

**Present:**

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

**Absent:****Staff Present:**

City Clerk  
City Manager  
City Solicitor  
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****CLOVERDALE/CLAYTON**

1. **7912-0326-00**  
**17656 - 66A Avenue**  
**Ian Guan, Gradual Architecture Inc. / 0935830 B C Ltd /**  
**Director Information: Sardara S Boyal / No Officer Information Filed.**  
Development Permit / Development Variance Permit  
*in order to permit the development of two multi-tenant industrial buildings.*

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

It was

Moved by Councillor Hunt  
Seconded by Councillor Hepner  
That:

1. Council authorize staff to draft Development Permit No. 7912-0326-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7912-0326-00 (Appendix VI.) varying the following, to proceed to Public Notification:
  - (a) to vary the IB Zone, as follows:

- i. to reduce the minimum north side yard setback from 7.5 metres (25 ft.) to 3.0 metres (10 ft.);
    - ii. to reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 0.0 metre (0 ft.); and
    - iii. to reduce the minimum south side yard setback from 7.5 metres (25 ft.) to 0.0 metre (0 ft.); and
  - (b) to vary the Sign By-law as follows:
    - i. to permit 2 additional fascia signs for each building; and
    - ii. to permit fascia signs to extend above the roof line.
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 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (h) completion of the road closure and acquisition of a portion of 66A Avenue.

RES.R13-922

Carried

I. Guan, Project Architect (on behalf of the applicant): In a response to a question posed from Council, the Architect explained that the plan is to consolidate the surplus land to the north.



NEWTON

2. **7912-0317-00**  
**6645 - 148 Street**  
**6549 - 148 Street**  
**Craig Taylor / Taylor Kurtz Architecture & Design Inc. / City of Surrey**  
**Development Permit / Development Variance Permit**  
*in order to permit the first phase of development of a new 14,572 sq. m.*  
*(156,857 sq. ft.) Main Works Yard Operation Centre, replacing the existing one.*

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

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

1. Council authorize staff to draft Development Permit No. 7912-0317-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7912-0317-00 (Appendix V) varying the following, to proceed to Public Notification:
  - (a) In Section A.1 (a) iv of Part 4 General Provisions of Zoning By-law, 1993, No. 12000, as amended, to reduce the minimum setbacks from 22.2 metres (73 feet) to:
    - i. 7.5 metres (25 feet) for the front yard (148 Street);
    - ii. 7.5 metres (25 feet) for the side yard flanking street (66 Avenue); and
    - iii. 17.0 metres (56 feet) for the side yard (North).
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) submission of a road dedication plan to the satisfaction of the Engineering Department.

RES.R13-923

CarriedSURREY CITY CENTRE/WHALLEY

3. **7913-0067-00**  
**12195 - Musqueam Drive**  
**Ashley Skender, Krahn Engineering Ltd. / Schnitzer Steel BC Inc**  
**Development Variance Permit**  
*in order to permit four fascia signs for a proposed corporate head office in Bridgeview.*

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 Council approve Development Variance

Permit No. 7913-0067-00 (Appendix II), to proceed to Public Notification to vary Surrey Sign By-law, 1999, No. 13656, as amended, to permit an increase in the maximum number of fascia signs from 2 to 4.

RES.R13-924

Carried

## RESIDENTIAL/INSTITUTIONAL

### CLOVERDALE/CLAYTON

4. 7912-0356-00  
 16577 - Old McLellan Road  
 Clarence Arychuk, Hunter Laird Engineering Ltd. / Donna Marie Hulbert  
 OCP Amendment from Suburban to Urban /  
 NCP Amendment from Half Acre Cluster to Urban Transitional /  
 Rezoning from RA to CD (based on RH-G)  
*in order to allow subdivision into six (6) large 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 Hunt  
 That:

1. a By-law be introduced to amend the OCP by redesignating the subject site in Planning Application No. 7912-0356-00 from Suburban to Urban and a date be set for Public Hearing.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirements 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 "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council instruct staff to resolve the following issues prior to final adoption:

- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (d) the applicant address the shortfall in replacement trees to 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 cash-in-lieu for parkland requirement, comparable to other gross density developments; and
- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

5. Council pass a resolution to amend the West Cloverdale South Neighbourhood Concept Plan to redesignate the subject site from Half Acre Cluster to a new designation, Urban Transitional, when the project is considered for final adoption.

RES.R13-925 Carried

It was Moved by Councillor Gill  
 Seconded by Councillor Hunt  
 That "Surrey Official Community Plan  
 By-law, 1996, No. 12900, No. 355, Amendment By law, 2013, No. 17943" pass its first reading.

RES.R13-926 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. 355, Amendment By law, 2013, No. 17943" pass its second reading.

RES.R13-927 Carried



- RES.R13-928 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. 355, Amendment By law, 2013,  
No. 17943" be held at the City Hall on Monday, June 17, 2013, at 7:00 p.m.  
Carried
- RES.R13-929 It was Moved by Councillor Gill  
Seconded by Councillor Hunt  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2013, No. 17944" pass its first reading.  
Carried
- The said By-law was then read for the second time.
- RES.R13-930 It was Moved by Councillor Gill  
Seconded by Councillor Hunt  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2013, No. 17944" pass its second reading.  
Carried
- RES.R13-931 It was then Moved by Councillor Gill  
Seconded by Councillor Hunt  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17944" be held at the City  
Hall on Monday, June 17, 2013, at 7:00 p.m.  
Carried

### FLEETWOOD/GUILDFORD

5. **7912-0269-00**  
**9415 - 160 Street**  
**Avnash Banwait, Mainland Engineering (2007) Corporation /**  
**Sarbjeeet S Sahota / Amandeep K Gill**  
Rezoning from RA to RF  
*in order to permit a subdivision into two (2) single family lots.*

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

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

1. a By-law be introduced to rezone the subject site in Planning Application No. 7912-0269-00 from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.

