) statutory right-of-way as per the requirements of the Sunnyside Heights NCP, to the satisfaction of the Planning and Development Department;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant for "no build" on proposed Lot 26 until future consolidation with the adjacent property, 16768-23 Avenue; and

(h) the applicant adequately address the shortfall in tree replacement.

6. Council pass a resolution to amend the Sunnyside Heights NCP to change the location of roads and associated drainage corridors when the project is considered for final adoption (Appendix VII).

RES.R13-509

Carried

Councillor Hepner requested a report back to staff regarding the sanitary servicing agreements relative to cost recovery.

In response, staff provided Mayor and Council with a brief overview of the gravity flow/servicing arrangement and clarified that the right-of-ways are being applied for and that the sewer is funded through the Development Cost Charge (DCC) program. Both developers are paying the full DCCs, if they require additional funding over and above; they would be required to use other means to dispose of their sewage and would be responsible for securing their own costs to cover off infrastructure.

Staff clarified that gravity fed sanitary servicing is the intention for the location. The subject developments would only have solutions that are consistent with the Neighbourhood Concept Plan (NCP) and servicing strategy for the neighbourhood. Staff noted, if Council wishes, a more detailed report could be provided on the servicing and cost recovery arrangements.

Mayor Watts asked staff to provide a further report for Council, prior to the Public Hearing, to ensure the arrangement is equitable for all parties concerned.

It was Moved by Councillor Gill
 Seconded by Councillor Hunt
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 349 Amendment By law, 2013, No. 17901" pass its first reading.

RES.R13-510

Carried

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

It was Moved by Councillor Gill
 Seconded by Councillor Hunt
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 349 Amendment By law, 2013, No. 17901" pass its second reading.

RES.R13-511

Carried

- RES.R13-512 It was then Moved by Councillor Gill
Seconded by Councillor Hunt
That the Public Hearing on "Surrey Official
Community Plan By-law, 1996, No. 12900, No. 349 Amendment By law, 2013,
No. 17901" be held at the City Hall on April 22, 2013, at 7:00 p.m.
Carried
- RES.R13-513 It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 17902" pass its first reading.
Carried
- The said By-law was then read for the second time.
- RES.R13-514 It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 17902" pass its second reading.
Carried
- RES.R13-515 It was then Moved by Councillor Hunt
Seconded by Councillor Gill
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17902" be held at the City
Hall on April 22, 2013, at 7:00 p.m.
Carried

11. **7912-0311-00**
15329 - 32 Avenue
Gord Klassen, Site Lines Architecture Inc. / City Of Surrey
Partial NCP amendment from Institutional to Townhouses (15 upa)
Rezoning from RA to RM-15 and RF / Development Permit
Development Variance Permit
in order to permit the development of fourteen (14) townhouse units.

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

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

1. a By-law be introduced to rezone the subject site in Application No. 7912-0311-00 from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential (15) Zone (RM-15)" (By-law No. 12000) and "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.

2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7912-0311-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7912-0311-00 (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum setback from the east property line of the RM-15 Zone from 7.5 metres (25 ft.) to 1.5 metres (4.9 ft.) for Lot 1.
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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) removal of one existing fire hydrant and removal of another existing fire hydrant on the subject site to the satisfaction of the Deputy Chief, Fire Department;
 - (f) the applicant adequately address the impact of no indoor amenity space; and
 - (g) 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.
6. Council pass a resolution to amend the Rosemary Heights Central NCP to redesignate Block A (Appendix VII) from Institutional to Townhouses (15 upa) when the project is considered for final adoption.

RES.R13-516

Carried

RES.R13-517 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 17903" pass its first reading.
Carried

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

RES.R13-518 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 17903" pass its second reading.
Carried

RES.R13-519 It was then Moved by Councillor Gill
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17903" be held at the City
Hall on April 22, 2013, at 7:00 p.m.
Carried

12. **7912-0204-00**
16464 - 23 Avenue
2265 - 165 Street
2235 - 165 Street
Kevin Dhaliwal, Legendary Development Ltd. / Kathleen A McDowell
Brian W McDowell / Jean D Honey / Ronald W Honey / Hong Guo
OCP amendment from Suburban to Urban
Partial NCP amendment to change the location of a drainage corridor
Rezoning from RA to RF-SD / Development Variance Permit
in order to permit the development of a 40-lot subdivision for semi-detached residential housing.

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

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

1. a By-law be introduced to amend the OCP by redesignating the subject site in Application No. 7912-0204-00 from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.

3. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Semi-Detached Residential Zone (RF-SD)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council approve Development Variance Permit No. 7912-0204-00 (Appendix VIII), varying the following, to proceed to Public Notification:
 - (a) To reduce the minimum separation of the RF-SD Zone (By-law 12000) between the principal dwelling and the detached garage from 6.0 metres (20 ft.) to 4.8 metres (16 ft.) on Lots 1, 2, 7, 8, and 11-16.
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 arborist report including the registration of Section 219 Restrictive Covenants for the protection of existing trees, to the satisfaction of the City Landscape Architect;
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department, and registration of a Section 219 Restrictive Covenant to ensure installation of the proposed landscaping;
 - (e) submission of a landscaping plan to the satisfaction of the Planning and Development Department;
 - (f) the applicant address the shortfall in tree replacement;
 - (g) registration of a Section 219 "no build" Restrictive Covenant for structural independence;
 - (h) registration of the following easements:
 - i. maintenance of exterior finishes and drainage facilities; and
 - ii. party wall.

- (i) submission of a satisfactory grading plan and compensation agreement for the lowering of the 165 Street road elevation and associated works within Sunnyside Saddle Club Park to the satisfaction of the General Manager, Parks Recreation and Culture.