- 2. Council 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) registration of a Section 219 Restrictive Covenant on proposed Lot 2 for protection of the trees on the adjoining lot to the south; and
  - (e) the applicant address the shortfall in tree replacement to the satisfaction of the City Landscape Architect.

RES.R13-932

Carried

It was

Moved by Councillor Hepner

Seconded by Councillor Martin

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

Amendment By-law, 2013, No. 17945" pass its first reading.

RES.R13-933

Carried

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

It was

Moved by Councillor Hepner

Seconded by Councillor Martin

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

Amendment By-law, 2013, No. 17945" pass its second reading.

RES.R13-934

Carried

It was then

Moved by Councillor Hepner

Seconded by Councillor Martin

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17945" be held at the City Hall on Monday, June 17, 2013, at 7:00 p.m.

RES.R13-935

Carried

- 6. **7913-0074-00**  
**9471 - 159A Street**  
**Mike Helle, Coastland Engineering and Surveying Ltd. / Parmvir Dosanjh /**  
**Sukhpreet S Dosanjh**  
 Rezoning from RA to RF  
*in order to allow subdivision into two 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:

1. a By-law be introduced to rezone the subject site in Planning Application No. 7913-0074-00 from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
  - (d) the applicant address the shortfall in replacement trees to the satisfaction of the Planning and Development Department; and
  - (e) removal of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R13-936

Carried

It was Moved by Councillor Martin  
Seconded by Councillor Hunt  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2013, No. 17946" pass its first reading.

RES.R13-937

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. 17946" pass its second reading.

RES.R13-938

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. 17946" be held at the City  
 Hall on Monday, June 17, 2013, at 7:00 p.m.  
 RES.R13-939 Carried

**NEWTON**

7. **7913-0084-00**  
**13864 - Hyland Road**  
 Arthur Buse, Boldwing Continuum Architects Inc. / Alpha Beta (Hyland Properties)  
 Ltd  
 Development Variance Permit  
*in order to relax the side yard setback to allow retention of newly constructed  
 amenity 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 Gill  
 That Council approve Development Variance  
 Permit No. 7913-0084-00 (Appendix III) to proceed to Public Notification to reduce  
 the minimum Side Yard #1 (West) setback of the CD By-Law No. 17332 from  
 2.8 metres (9 ft.) to 2.73 metres (8.9 ft.).  
 RES.R13-940 Carried

8. **7913-0072-00**  
**6165 - 149 Street**  
**Rajinder S Chauhan / Rajinder Singh Chauhan**  
 Development Variance Permit  
*in order to relax the front yard setback requirements of the RF-12 Zone.*

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 Development Variance  
 Permit No. 7913-0072-00 (Appendix IV) to proceed to Public Notification to reduce  
 the minimum front yard setback of the RF-12 Zone from 6.0 metres (20 ft.) to  
 4.5 metres (14 ft.) for a garage.  
 RES.R13-941 Carried

9. **7907-0205-00**  
**14010 - 64 Avenue**  
**Brent Tedford, Pacific Land Resource Group Inc. /**  
**0948570 B.C. Ltd., Inc. No. BC0948570 / Director Information:**  
**Amarjit Singh Hayre / Randy John Herber / No Officer Information Filed.**  
Partial NCP amendment from "Townhouses 15 upa max" to "Townhouses 25 upa max" / Rezoning from RA to RM-30 / Development Permit / Development Variance Permit  
*in order to permit the development of nine (9) 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 Planning Application No. 7907-0205-00 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 eliminate the required indoor amenity space.
3. Council approve the applicant's request to eliminate the required outdoor amenity space.
4. Council authorize staff to draft Development Permit No. 7907-0205-00 generally in accordance with the attached drawings (Appendix II).
5. Council approve Development Variance Permit No. 7907-0205-00 (Appendix VII) 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 6.10 metres (20 ft.);
  - (b) to reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.18 metres (10 ft.);
  - (c) to reduce the minimum west side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.24 metres (11 ft.);
  - (d) to reduce the minimum rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.96 metres (10 ft.);
  - (e) to vary the parking requirement of the RM-30 Zone to allow two (2) visitor parking stalls to be located within the east side yard setback;

- (f) to vary the tandem parking space requirement of the RM-30 Zone to allow one unenclosed tandem parking space for all of the units in Building 1; and
  - (g) to vary the minimum lot size requirement of the RM-30 Zone from 2,000 square metres (0.5 acre) to 1,556 square metres (0.38 acre).
6. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) 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) 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;
  - (h) the applicant adequately address the impact of no indoor amenity space; and
  - (i) the applicant adequately address the impact of no outdoor amenity space.
7. Council pass a resolution to amend South Newton NCP to redesignate the portion of the land designated "Townhouses 15 upa max" to "Townhouses 25 upa max" when the project is considered for final adoption.

RES.R13-942

Carried



RES.R13-943 It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2013, No. 17947" pass its first reading.  
Carried

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

RES.R13-944 It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2013, No. 17947" pass its second reading.  
Carried

RES.R13-945 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. 17947" be held at the City  
Hall on Monday, June 17, 2013, at 7:00 p.m.  
Carried

### SOUTH SURREY

10. **7913-0055-00**  
**3106 - O'Hara Lane**  
**Brock N. Dorward / Brock N. Dorward**  
Development Variance Permit  
*in order to permit the eave of the principle building to encroach an additional  
0.3 metre (1 ft.) into the required minimum setback.*

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

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

1. Council approve Development Variance Permit No. 7913-0055-00 (Appendix VI) varying the following, to proceed to Public Notification:
  - (a) In Part I of Surrey Zoning By-law, 1993, No. 12000 as amended, under the Definition of Setback, the allowable encroachment of an eave into the required setback is increased from 0.6 metre (2 ft.) to 0.9 metre (3 ft.).
2. Council instruct staff to resolve the following prior to final adoption:
  - (a) Registration of a Section 219 restrictive covenant prohibiting a railing from being located on the second storey eaves and further

prohibiting them from being used as a passageway from the front to the rear of the building.

RES.R13-946

Carried

with Councillor Villeneuve opposed

Councillor Villeneuve clarified for the record that she is not opposed to the Public Notification process but rather opposed to the Development Variance requested by the applicant.

11. **7912-0168-00**  
**3399 – 151 Street / 3323 – 151 Street / 3350 – 151 Street / 15100- 33 Avenue / 15168 – 33 Avenue**  
**Kevin Shoemaker, Polygon Harvard Gardens Ltd. /**  
**Polygon Harvard Gardens Ltd., Inc. No. 877466**  
Development Permit / Development Variance Permit  
*in order to permit a variety of freestanding and fascia identification signs within a comprehensive residential development on multiple 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:

1. Council authorize staff to draft Development Permit No. 7912-0168-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7912-0168-00 (Appendix III) varying the following, to proceed to Public Notification:
  - (a) to increase the maximum number of identification signs per lot from 1 to 6 on the property located at 3350 – 151 Street;
  - (b) to increase the maximum number of identification signs per lot from 1 to 3 on the property located at 15168 – 33 Avenue;
  - (c) to increase the maximum number of identification signs per lot from 1 to 2 on the property located at 15100 – 33 Avenue;
  - (d) to increase the maximum number of identification signs per lot from 1 to 2 on the property located at 3399 – 151 Street;
  - (e) to increase the maximum allowable total signage area for an identification sign from 2.3 square metres (24 sq. ft.) to 3.7 square metres (40 sq. ft.) on the properties located at 3350 – 151 Street, 3323 - 151 Street, and 15168 – 33 Avenue; and

- (f) to increase the maximum allowable total signage area for an identification sign from 2.3 square metres (24 sq. ft.) to 3.0 square metres (32 sq. ft.) on the property located at 15100 – 33 Avenue.

RES.R13-947

Carried

- 12. **7906-0454-00**  
**15291, 15321 and 15285 - 16 Avenue**  
**John Hitchcock, Prime Time Living Limited Partnership /**  
**Prime Time (Abby Lane) Inc., Inc. No. BC0967476**  
 Housing Agreement  
*in order to permit the development of a mixed use building including a senior's residence.*

The General Manager, Planning & Development was recommending that a by-law be introduced authorizing the City to enter into a Housing Agreement with Prime Time (Abby Lane) Inc as outlined in his report.

It was Moved by Councillor Martin  
 Seconded by Councillor Hunt  
 That "Prime Time (Abby Lane) Inc. Housing Agreement, Authorization By-law, 2013, No. 17948" pass its first reading.

RES.R13-948

Carried

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

It was Moved by Councillor Martin  
 Seconded by Councillor Hunt  
 That "Prime Time (Abby Lane) Inc. Housing Agreement, Authorization By-law, 2013, No. 17948" pass its second reading.

RES.R13-949

Carried

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

It was Moved by Councillor Martin  
 Seconded by Councillor Hunt  
 That "Prime Time (Abby Lane) Inc. Housing Agreement, Authorization By-law, 2013, No. 17948" pass its third reading.

RES.R13-950

Carried

Councillor Steele expressed concern regarding the reduction in parking associated with this development and asked that staff to work with the applicant to address it before final adoption.



COMMERCIAL/INDUSTRIAL/AGRICULTURALFLEETWOOD/GUILDFORD

13. 7910-0241-00  
 9810 - 192 Street  
 9752 - 192 Street  
 Dwight Heintz, McElhanney Consulting Services / City of Surrey  
 Rezoning from IL to CD (based on IL)  
*in order to permit the development of an organic waste biofuel processing facility.*

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 sites in Planning Application No. 7910-0241-00 from "Light Impact Industrial Zone (IL)" (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 issues prior to:
  - (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.

RES.R13-951 Carried

It was Moved by Councillor Martin  
 Seconded by Councillor Hunt  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2013, No. 17949" pass its first reading.

RES.R13-952 Carried

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

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2013, No. 17949" pass its second reading.

RES.R13-953 Carried

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. 17949" be held at the City  
 Hall on Monday, June 17, 2013, at 7:00 p.m.  
 RES.R13-954 Carried

## RESIDENTIAL/INSTITUTIONAL

### NEWTON

14. **7912-0151-00**  
**6081 – 142 Street**  
**Roger Jawanda, Citiwest Consulting Ltd. / 0939827 B.C. Ltd. /**  
**Director Information: Avtar Singh Saran / Sukhinder S. Takhar /**  
**No Officer Information Filed**  
 Rezoning from RA to RF-9 and RF-12  
*in order to permit subdivision into 15 single family small lots and a remainder parcel.*

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 Block B of the subject site in Planning Application No. 7912-0151-00 on the attached Survey Plan (Appendix VI) from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and Blocks A and C of the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) final approval from B.C. Hydro for the proposed vehicle crossing (61 Avenue) through the existing statutory right-of-way;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

- (e) submission and approval of a preliminary lot grading plan to the satisfaction of the Planning & Development Department;
- (f) submission of detailed design drawings for suspended slabs of the portion of laneway that extends over the critical root zones of offsite trees located at 14147 and 14157 60A Avenue to the satisfaction of the Engineering Department;
- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (h) submission of a finalized Building Scheme to the satisfaction of the Planning and Development Department;
- (i) registration of a Section 219 Restrictive Covenant (No Build) for tree preservation;
- (j) the applicant address the shortfall in tree replacement; and
- (k) completion of an agreement with Realty Services Division for the City purchase of proposed Lot 16 for the future South Newton Greenway, as per the NCP.