6. Council pass a resolution to amend the Sunnyside Heights NCP to change the location of the drainage corridor from the south side of the development site (along 22 Avenue) to the north side of the development site (along the south side of 23 Avenue) when the project is considered for final adoption (Appendix VI).

RES.R13-520

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 350, Amendment By-law, 2013, No. 17904" pass its first reading.

RES.R13-521

Carried

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

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 350, Amendment By-law, 2013, No. 17904" pass its second reading.

RES.R13-522

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Steele

That the Public Hearing on "Surrey Official

Community Plan By-law, 1996, No. 12900, No. 350, Amendment By-law, 2013, No. 17904" be held at the City Hall on April 22, 2013, at 7:00 p.m.

RES.R13-523

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Steele

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

Amendment By-law, 2013, No. 17905" pass its first reading.

RES.R13-524

Carried

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. Council authorize staff to draft Development Permit No. 7913-0050-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7913-0050-00 (Appendix II) varying the Sign By-law to proceed to Public Notification, as follows:
 - (a) to increase the maximum area permitted for free-standing signs from 4.5 square metres (50 sq. ft.) to 18.5 square metres (200 sq.ft.);
 - (b) to permit two canopy signs;
 - (c) to permit an under-canopy sign;
 - (d) to increase the permitted number of fascia signs from 4 to 6;
 - (e) to increase the maximum area permitted for fascia signs from 3 square metres (32 sq. ft.) to 7 square metres (75 sq. ft.); and
 - (f) to increase the maximum area permitted for on-site directional signs from 0.4 square metres (4 sq.ft.) to 4.4 square metres (47 sq. ft.).

RES.R13-528

Carried

Mayor Watts requested staff to ensure the removal of excess signage from the boulevard.

15. **7907-0190-01**
11515 Millar Road
Michael Helle. Coastland Engineering & Surveying Ltd. / Gary Basi / Harjit S Grewal
Development Variance Permit
in order to allow subdivision into three small 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. 7907-0190-01 (Appendix III) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum front yard setback of the RF-12 Zone from 6.0 metres (20 ft.) to 5.0 metres (16 ft.) for the garage for proposed Lot 2;
- (b) to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for proposed Lots 1 and 2;
- (c) to reduce the minimum lot depth of the RF-12 Zone from 22 metres (72 ft.) to 21.6 metres (71 ft.) for proposed Lots 1, to 3; and
- (d) to vary the requirement of the Subdivision and Development By-law to permit a reduced road width standard for a collector road from 22 metres (72 ft.) to 16.6 metres (54 ft.).

RES.R13-529

CarriedCOMMERCIAL/INDUSTRIAL/AGRICULTURALCLOVERDALE/CLAYTON

16. 7909-0161-00
 Portion of 16724 - 57A Ave
 16425 - Old Mclellan Road
 16441 - Old Mclellan Road
 5695 - 168 Street
 16531 - Old Mclellan Road
 16530 - Old Mclellan Road
 16732 - 57 Avenue
 New East Consulting Services Ltd. / Christine A Burbank, Trent K Burbank
 Oi C Chow, Kan L Chou, New Urban Investments Ltd, Petro Canada
 Surinder Dhillon, 0757591 BC Ltd (Inc No Bco757591)
Director Information: Fred Scales
Officer Information as at May 12, 2012: Fred Scales (President, Secretary),
 New Urban Investments Ltd
 ALR Exclusion under Section 30 of the ALC Act.

Ken Beck Lee, New East Consulting Services, was in attendance before Council to speak to this Application.

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 the
 application to the Agricultural Land Commission (ALC) without comment.

RES.R13-530

Carried
 with Mayor Watts, Councillors Villeneuve
 and Rasode opposed

Councillor Hepner requested detail regarding the background information that will accompany the Planning Report to the ALC. In response, staff noted the full report, appendices, and any documentation requested will be provided. Councillor Hepner noted there was significant discussion at the Agriculture and Food Security Committee (AFSC) meeting regarding this matter. In response, staff noted that the AFSC minutes will be forwarded with the report.

Councillor Villeneuve requested information regarding why Council would send an application without comment. Staff in response noted that in non-farm use proposals, typically, Council will have more comments than just referral; however, exclusion requests are rare and the expertise lies with the Land Commission.

NEWTON

17. **7912-0150-00**
12084 – 90 Avenue
12092 – 90 Avenue
12106 – 90 Avenue
Trevor Dickson, Barnett Dembek Architects Inc. / Malkit Singh Badyal and Sarbjit Kaur Badyal, 0926614 B.C. Ltd.
Director Information: Satnam S Badyal / Malkit S Badyal
No Officer Information Filed
 Rezoning from RA to IL / Development Permit / Development Variance Permit *in order to permit the development of two multi-tenant industrial buildings on a consolidated site as well as reduce the minimum front yard, rear yard and west side yard setbacks.*

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 Council refer Application No.

7912-0150-00 to staff in order to:

1. consider a CD by-law for industrial use on the site; and
2. work with the applicant to address the concerns raised by the neighbours as documented in the planning report.

RES.R13-531

Carried

Councillor Hunt noted that industrial uses were put in regarding a form of painting that has caused issue for residents living directly across the street from the subject property. Councillor Hunt suggested this item be referred back to staff for consideration of a CD bylaw for industrial uses on the property.

In response to a question posed from Council, staff noted the property owners from the cul-de-sac were met with and they were concerned with properties with an IL zone. Staff clarified there is an overall site layout that provides mutual access and driveways and it can still be incorporated with one industrial operation. The site layout developed for the area has a driveway that would be developed internally.

18. **7912-0162-00**
6950 - King George Boulevard
Allan Austin, RKTG Consulting Engineers / Cloverdale Paint Inc.
Development Permit / Development Variance Permit
in order to permit an addition to an existing building as well as reduce the minimum landscape requirement and on-site parking required under the CHI Zone.