RES.R13-955

Carried

Mayor Watts expressed concern regarding the tree retention plan for the property. In response, staff noted that there is a plan for the property to the north and that the two property owners have struck a satisfactory agreement; the entire block is being looked at.

Mayor Watts asked for clarification regarding the NCP. Staff, in response noted that the application before Council is relative to the property on 60A Avenue, they do not have individual applications for other parcels at this time; however, they are anticipating subdivision to smaller properties/small lots under the current designation. The lane system is already in place and anticipates additional density.

Mayor Watts asked staff to provide a critical look at the whole area and identify the greenspace that will be retained to ensure the entire area is not clear-cut. Staff will provide further information, regarding tree retention based on the context for that whole area prior to the Public Hearing.

It was

Moved by Councillor Gill

Seconded by Councillor Steele

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

Amendment By-law, 2013, No. 17950" pass its first reading.

Carried

RES.R13-956

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



- RES.R13-957 It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2013, No. 17950" pass its second reading.  
Carried
- RES.R13-958 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. 17950" be held at the City  
Hall on Monday, June 17, 2013, at 7:00 p.m.  
Carried

### SOUTH SURREY

15. **7913-0004-00**  
**2249 - King George Boulevard**  
**Ian Mankey, Baywest Developments Ltd. / Donald Hutchinson**  
Partial rezoning from RF to RF-12 in order to allow subdivision into 2 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 a portion of the subject site in Planning Application No. 7913-0004-00 from "Single Family Residential Zone (RF)" (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) 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 Planning & Development Department;

- (e) submission and registration of an appropriate Building Scheme to the satisfaction of the General Manager of Planning and Development;
- (f) registration of a Section 219 Restrictive Covenant for Tree Protection; and
- (g) registration of a Section 219 Restrictive Covenant to establish a minimum 1.8 metre (6 ft.) setback adjacent to the property at 2206 - Madrona Place.

RES.R13-959

Carried

It was

Moved by Councillor Martin

Seconded by Councillor Gill

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

Amendment By-law, 2013, No. 17951" pass its first reading.

RES.R13-960

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. 17951" pass its second reading.

RES.R13-961

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. 17951" be held at the City Hall on Monday, June 17, 2013, at 7:00 p.m.

RES.R13-962

Carried**16. 7910-0248-00****3107 and 3087 - 160 Street****Wojciech Grzybowicz, WG Architecture Inc. /****Azure North Construction Ltd., Inc. No. 889119**

OCP amendment from Suburban to Urban / Rezoning from RA to CD

(based on RM-15) / Development Permit

*in order to permit the development of 28 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. a By-law be introduced to amend the OCP by redesignating the subject site in Planning Application No. 7910-0248-00 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 "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council approve the applicant's request to eliminate the required indoor amenity space.
5. Council authorize staff to draft Development Permit No. 7910-0248-00 generally in accordance with the attached drawings (Appendix II).
6. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (f) the applicant adequately address the impact of no indoor amenity space;
  - (g) a P-15 agreement is required for monitoring and maintenance of replanting in the conveyed riparian area; and



- (h) the applicant adequately address deficiencies in tree replacement in accordance with the Tree Preservation By-law.

RES.R13-963

Carried

It was

Moved by Councillor Martin  
Seconded by Councillor Villeneuve

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 356, Amendment By-law, 2013, No. 17952" pass its first reading.

RES.R13-964

Carried

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

It was

Moved by Councillor Martin  
Seconded by Councillor Villeneuve

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 356, Amendment By-law, 2013, No. 17952" pass its second reading.

RES.R13-965

Carried

It was then

Moved by Councillor Martin  
Seconded by Councillor Villeneuve

That the Public Hearing on "Surrey Official

Community Plan By-law, 1996, No. 12900, No. 356, Amendment By-law, 2013, No. 17952" be held at the City Hall on Monday, June 17, 2013, at 7:00 p.m.

RES.R13-966

Carried

It was

Moved by Councillor Martin  
Seconded by Councillor Villeneuve

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

Amendment By-law, 2013, No. 17953" pass its first reading.

RES.R13-967

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. 17953" pass its second reading.

RES.R13-968

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. 17953" be held at the City Hall on Monday, June 17, 2013, at 7:00 p.m.

RES.R13-969

Carried

17. 7912-0102-00  
19095 - 54 Avenue  
Wojcieck Grzybowior, WG Architecture Inc. / 1341699 Holdings Corporation,  
Inc. No. 0568839 / Director Information: Jagdip Dhaliwal /  
Gurdeep Dhaliwal /  
No Officer Information Filed as at July 23, 2007  
Development Permit / Development Variance Permit  
*in order to permit the construction of a multi-tenant industrial building, including  
heavy truck repair and truck parking.*

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

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

1. Council authorize staff to draft Development Permit No. 7912-0102-00 generally in accordance with the attached drawings (Appendix II)
2. Council approve Development Variance Permit No. 7912-0102-00 (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback of the IL Zone from 7.5 metres (25 ft.) to 3.8 metres (12 ft.) for canopies; and
  - (b) to increase the maximum lot coverage of the IL Zone from 60% to 77%.
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) approval from BC Hydro; and
  - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

RES.R13-970

Carried

SURREY CITY CENTRE/WHALLEY

18. 7912-0332-00  
 13730 - Fraser Hwy / Portion of 13748 - Fraser Hwy / 13690 - Fraser Hwy  
 9822 - King George Blvd / 13716 - Fraser Hwy / 13682 - Fraser Hwy /  
 13704 - Fraser Hwy / 9806 - King George Blvd / 9900 - King George Blvd /  
 9850 - King George Blvd / 13681 - Fraser Hwy / 13668 - Fraser Hwy /  
 9808 - King George Blvd  
**Greg Mitchell / PCI Developments Corp. / KGS Holdings Ltd.**  
 Rezoning from CG-1, C-15, CHI, RM-D and RF to CD (based on RMC-150) / General  
 Development Permit / Development Permit for Phase 1 / Development Variance  
 Permit  
*in order to permit a multi-phased, mixed-use office, retail and high-rise residential  
 development.*