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

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

1. Council authorize staff to draft Development Permit No. 7912-0162-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7912-0162-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum landscaping requirements of the CHI Zone from 1.5 metres [5 ft.] to 1.2 metres (4 ft.); and
 - (b) to reduce the minimum number of on-site parking spaces to 77 stalls.
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 road dedication plan to the satisfaction of the Approving Officer;
 - (c) final approval from the Ministry of the Environment;
 - (d) input and approval from B.C. Hydro;

- (e) input and approval from CN Rail;
- (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (g) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (h) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (i) submission of an acceptable lot grading plan to the satisfaction of the Planning and Development Department; and
- (j) registration of a Section 219 Restrictive Covenant to ensure future on-site parking conforms to the minimum parking requirement in Zoning By-law No. 12000 if the subject property redevelops or changes in land-use take place on-site.

RES.R13-532

Carried

19. **7912-0330-00**
7093 - King George Boulevard
Gary Fawley, PC Urban Properties Corp. / Newton Square Properties Ltd
 Development Permit / Development Variance Permit
in order to permit the development of a new 455 square metre (4,900 sq. ft.) retail commercial building and renovations to three existing retail commercial buildings on the site. Variance to reduce the onsite parking requirement from 290 to 257 stalls.

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. 7912-0330-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7912-0330-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the required number of on-site parking spaces from 290 to 257.
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 finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
- (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;

RES.R13-533

Defeated

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

NOTE: Application No. 7912-0150-00 was reconsidered and approved at the Regular Council – Public Hearing Meeting that commenced at 7:00 p.m.

RESIDENTIAL/INSTITUTIONAL**CLOVERDALE/CLAYTON**

20. 7912-0343-00
 6495 - 192 Street
 6481 - 192 Street
Colin A Hogan, Focus Architecture Incorporated / 0763284 BC Ltd
Director Information: Brian Thornton Pirie Kirkwood, Gary Reid
Officer Information as at July 12, 2012:
Brian Thornton Pirie Kirkwood (President)
Balwinder Singh Samra (Vice President)
 OCP Amendment of a portion from Urban to Multiple Residential
 Rezoning of portions from RA to RM-30 and RF
 Development Permit / Development Variance Permit
in order to permit the development of a 58-unit townhouse development, a remnant parcel, and a parcel to be dedicated for riparian protection.

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 amend the OCP by redesignating a portion of the subject site in Application No. 7912-0343-00 from Urban to Multiple Residential and a date for Public Hearing be set (Appendix VI).

2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone Block A of the subject site as shown on the Survey Plan from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential (30) Zone (RM-30)" (By-law No. 12000) and Block B of the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing (Appendix I).
4. Council approve the applicant's request to eliminate the required indoor amenity space.
5. Council authorize staff to draft Development Permit No. 7912-0343-00 generally in accordance with the attached drawings (Appendix II).
6. Council approve Development Variance Permit No. 7912-0343-00 (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (14.5 ft.);
 - (b) to reduce the minimum west side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.0 metres (13 ft.);
 - (c) to reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (14.5 ft.);
 - (d) to reduce the minimum rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (14.5 ft.);
 - (e) to vary the enclosed tandem parking space requirements of the RM-30 Zone to permit one outside tandem parking space for 46 of the 116 resident parking spaces; and
 - (f) to vary the tandem parking requirements of the RM-30 Zone to permit tandem parking spaces for dwelling units located within 6.0 metres (20 ft.) from lot entrances and exits.
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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (g) the applicant adequately address the impact of no indoor amenity space;
- (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;
- (i) registration of a Section 219 Restrictive Covenant for "no build" on a portion of 6491 - 192 Street until future consolidation with the adjacent property to the west (19047 Fraser Highway);
- (j) registration of a Section 219 Restrictive Covenant for "no build" on the proposed RF-zoned portion of 6491 - 192 Street until the future use of this parcel is determined;
- (k) 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;
- (l) registration of a reciprocal access easement to allow for future shared access with the property to the west (19047 Fraser Highway);
- (m) registration of a reciprocal access easement to allow for shared access with the property to the east (19180 - 65 Avenue);
- (n) registration of a 6.0-metre (20 ft.) wide right-of-way for pedestrian access along the southern portion of the site to accommodate a public pathway;
- (o) the applicant to provide habitat compensation as per City Policy No. P-15 for the setback relaxation from the watercourse, to the satisfaction of the General Manager, Engineering and the General Manager, Parks, Recreation and Culture; and

(p) the applicant satisfy the deficiency in tree replacement to the satisfaction of the City Landscape Architect.

RES.R13-534

Carried

It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 351, Amendment By law, 2013, No. 17906" pass its first reading.

RES.R13-535

Carried

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

It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 351, Amendment By law, 2013, No. 17906" pass its second reading.

RES.R13-536

Carried

It was then Moved by Councillor Martin
Seconded by Councillor Gill
That the Public Hearing on "Surrey Official
Community Plan By-law, 1996, No. 12900, No. 351, Amendment By law, 2013,
No. 17906" be held at the City Hall on April 22, 2013, at 7:00 p.m.

RES.R13-537

Carried

It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 17907" pass its first reading.

RES.R13-538

Carried

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

It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 17907" pass its second reading.

RES.R13-539

Carried

It was then Moved by Councillor Martin
Seconded by Councillor Gill
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17907" be held at the City
Hall on April 22, 2013, at 7:00 p.m.

RES.R13-540

Carried

21. 7912-0098-00
7311 - 196 Street
7292 - 195A Street
Mike Kompter, Hub Engineering Inc. / Evershine Land Group Inc.
0915630 B C Ltd., Inc. No. 0915630
Director Information: Sukhdev S. Grewal / Gagandeep S. Guru /
Hardeep Singh Mahil
No Officer Information Filed
OCP Amendment of a portion from Suburban to Urban
Rezoning portions from RA to RF-9C, RF-12 and RM-30
Development Permit / Development Variance Permit
*in order to permit the development of approximately nine townhouse units,
two RF-12 lots and one RF-9C lot.*

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

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

1. a By-law be introduced to amend the OCP by redesignating the subject site in Application No. 7912-0098-00 from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone Block A of the subject site as shown on the attached Survey Plan from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and Block B of the subject site from "One Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and Block C of the subject site from "One Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Coach House Zone (RF-9C)" and a date be set for Public Hearing (Appendix I).
4. Council approve the applicant's request to eliminate the required indoor amenity space.
5. Council authorize staff to draft Development Permit No. 7912-0098-00 generally in accordance with the attached drawings (Appendix II).
6. Council approve Development Variance Permit No. 7912-0098-00 (Appendix IX) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.);
 - (b) to reduce the minimum west side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.);
 - (c) to reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (19.5 ft.);
 - (d) to reduce the minimum rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (9.5 ft.);
 - (e) to reduce the minimum lot depth of the RM-30 Zone from 30 metres (100 ft.) to 15 metres (49 ft.) for proposed Lot 4;
 - (f) to reduce the minimum lot size created through subdivision for the RM-30 Zone from 2,000 square metres (0.5 acre) to 1,600 square metres (0.39 acre);
 - (g) to vary the enclosed tandem parking space requirements of the RM-30 Zone to permit one outside tandem parking space for 6 of the 18 resident parking spaces;
 - (h) to reduce the minimum lot depth of the RF-12 Zone from 26 metres (85 ft.) to 25 metres (82 ft.) for proposed Lot 1;
 - (i) to reduce the minimum lot width of the RF-12 Zone (Type I Corner Lot) from 14 metres (46 ft.) to 13 metres (42.5 ft.) for proposed Lot 2; and
 - (j) to reduce the minimum lot width of the RF-9C Zone (Type I Corner Lot) from 10.5 metres (35 ft.) to 9.0 metres (30 ft.) for proposed Lot 3.
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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;

- (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (f) registration of a Section 219 Restrictive Covenant on proposed Lot 4 to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
- (g) discharge of the registered Section 219 Restrictive Covenant BB1502535;
- (h) registration of an access easement on the proposed townhouse site (proposed Lot 4) for reciprocal access with the townhouse site to west (19525 - 73 Avenue); and
- (i) the applicant adequately address the impact of no indoor amenity space.

RES.R13-541

Carried

It was

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

By-law, 1996, No. 12900, No. 352, Amendment By law, 2013, No. 17908" pass its first reading.

RES.R13-542

Carried

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

It was

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

By-law, 1996, No. 12900, No. 352, Amendment By law, 2013, No. 17908" pass its second reading.

RES.R13-543

Carried

It was then

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

Community Plan By-law, 1996, No. 12900, No. 352, Amendment By law, 2013, No. 17908" be held at the City Hall on April 22, 2013, at 7:00 p.m.

RES.R13-544

Carried

- 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 from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date for Public Hearing be set.
 4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 117 square metres (1,259 square feet) to 34.2 square metres (368 square feet).
 5. Council authorize staff to draft Development Permit No. 7910-0313-00 generally in accordance with the attached drawings (Appendix II).
 6. Council approve Development Variance Permit No. 7910-0313-00 (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum easterly setback (122 Street) of the RM-30 Zone from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.);
 - (b) to reduce the minimum westerly setback (121 Street) of the RM-30 Zone from 7.5 metres (25 ft.) to 3.6 metres (12 ft.);
 - (c) to reduce the minimum northerly setback (70 Avenue) of the RM-30 Zone from 7.5 metres (25 ft.) to 3.4 metres (11 ft.); and
 - (d) to allow one (1) visitor parking stall to be partially located within the rear (west) yard setback.
 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 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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;

(f) the applicant adequately address the impact of reduced indoor amenity space; and

(g) the applicant address the deficit in replacement trees.

8. Council pass a resolution to amend West Newton Local Area Plan to redesignate the land from "Townhouses 8-15 upa" to "Townhouses 20 upa" when the project is considered for final adoption (Appendix VI).

RES.R13-548

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Martin

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 353, Amendment By law, 2013, No. 17910" pass its first reading.

RES.R13-549

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. 353, Amendment By law, 2013, No. 17910" pass its second reading.

RES.R13-550

Carried

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. 353, Amendment By law, 2013, No. 17910" be held at the City Hall on April 22, 2013, at 7:00 p.m.

RES.R13-551

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Martin

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

Amendment By-law, 2013, No. 17911" pass its first reading.

RES.R13-552

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, 2013, No. 17911" pass its second reading.

RES.R13-553

Carried

It was then Moved by Councillor Hunt
 Seconded by Councillor Martin
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17911" be held at the City
 Hall on April 22, 2013, at 7:00 p.m.

RES.R13-554 Carried

SOUTH SURREY

23. **7913-0052-00**
1320 - 132B Street
Brian Singleton / Jennifer Y Singleton / Brian W Singleton
 Development Variance Permit
in order to vary the maximum permitted height of a proposed single family dwelling

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 Council approve Development Variance
 Permit No. 7913-0052-00 (Appendix IV) varying the following, to proceed to Public
 Notification:

- (a) to vary the maximum permitted height of a principal building with a roof slope less than 1:4 under the "Single Family Residential Zone (RF)" from 7.3 metres (24 ft.) to 9.7 metres (32 ft.).