Additional information was provided on table by the Applicant for Mayor and  
 Council

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

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

1. a By-law be introduced to rezone the subject site in Planning Application  
 No. 7912-0332-00 from "Town Centre Commercial Zone (C-15)", "Self-  
 Service Gasoline Station Zone (CG-1)", "Highway Commercial Industrial  
 Zone (CHI)", "Single Family Residential Zone (RF)" and "Duplex Residential  
 Zone (RM-D)" (By-law No. 12000) to "Comprehensive Development Zone  
 (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft General Development Permit No. 7912-0332-00  
 generally in accordance with the attached drawings (Appendix II).
3. Council authorize staff to draft Development Permit No. 7912-0332-01 for  
 Phase 1 (Block A/Coast Capital Building) generally in accordance with the  
 attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7912-0332-00  
 (Appendix IX) varying the following, to proceed to Public Notification:
  - (a) to vary Sign By-law, 1999, No. 13656, to allow for an increase of  
 fascia signs along the lot frontage (for Block A only), from 3 signs to  
 4 signs;
  - (b) to vary Sign By-law, 1999, No. 13656, to allow for an increase of  
 fascia signs for the Coast Capital Savings branch (on Block A only),  
 from 1 sign to 3 signs;



- (c) to vary Sign By-law, 1999, No. 13656, to allow for 1 fascia sign and 1 under awning sign for each premise (for Block A only);
  - (d) to vary Sign By-law, 1999, No. 13656, to allow for an increase in the vertical dimension of an under awning sign, from 0.3 metre (1 ft.) to 0.46 metre (1.6 ft.);
  - (e) to vary Sign By-law, 1999, No. 13656, to allow for 1 free-standing electronic message board sign, whereby the sign will not have a fixed time frame;
  - (f) to vary Sign By-law, 1999, No. 13656, to allow for a free-standing sign to be located within the road right-of-way; and
  - (g) to vary Sign By-law, 1999, No. 13656, to increase the height of a free-standing sign located within the road right-of-way of 98B Avenue / 137 Street from 3.7 metres (12 ft.) to 4.3 metres (14 ft.).
5. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues are addressed to the satisfaction of the General Manager, Engineering;
  - (b) registration of a volumetric lease agreement for the proposed parking spaces located under the 98B Avenue/ 137 Street road allowance, and under portions of the site dedicated for LRT alignment, which will include, but not be limited to, non-parking space uses such as stairways, lobbies and doorways, utilities, maintenance, liability, term, and compensation;
  - (c) finalization of measures to address the leasing of area under the 98B Avenue/ 137 Street road allowance, and under portions of the site dedicated for LRT alignment, as outlined in this report, to the satisfaction of the General Manager, Engineering;
  - (d) registration of a statutory right-of-way to permit the City to access the proposed parking spaces located under the 98B Avenue/ 137 Street road allowance and under portions of the site dedicated for the LRT alignment once the lease outlined in 5.(b) terminates;
  - (e) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (g) resolution of all urban design issues with respect to the overall site, to the satisfaction of the Planning and Development Department;

- (h) submission of a conceptual landscape plan for the overall site, to the specifications and satisfaction of the Planning and Development Department;
- (i) resolution of all urban design issues with respect to Phase 1 (Block A/Coast Capital Building), including signage design issues, to the satisfaction of the Planning and Development Department;
- (j) submission of a detailed landscaping plan, including details for the green roof and the landscaping cost estimate for Phase 1 (Block A/Coast Capital Building), to the specifications and satisfaction of the Planning and Development Department;
- (k) registration of a Section 219 No-Build Restrictive Covenant on each of the four proposed lots in order to ensure that the City's requirement with respect to public art is adequately addressed to the satisfaction of the General Manager Parks, Recreation and Culture;
- (l) registration of a Section 219 No-Build Restrictive Covenant on Blocks B and D in order to ensure that the applicant adequately addresses the City's concern with respect to the additional pressure the proposed development will place on existing park facilities, to the satisfaction of the General Manager Parks, Recreation and Culture;
- (m) registration of a reciprocal access and parking easement for the entire subject site, except for Block D;
- (n) registration of a volumetric statutory right-of-way to permit public access for pedestrians over the transit plaza and future transit plaza on the north and west sides of Block A and the public plaza on the east side of Block A;
- (o) finalization of an agreement with TransLink to permit the redesign and reconstruction of the area along the northern edge of the subject site adjacent to the King George SkyTrain Station and the King George SkyTrain Station Kiss 'n Ride;
- (p) submission of a formal lease agreement for the encroachment of weather protection canopies into the adjoining road allowances that addresses all concerns including but not limited to maintenance, liability, removal and compensation;
- (q) conveyance of the portion of the lot at 13748 Fraser Highway lying east of Whalley Boulevard, and the lot at 13772 Fraser Highway, to the City;

- (r) finalization of the siting and Highway License Agreement for the proposed monument sign within City road allowance along 98B Avenue/137 Street;
- (s) discharge of statutory right-of-way documents BH418182 and B60865; and
- (t) demolition of the existing Compass Point Inn hotel to the satisfaction of the Planning and Development Department.

RES.R13-971

Carried

It was

Moved by Councillor Hunt  
Seconded by Councillor Gill

Amendment By-law, 2013, No. 17954" pass its first reading.