RES.R13-555 Carried

C. CORPORATE REPORTS

D. ITEMS REFERRED BACK BY COUNCIL

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

NEWTON

1. **7911-0202-00**
13033 and 13049 - 76 Avenue
Ibrahim Kandawala / Azizahmed Kandawala / Mohmedshafik Mehmud Kandawala
Imran Mohmedshafik Kandawala
 Amend CD By-law No. 15379
in order to permit a retail grocery store on Strata Lots 13 and 14.

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

- 4. Instruct staff to resolve all conditions of approval endorsed by Council on January 14, 2013 [RES.R13-43], as documented in the Initial Planning Report (Appendix B), prior to consideration of final adoption.

RES.R13-557

Carried

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

FINAL ADOPTIONS

- 1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17736" 7910-0262-00 – John M. Bresnick, executor of the will of Cleo K. Bresnick c/o John Bresnick & Associates
RA to RF (BL 12000) - 15380 - 84 Avenue - to permit subdivision into 6 single family lots.

Approved by Council: July 23, 2012

Note: See Development Variance Permit No. 7910-0262-00 under Clerk's Report, Item I.1(b)

It was

Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17736" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R13-558

Carried

- 2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15611, Amendment By-law, 2012, No. 17768" 7910-0321-00 - Loblaw Properties West Inc. c/o Omicron Architecture Engineering Construction Ltd. (Jordan Levine)
To amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law 2004, No. 15611" as follows: Delete Sub-section 2. B. 2(a) and replace with new section, amend Sub-section 2. B. 2(b), amend Sub-section 2. L. 7. 2332 – 160 Street.

This amendment will include the requirement of alternative fuel in the existing Comprehensive Development Zone (CD) and increase the permitted floor area of the gas bar convenience store.

Approved by Council: September 10, 2012

Note: See Development Variance Permit No. 7910-0321-00 under Clerk's Report, Item I.1(c)

Note: See Development Permit No. 7910-0321-00 under Clerk's Report, Item I.2(e)

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15611, Amendment By-law, 2012, No. 17768" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R13-559

Carried

- 3. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 330 Amendment By-law, 2012, No. 17725"
7912-0106-00 - City of Surrey
c/o Bing Thom Architects Inc. (Lisa Potopsingh)
To redesignate 10585 - 152 Street from Multiple Residential (RM) to Town Centre (TC).

Approved by Council: July 9, 2012

Note: See Development Permit No. 7912-0106-00 under Clerk's Report, Item I.2(h)

This By-law is proceeding in conjunction with By-law No. 17726 & 17727.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 330 Amendment By law, 2012, No. 17725" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R13-560

Carried

"Surrey Land Use Contract No. 594, Authorization By-law, 1978, No. 5757, Partial Discharge By-law, 2012, No. 17726"
7912-0106-00 - City of Surrey
c/o Bing Thom Architects Inc. (Lisa Potopsingh)
To discharge Land Use Contract No. 594, as amended, from the property 10585 - 152 Street to allow the underlying zone to regulate the site.

Approved by Council: July 9, 2012

This By-law is proceeding in conjunction with By-law No. 17725 & 17727.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 594,
Authorization By-law, 1978, No. 5757, Partial Discharge By-law, 2012, No. 17726" be
finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate
Seal.

RES.R13-561

Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17727"
7912-0106-00 - City of Surrey
c/o Bing Thom Architects Inc. (Lisa Potopsingh)
CD (By-law 2760 and 13783) to CD (BL 12000) - 10585 - 152 Street and
15105 - 105 Avenue - to permit the development of a new aquatic centre in
the Guildford Town Centre.

Approved by Council: July 9, 2012

This By-law is proceeding in conjunction with By-law No. 17725 & 17726.

- * Planning and Development advise (see memorandum dated on April 2, 2013 in
by-law back up) that the architectural and landscape plans were revised reducing
the number of proposed parking spaces 342 to 335. As a result, it is recommended
that the by-law be amended accordingly prior to final adoption.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Council rescind Resolution R12-1785 of
the July 23, 2012 Regular Council-Public Hearing meeting passing Third Reading of
"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17727".

RES.R13-562

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Council amend "Surrey Zoning By-law,
1993, No. 12000, Amendment By-law, 2012, No. 17727" in Section H. by deleting
"342 parking spaces" and replacing with "335 parking spaces".

RES.R13-563

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2012, No. 17727" pass its third reading, as amended.

RES.R13-564

Carried

RES.R13-565

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2012, No. 17727" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17603"
7912-0006-00 - Mandeep S. and Swarnjeet Johal, Kevin S. and Sonia Johal,
Tarsam S. and Surinder K. Johal
c/o Aplin & Martin Consultants (Maggie Koka)
RA to CD (BL 12000) - 5788 - 152 Street - to permit subdivision into 2 half-acre
(gross density) residential lots.

Approved by Council: March 12, 2012

RES.R13-566

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2012, No. 17603" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

5. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 328 Amendment
By-law, 2012, No. 17717"
7911-0328-00 - Dawson & Sawyer (Semiahmoo) Ltd. c/o Ted Dawson
To redesignate the site 15114 and 15180 - 24 Avenue from Urban (URB) to
Multiple Residential (RM).

Approved by Council: July 9, 2012

Note: See Development Permit No. 7911-0328-00 under Clerk's Report, Item I.2(f)

This By-law is proceeding in conjunction with By-law No. 17718.

RES.R13-567

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 328 Amendment By law, 2012, No. 17717" be finally
adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Carried

- "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17718"
7911-0328-00 - Dawson & Sawyer (Semiahmoo) Ltd. c/o Ted Dawson
RA and RF to CD (BL 12000) - 15114 and 15180 - 24 Avenue - to permit the
development of 35 townhouse units adjacent to the Semiahmoo Trail.

Approved by Council: July 9, 2012

This By-law is proceeding in conjunction with By-law No. 17717.

- * Planning and Development advise (see memorandum dated April 3, 2013 in by-law back up) that it is in order for Council to pass a resolution amending the Semiahmoo Town Centre Development Concept Plan (LAP) to redesignate the site from Multiple Residential 10 upa to Multiple Residential 23 upa.

It was Moved by Councillor Martin
Seconded by Councillor Hunt
That Council amend the Semiahmoo Town
Centre Development Concept Plan (LAP) to redesignate the site from Multiple
Residential 10 upa to Multiple Residential 23 upa.

RES.R13-568

Carried

It was Moved by Councillor Martin
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2012, No. 17718" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R13-569

Carried

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17640"
7911-0175-00 - South Hill Holdings Ltd.
c/o Mainland Engineering (2007) Corporation (Avnash Banwait)
CD (12425) to IL (BL 12000) -13376 Comber Way - to permit a broad range of light
impact industrial uses.

Approved by Council: April 23, 2012

Note: See Development Variance Permit No. 7911-0175-00 under Clerk's Report,
Item I.1(d)

It was Moved by Councillor Martin
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2012, No. 17640" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R13-570

Carried

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17877"
7912-0339-00 - Denagar Enterprises Ltd.
c/o Taurus Commercial Real Estate (Cliff Raps)

C-5 to C-8 (BL 12000) - 6351 - 152 Street - to allow a private liquor store as a permitted use.

Approved by Council: February 18, 2013

It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 17877" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R13-571

Carried
with Councillor Hunt opposed

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17702"
7911-0334-00 - City of Surrey and Surrey Centre Tower Holdings Ltd.
c/o Cotter Architects Inc. (Ralph Laser)
RF, C-8, C-15, CD to CD (BL 12000) - 13450 - 104 Avenue (also shown as
10350 University Drive) to permit the development of a 45-storey
commercial and residential mixed-use building.

Approved by Council: June 25, 2012

Note: See Development Permit No. 7911-0334-00 under Clerk's Report, Item I.2(g)

- * Planning and Development advise (see memorandum dated on April 3, 2013 in
by-law back up) that subsequent to third reading, the subject site was subdivided
into two lots. Further, on January 28, 2013 council reviewed and endorsed
Corporate Report Loo2 that recommended reducing the required resident parking
for one-bedroom units from 1 parking space per unit to 0.85 parking space per
unit. As a result, it is recommended that Council amend by-law 17702 as follows:

It was Moved by Councillor Martin
Seconded by Councillor Gill
That Council rescind Resolution R12-1612 of
the July 9, 2012 Regular Council-Public Hearing meeting passing Third Reading of
"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17702".

RES.R13-572

Carried

It was Moved by Councillor Martin
Seconded by Councillor Gill
That Council amend "Surrey Zoning By-law,
1993, No. 12000, Amendment By-law, 2012, No. 17702" as follows:

Delete Section 1 and replace with the following:

"Parcel Identifier: 028-651-910
Lot A Section 27 Block 5 North Range 2 West New Westminster District Plan
BCP48957
Except Plan BCP51303 and EPP25305

13450 - 104 Avenue

Parcel Identifier: 028-907-973
 Lot 1 Section 27 Block 5 North Range 2 West New Westminster District Plan
 BCP51303

13483 - 103 Avenue"

Delete Section H. 2 and replace with the following:

"2. Notwithstanding Section H.1, resident *parking spaces* for non-ground-oriented multiple unit residential buildings shall be provided at the rate of 0.85 *parking space* for every *dwelling* unit with one bedroom or fewer and at the rate of 1.0 *parking space* for every *dwelling* unit with two bedrooms or more."

RES.R13-573

Carried

It was

Moved by Councillor Martin

Seconded by Councillor Gill

That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17702" pass its third reading, as amended.

RES.R13-574

Carried

It was

Moved by Councillor Martin

Seconded by Councillor Gill

That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17702" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R13-575

Carried

9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17233" 7908-0249-00 - 622151 B.C. Ltd., c/o Russcher and Evans Architects CG-1 and C-4 to CD (BL 12000) - 19186 - 96 Avenue - to permit construction of a gasoline station, truck card lock facility, accessory convenience store and dwelling unit.

Approved by Council: July 26, 2010

Note: See Development Permit No. 7908-0249-00 under Clerk's Report, Item I.2(a).

It was

Moved by Councillor Martin

Seconded by Councillor Gill

That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17233" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R13-576

Carried

10. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 339 Amendment By-law, 2012, No. 17779"
7909-0254-00 - Tien Sher Hilton (2010) Investment Group Inc.
c/o Cotter Architect Inc. (Patrick Cotter)
To redesignate the site - 13674 Grosvenor Road - from Urban to Multiple Residential.

Approved by Council: October 1, 2012

Note: See Development Variance Permit No. 7909-0254-00 under Clerk's Report, Item I.1(a).

Note: See Development Permit No. 7909-0254-00 under Clerk's Report, Item I.2(b).

This By-law is proceeding in conjunction with By-law No. 17780.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 339 Amendment By law, 2012, No. 17779" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R13-577

Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17780"
7909-0254-00 - Tien Sher Hilton (2010) Investment Group Inc.
c/o Cotter Architect Inc. (Patrick Cotter)
CD (14533) to CD - Portion of 13674 Grosvenor Road - to permit the development of a four-storey apartment building.

Approved by Council: October 1, 2012

This By-law is proceeding in conjunction with By-law No. 17779.

- * Planning and Development advise (see memorandum dated on April 4, 2013 in by-law back up) that subsequent to third reading the design of the proposed building was revised to address local site conditions, which resulted in revised building setbacks. As a result, it is recommended that Council amend by-law 17780 as follows:

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Council rescind Resolution R12-2251 of the October 22, 2012 Regular Council-Public Hearing meeting passing Third Reading of "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17780".