RES.R13-972

Carried

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

It was

Moved by Councillor Hunt  
Seconded by Councillor Gill

Amendment By-law, 2013, No. 17954" pass its second reading.

RES.R13-973

Carried

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. 17954" be held at the City Hall on Monday, June 17, 2013, at 7:00 p.m.

RES.R13-974

Carried

Mayor and Council received on-table correspondence from PCI Developments Corp regarding Item B.18. Mayor and Council requested an official response from staff outlining the issues raised in the on-table report prior to Public Hearing.

It was

Moved by Councillor Martin  
Seconded by Councillor Hunt

That staff prepare a response to the on-table correspondence received from PCI Developments Corp. relative to Item B.18 prior to the June 17, 2013 Public Hearing.

RES.R13-975

Carried**C. CORPORATE REPORTS****D. ITEMS REFERRED BACK BY COUNCIL**



## E. DELEGATIONS

## F. CORRESPONDENCE

## G. NOTICE OF MOTION

## H. BY-LAWS

## FINAL ADOPTIONS

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17919"  
7913-0051-00 – Kevington Building Corporation Ltd. c/o Joe Khalifa  
RA and CD (BL 12322) to CD (BL 12000) - 15989 – 108 Avenue - to allow indoor  
recreational facilities in the existing commercial site.

Approved by Council: April 22, 2013

It was

Moved by Councillor Martin

Seconded by Councillor Hunt

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

Amendment By-law, 2013, No. 17919" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.

RES.R13-976

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17405"  
7910-0309-00 - Lakewood Park Development Ltd.  
c/o Lakewood Heights Ltd. (Harold Trepke)  
RA to CD (BL 12000) - 5828, 5844, 5874 and 5898 - 142 Street - to permit  
the development of 119 townhouse units.

Approved by Council: May 9, 2011

**Note:** Change in owner and agent.

**Note:** See Development Permit 7910-0309-00 under Clerk's Report, Item I.2(b).

Planning and Development advise (see memorandum dated May 17, 2013 in by-law  
back up) that it is in order for Council to pass a resolution amending the South  
Newton Neighbourhood Concept Plan to redesignate the site from "Office Park" to  
"Townhouses 25 upa".

- RES.R13-977 It was Moved by Councillor Martin  
Seconded by Councillor Hunt  
That Council amend the South Newton  
Neighbourhood Concept Plan to redesignate the site from "Office Park" to  
"Townhouses 25 upa".  
Carried
- RES.R13-978 It was Moved by Councillor Martin  
Seconded by Councillor Hunt  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2011, No. 17405" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.  
Carried

3. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 332 Amendment  
By-law, 2012, No. 17739"  
7912-0061-00 – Manorlane Homes (King George) INC.  
To redesignate the properties - 1702 and 1712 King George Boulevard - from  
Urban (URB) to Multiple Residential (RM).

Approved by Council: July 23, 2012

This By-law is proceeding in conjunction with By-law No. 17740.

- RES.R13-979 It was Moved by Councillor Martin  
Seconded by Councillor Hunt  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 332 Amendment By law, 2012, No. 17739" 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. 17740"  
7912-0061-00 - Manorlane Homes (King George) INC.  
RF to RM-30 (BL 12000) - 1702 and 1712 King George Boulevard - to permit  
the development of 23 townhouse units.

Approved by Council: July 23, 2012

This By-law is proceeding in conjunction with By-law No. 17739.

**Note:** Change in owner and agent.

**Note:** See Development Variance Permit No. 7912-0061-00 under Clerk's Report,  
Item I.1(c).

**Note:** See Development Permit No. 7912-0061-00 under Clerk's Report, Item  
I.2(e).

RES.R13-980

It was Moved by Councillor Martin  
Seconded by Councillor Hunt  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17740" 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. 17785" 7912-0152-00 - Harmail S Randhawa, Manpreet K. Randhawa and Gurdev K. Randhawa  
c/o Hunter Laird Engineering Ltd. (Dexter Hirabe)  
RA to RF (BL 12000) - 6172 - 126 Street - to permit subdivision into 2 single family lots.

Approved by Council: October 22, 2012

RES.R13-981

It was Moved by Councillor Martin  
Seconded by Councillor Hunt  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17785" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.  
Carried

5. "Surrey Land Use Contract No. 505, Authorization By-law, 1978, No. 5718. Discharge By-law, 2012, No. 17776" 7912-0242-00 - 0625515 BC Ltd.  
c/o A & A Construction (Andy Aadmi)  
To discharge Land Use Contract No. 505 from the property - 8407 King George Boulevard - to allow the underlying C-4 Zone to come into effect.

Approved by Council: October 1, 2012

This By-law is proceeding in conjunction with By-law No. 17777.

RES.R13-982

It was Moved by Councillor Martin  
Seconded by Councillor Hunt  
That "Surrey Land Use Contract No. 505, Authorization By-law, 1978, No. 5718. Discharge By-law, 2012, No. 17776" 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. 17777" 7912-0242-00 - 0625515 BC Ltd.  
c/o A & A Construction (Andy Aadmi)  
C-4 to CD (BL 12000) - 8407 King George Boulevard - to permit the development of a car wash facility.

Approved by Council: October 1, 2012

This By-law is proceeding in conjunction with By-law No. 17776.



**Note:** See Development Permit No. 7912-0242-00 under Clerk's Report, Item I.2(f).

- \* Planning and Development advise (see memorandum dated May 22, 2013 in by-law back up) that it is in order for Council to pass a resolution amending the Central Newton Local Area Plan to redesignate the site from "Highway Commercial and Open Space" to "Commercial and Open space".

It was Moved by Councillor Martin  
Seconded by Councillor Hunt  
That Council amend the Central Newton Local Area Plan to redesignate the site from "Highway Commercial and Open Space" to "Commercial and Open space".