RES.R13-578

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That Council amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17780" by deleting Section F.1, 2 and 3 and replace with following:

1. *Buildings and structures* shall be sited in accordance with the following minimum *setbacks*:

<i>Front Yard</i>	<i>Rear Yard</i>	<i>Easterly Side Yard</i>	<i>Westerly Side Yard</i>
2.5 metres [8 ft.]	6.5 metres [21 ft.]	7.5 metres [25 ft.]	3.0 metres [10 ft.]

Measurements to be determined as per Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.

2. Notwithstanding Sub-section E.17(b) of Part 4 General Provision of Surrey Zoning By-law, 1993, No. 12000, as amended, stairs of more than three risers and pedestrian ramps may encroach into the *setback*.
3. Notwithstanding Sections F.1 and F.2 of this Zone, exit stairs and exit stair *structures*, may have a *setback* of zero metres from any *side lot line* or *rear lot line*.
4. Notwithstanding Sections F.1, F.2 and F.3 of this Zone, landscaping and trellis *structures*, may have a *setback* of 1.0 metre [3 ft.] from any *side lot line* or *rear lot line*."

RES.R13-579

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17780" pass its third reading, as amended.

RES.R13-580

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17780" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R13-581

Carried

11. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 108 Amendment By-law, 2011, No. 17463"
 "Surrey Official Community Plan By-law, 1996, No. 12900", as amended, is hereby further amended as follows:

Section 3.6 Land Use Designations: Allowable Density is amended by modifying the footnote immediately below the table by inserting "and 17567 - 57 Avenue" after "5710 - 175 Street".

This amendment will increase the density for the smaller subject lot to reflect the maximum density permitted on the larger lot at 5710 - 175 Street.

Approved by Council: July 25, 2011

Note: See Development Permit No. 7910-0101-00 under Clerk's Report, Item I.2(c).

Note: See Development Permit No. 7910-0101-01 under Clerk's Report, I.2(d).

This By-law is proceeding in conjunction with By-law No. 17464.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 108 Amendment By-law, 2011, No. 17463" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R13-582

Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17464" 7910-0101-00 - City of Surrey and Cloverdale (Pacific No. 6) Branch of the Royal Canadian Legion Cloverdale, B.C. c/o Patrick Cotter Architects Inc. (Patrick Cotter) CD (By-law 16808) and C-15 to CD - 5710 - 175 Street and 17567 - 57 Avenue - to permit the development of a 5-storey mixed-use building as the first phase of redevelopment of the Cloverdale Mall and Legion sites.

Approved by Council: July 25, 2011

This By-law is proceeding in conjunction with By-law No. 17463

* Planning and Development advise (see memorandum dated April 2, 2013 in by-law back up) that it is in order for Council to pass a resolution amending the Cloverdale Town Centre Plan to redesignate the site from Retail/Service Commercial and Institutional to Residential/Commercial and to modify the road network and Park/Open Space.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Council amend the Cloverdale Town Centre Plan to redesignate the site from Retail/Service Commercial and Institutional to Residential/Commercial and to modify the road network and Park/Open Space.

RES.R13-583

Carried

It was

Moved by Councillor Hunt
Seconded by Councillor Steele

That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17464" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R13-584

Carried

THIRD READINGS

12. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 329 Amendment By-law, 2012, No. 17721"
7911-0330-00 – 0948184 B.C. Ltd.
c/o McElhanney Consulting Services Ltd. (Greg Mitchell)
To redesignate a portion of site - 16420 - 64 Avenue - from Suburban (SUB) to Urban (URB).

Approved by Council: July 9, 2012

- * Planning and Development advise (see memorandum dated March 6, 2013 in by-law back up) that by-law 17721 is in order to grant third reading contingent upon third reading of by-law 17883. By-law No. 17883 was granted third reading on March 11, 2013.

It was

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

By-law, 1996, No. 12900, No. 329 Amendment By law, 2012, No. 17721" pass its third reading.

RES.R13-585

Carried

13. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 344 Amendment By-law, 2013, No. 17857"
7912-0178-00 – Wayne and Paula Hess, Gordon and Debra Walker
c/o Hunter Laird Engineering Ltd. (Dexter Hirabe)
To redesignate the site - 18024 and 18048 – 67 Avenue - from Suburban (SUB) to Urban (URB).

Approved by Council: January 14, 2013

This By-law is proceeding in conjunction with By-law No. 17858.

Note: See Additional Planning Report 7912-0178-00 under Item D.2

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 344 Amendment By law, 2013, No. 17857" pass its third
 reading.
 RES.R13-586 Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17858"
 7912-0178-00 – Wayne and Paula Hess, Gordon and Debra Walker
 c/o Hunter Laird Engineering Ltd. (Dexter Hirabe)
 RA to CD (BL 12000) - 18024 and 18048 – 67 Avenue - to permit subdivision
 into 15 single family lots in North Cloverdale West.

Approved by Council: January 14, 2013

This By-law is proceeding in conjunction with By-law No. 17857.

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2013, No. 17858" pass its third reading.
 RES.R13-587 Carried

I. CLERK'S REPORT

It is in order for Council to now pass resolutions authorizing the Mayor and Clerk to sign the following permits:

1. Approval of Development Variance Permits

- (a) **Development Variance Permit No. 7909-0254-00
 Tien Sher Hilton (2010) Investment Group Inc.
 c/o Cotter Architects Inc. (Patrick Cotter)
 13674 Grosvenor Road**

To vary "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012,
 No. 17780", as amended, Section H, as follows:

- (a) To reduce the number of required resident parking spaces
 from 42 to 33 shown as Block A on attached Schedule A.

To vary "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001,
 No. 14533", as amended, Section K, as follows:

- (a) To permit the subdivision of parcels less than 6,800 square
 metres (1.6 acres) in area and less than 80 metres (260 ft.) in
 width and depth for that area of the Land shown as Rem. A
 on attached Schedule A.

To vary "Surrey Subdivision and Development By-law, 1986, No. 8830", as amended, Part V, Section 24(a), as follows:

- (a) To defer the requirement to provide vehicular and pedestrian highway systems, water distribution, sanitary sewer and drainage works, underground wiring and street lighting systems until further subdivision, rezoning or submission of a building permit shown as Rem. A on attached Schedule A.

The purpose of the redesignation, rezoning and development variance permit is to permit the development of a four-storey apartment building.

Note: See By-law Nos. 17779 and 17780 under Item H.10 and Development Permit No. 7909-0254-00 under I.2(b).

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Development Variance Permit
No. 7909-0254-00 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.R13-588

Carried

- (b) **Development Variance Permit No. 7910-0262-00**
John Bresnick & Associates (Cleo K. Bresnick)
15380 – 84 Avenue

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 16, Section F, as follows:

- (a) To reduce the minimum front yard setback from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) for proposed Lots 1 and 2.

The purpose of the rezoning and development variance permit is to permit subdivision into 6 single family lots.

Note: See By-law No. 17736 under Item H.1.

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That Development Variance Permit
 No. 7910-0262-00 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.R13-589

Carried

- (c) **Development Variance Permit No. 7910-0321-00**
Loblaw Properties West Inc.
c/o Omicron Architecture Engineering Construction Ltd
 2332 – 160 Street

To amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By law,
 2004, No. 15611" as follows:

- (A) Delete Sub-section 2. B. 2(a) and replace with the following :

"(a) *Gasoline station* provided that:

- i. *Alternative fuel infrastructure* shall be available on the same lot; and
 - ii. Where self-service hoses are available, at least two (2) of the total number of fueling stations available on the lot shall be full-serve."
- (B) Amend Sub-section 2. B.2 (b) by deleting "28 square metres [300 sq. ft.]" and replacing it with "65 square metres [700 sq. ft.]."
- (C) Section 2.L Other Regulations is amended in Sub-section 2.L.7 by deleting "2002, No. 14650" and replacing it with "2012, No. 17539".

This amendment will include the requirement of alternative fuel in the Comprehensive Development Zone (By-law 15611), and increase the permitted floor area of the gas bar convenience store.

Note: See By-law No. 17768 under Item H.2 and Development Permit No. 7910-0321-00 under Item I.2(e).

RES.R13-590

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That Development Variance Permit
 No. 7910-0321-00 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

- (d) **Development Variance Permit No. 7911-0175-00**
South Hill Holdings Ltd.
c/o Mainland Engineering (2007) Corporation (Avnash Banwait)
 13376 Comber Way

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 48, Section F, as follows:

- (a) To reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 1.5 metres (5 ft.).

The purpose of the rezoning and development variance permit is to permit a broad range of light impact industrial uses and reduce the rear yard setback.

Note: See By-law No. 17640 under Item H.6.

RES.R13-591

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That Development Variance Permit
 No. 7911-0175-00 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

- (e) **Development Variance Permit No. 7912-0318-00**
TPD Holdings Ltd.
c/o Forward Signs Inc. (Katsaire Zee)
 16659 Fraser Highway

To vary "Surrey Sign By-law, 1999, No. 13656", as amended, Part 5, Section 27, Sub-section 2(a) and (b), as follows:

- (a) to increase the total number of fascia signs from 2 to 3; and
- (b) to increase the maximum signage area of all fascia signs from 36.6 square metres (394 sq. ft.) to 45 square metres (484 sq. ft.).

The proposal is to install additional signage for a JYSK store.

Note: See Development Permit No. 7912-0318-00 under Item I.2(i).

It was
Moved by Councillor Martin
Seconded by Councillor Gill
That Development Variance Permit No. 7912-0318-00 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.R13-592

Carried

2. Formal Issuance of Development Permits

- (a) **Development Permit No. 7908-0249-00**
Russcher and Evans Architects
19186 – 96 Avenue

Note: See By-law No. 17233 under Item H.9.

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

It was
Moved by Councillor Martin
Seconded by Councillor Gill
That the Mayor and Clerk be authorized to execute Development Permit No. 7908-0249-00.

RES.R13-593

Carried

- (b) **Development Permit No. 7909-0254-00**
Tien Sher Hilton (2010) Investment Group Inc.
c/o Cotter Architects Inc. (Patrick Cotter)
13674 Grosvenor Road

Note: See By-law Nos. 17779 and 17780 under Item H.10 and Development Variance Permit No. 7909-0254-00 under Item I.1(a).

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

c/o Bing Thom Architects Inc. (Lisa Potopsingh)
10585 – 152 Street and 15105 – 105 Avenue

Note: See By-law Nos. 17725, 17726 and 17727 under Item H.3.

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

It was
Moved by Councillor Hepner
Seconded by Councillor Martin
That the Mayor and Clerk be authorized to
execute Development Permit No. 7912-0106-00.

RES.R13-600

Carried

- (i) **Development Permit No. 7912-0318-00**
TPD Holdings Ltd.
c/o Forward Signs Inc. (Katsaire Zee)
16659 Fraser Highway

Note: See Development Variance Permit No. 7912-0318-00 under Item I.1(e)

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

It was
Moved by Councillor Hepner
Seconded by Councillor Martin
That the Mayor and Clerk be authorized to
execute Development Permit No. 7912-0318-00.

RES.R13-601

Carried

- (j) **Development Permit No. 7913-0018-00**
0794043 BC Ltd.
c/o Joe Dhaliwal
9989 Barnston Drive East

Note: The associated Rezoning By-law Nos. 17881 and 17882 were finally adopted on March 11, 2013.

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