RES.R13-983

Carried

It was Moved by Councillor Martin  
Seconded by Councillor Hunt  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17777" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R13-984

Carried

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17714" 7912-0018-00 – Nico River Developments Ltd. and Archstone Projects Ltd. c/o Hunter Laird Engineering Ltd. (Clarence Arychuk) RA to RF-12 (BL 12000) - 6501 - 140 Street - to permit the development of 14 lots and 1 remainder parcel.

Approved by Council: July 9, 2012

**Note:** Change in owner.

Planning and Development advise (see memorandum dated May 22, 2013 in by-law back up) that it is in order for Council to pass a resolution amending the South Newton Neighbourhood Concept Plan to redesignate a portion of the site from "Townhouse (15 u.pa. max)" to "Single Family Small Lots".

It was Moved by Councillor Martin  
Seconded by Councillor Hunt  
That Council amend the South Newton Neighbourhood Concept Plan to redesignate a portion of the site from "Townhouse (15 u.pa. max)" to "Single Family Small Lots".

RES.R13-985

Carried

It was Moved by Councillor Martin  
 Seconded by Councillor Hunt  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2012, No. 17714" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.

RES.R13-986 Carried

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17507"  
 7911-0186-00 - DiverseCity Community Resources Society  
 c/o Barnett Dembek Architects Inc. (Maciej Dembek)  
 RA to CD (BL 12000) - 13453, 13463 - 76 Avenue, 7630, 7646 - 134A Street and  
 Portion of Road Allowance - to permit the development of a 1,859 sq. m.  
 (20,000 sq. ft) industrial building.

Approved by Council: November 7, 2011

**Note:** Change in owner.

**Note:** See Development Permit No. 7911-0186-00 under Clerk's Report,  
 Item I.2(d).

It was Moved by Councillor Martin  
 Seconded by Councillor Hunt  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2011, No. 17507" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.

RES.R13-987 Carried

8. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 285 Amendment  
 By-law, 2011, No. 17381 "  
 7908-0200-00 - 64 Zenith Developments Ltd. and City of Surrey  
 c/o Yamamoto Architecture Inc. (Taizo Yamamoto)  
 To redesignate the property located at 19078, 19132 Fraser Highway, 19095, 19107,  
 19129 - 64 Avenue and Portion of 64 Avenue from Urban (URB) to Multiple  
 Residential (RM).

Approved by Council: April 4, 2011

This By-law is proceeding in conjunction with By-law No. 17382.

**Note:** Change in owner.

It was Moved by Councillor Martin  
 Seconded by Councillor Hunt  
 That "Surrey Official Community Plan  
 By-law, 1996, No. 12900, No. 285 Amendment By law, 2011, No. 17381 " be finally  
 adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R13-988 Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17382"  
 7908-0200-00 - 64 Zenith Developments Ltd. and City of Surrey c/o Yamamoto  
 Architecture Inc. (Taizo Yamamoto)  
 RA and RF to RM-30 (BL 12000) - 19078, 19132 Fraser Highway, 19095, 19107,  
 19129 - 64 Avenue and Portion of 64 Avenue to permit the development of  
 approximately 76 townhouse units.

Approved by Council: April 4, 2011

This By-law is proceeding in conjunction with By-law No. 17381.

**Note:** See Development Variance Permit No. 7908-0200-00 under Clerk's Report  
 Item I.1(a).

**Note:** See Development Permit No. 7908-0200-00 under Clerk's Report Item  
 I.2(a).

Planning and Development advise (see memorandum dated May 22, 2013 in by-law  
 back up) that it is in order for Council to pass a resolution amending the North  
 Cloverdale East Neighbourhood Concept Plan to redesignate the site from  
 "Townhouse/Cluster (8-15 upa) to Townhouse/Cluster (30 upa) and to include the  
 Landscape Buffer and Multi-Use Pathway notation.

Planning and Development further advise in response to the Development  
 Variance Permit referred back to staff that the applicant has submitted an updated  
 rendering which more accurately portrays the building's true massing. The  
 massing is further minimized with the provision of a significant amount of  
 planting adjacent the intersection.

It was Moved by Councillor Martin  
 Seconded by Councillor Hunt  
 That Council amend the North Cloverdale  
 East Neighbourhood Concept Plan to redesignate the site from  
 "Townhouse/Cluster (8-15 upa) to Townhouse/Cluster (30 upa) and to include the  
 Landscape Buffer and Multi-Use Pathway notation.

RES.R13-989 Carried

It was Moved by Councillor Martin  
 Seconded by Councillor Hunt  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2011, No. 17382" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.

RES.R13-990 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. 7908-0200-00**  
**City of Surrey**

**c/o Yamamoto Architecture Inc. (Taizo Yamamoto)**

19078 and 19132 Fraser Highway and 19095, 19107 and 19129 – 64 Avenue

**Note:** See By-law Nos. 17381 and 17382 under Item H.8 and Development Permit No. 7908-0200-00 under Item I.2(a).

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 4, Sub-section E.17(b) and Part 22, Section F, as follows:

- (a) To increase the maximum number of stair risers from three (3) to seven (7) to encroach into the building setback area from the south front yard setback;
- (b) To increase the maximum number of stair risers from three (3) to seven (7) to encroach into the building setback area from the north front yard setback;
- (c) To reduce the minimum south front yard setback from 7.5 metres (25 ft.) to 5.0 metres (16 ft.) to the building face along 64 Avenue;
- (d) To reduce the minimum south front yard setback from 7.5 metres (25 ft.) to 3.1 metres (10 ft.) for roof overhangs, eaves, balconies and columns along 64 Avenue;
- (e) To reduce the minimum north rear yard setback from 7.5 metres (25 ft.) to 7.3 metres (24 ft.) for roof overhangs, eaves, balconies and columns along Fraser Highway; and
- (f) To reduce the minimum west side yard setback from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for roof overhangs, eaves, balconies and columns.

The purpose of the redesignation, rezoning and development variance permit is to permit the development of approximately 76 townhouse units.

It was

Moved by Councillor Martin

Seconded by Councillor Gill

That Development Variance Permit

No. 7908-0200-00 be approved; that the Mayor and Clerk be authorized to sign the Development Variance Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

Carried

RES.R13-991

(b) **Development Variance Permit No. 7911-0151-00**

**Ajit S. Gill and Dilbagh S. Gill**  
**c/o WG Architecture Inc. (Wojciech Grzybowicz)**  
 12126 – 90 Avenue

**Note:** See Development Permit No. 7911-0151-00 under Item I.2(c).

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

- (a) To reduce the minimum west side yard setback from 7.5 metres (25 ft.) to 0 metres (0 ft.); and
- (b) To reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 0 metres (0 ft.).

The proposal is to permit the development of a multi-tenant industrial building.

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That Development Variance Permit  
 No. 7911-0151-00 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.R13-992

Carried

- (c) **Development Variance Permit No. 7912-0061-00**  
**Manorlane Homes (King George) Inc.**  
 1702 and 1712 King George Boulevard

**Note:** See By-law Nos. 17739 and 17740 under Item H.3 and Development Permit No. 7912-0061-00 under Item I.2(e).

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

- (a) To reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) to the building envelope;
- (b) To reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 4.1 metres (13.5 ft.) to the outermost portion of the sun deck;
- (c) To reduce the minimum front yard setback from 7.5 metres (25 ft.) to 4.5 metres (15 ft.);
- (d) To reduce the minimum (north) side yard setback from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) and 7.3 metres (24 ft.);

- (e) To reduce the minimum (south) side yard setback from 7.5 metres (25 ft.) to 2.0 metres (6.5 ft.), 6.3 metres (20 ft.) and 5.3 metres (17 ft.);
- (f) To allow for three (3) visitor parking stalls within the side yard setbacks as shown on attached Schedule A.

The purpose of the redesignation, rezoning and development variance permit is to permit the development of 23 townhouse units.

It was Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That Development Variance Permit  
 No. 7912-0061-00 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.R13-993

Carried

- (d) **Development Variance Permit No. 7912-0330-00  
 Newton Square Properties Ltd.  
 c/o PC Urban Properties Corp. (Gary Fawley)  
 7093 King George Boulevard**

**Note:** See Development Permit No. 7912-0330-00 under Item I.2(g).

To vary "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17023", as amended, Section H.3, to reduce the minimum required parking from 290 parking spaces to 257 parking spaces.

The proposal is to accommodate the proposed 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

It was Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That Development Variance Permit  
 No. 7912-0330-00 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.R13-994

Carried

with Councillor Hunt opposed

- (e) **Development Variance Permit No. 7913-0008-00  
 Jordan Enterprises Ltd.  
 c/o Priority Permits Ltd. (Jordan Desrochers)  
 18788 and 18800 – 96 Avenue**

**Note:** See Development Permit No. 7913-0008-00 under Item I.2(h).



To vary "Surrey Sign By-law, 1999, No. 13656", as amended, Part 1, Section 6(11) and Part 5, Section 27(1)(g) and (i) , as follows:

- (a) To increase the amount of third party advertising from 30% to 40% of the allowable copy area;
- (b) 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; and
- (c) To increase the allowable copy area of a free-standing sign from 50% to 65% of sign area.

The proposal is to permit a free-standing sign for the existing industrial park.

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That Development Variance Permit  
No. 7913-0008-00 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.R13-995

Carried

## 2. Formal Issuance of Development Permits

- (a) **Development Permit No. 7908-0200-00**  
**City of Surrey**  
**c/o Yamamoto Architecture Inc. (Taizo Yamamoto)**  
19078 and 19132 Fraser Highway and 19095, 19107 and 19129 – 64 Avenue

**Note:** See By-law Nos. 17381 and 17382 under Item H.8 and Development Variance Permit No. 7908-0200-00 under Item I.1(a).

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

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That the Mayor and Clerk be authorized to execute Development Permit No. 7908-0200-00.

RES.R13-996

Carried

- (b) **Development Permit No. 7910-0309-00**  
**Lakewood Park Development Ltd.**  
**c/o Lakewood Heights Ltd. (Harold Trepke)**  
5828, 5844, 5874 and 5898 - 142 Street

**Note:** See By-law No. 17405 under Item H.2.

Memo received from the Manager, Area Planning & Development South 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. 7910-0309-00.

RES.R13-997

Carried

- (c) **Development Permit No. 7911-0151-00**  
**Ajit S. Gill and Dilbagh S. Gill**  
**c/o WG Architecture Inc. (Wojciech Grzybowicz)**  
12126 - 90 Avenue

**Note:** See Development Variance Permit No. 7911-0151-00 under Item I.1(b).

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

It was  
Moved by Councillor Martin  
Seconded by Councillor Gill  
That the Mayor and Clerk be authorized to  
execute Development Permit No. 7911-0151-00.

RES.R13-998

Carried

- (d) **Development Permit No. 7911-0186-00**  
**DiverseCity Community Resources Society**  
**c/o Barnett Dembek Architects Inc. (Maciej Dembeck)**  
13463 and 13453 - 76 Avenue and 7630 and 7646 - 134A Street

**Note:** See By-law No. 17507 under Item H.7.

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





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

RES.R13-1002

It was	Moved by Councillor Martin Seconded by Councillor Gill That the Mayor and Clerk be authorized to execute Development Permit No. 7912-0330-00.
	<u>Carried</u> With Councillors Hunt, Villeneuve and Rasode opposed

- (h) **Development Permit No. 7913-0008-00**  
**Jordan Enterprises Ltd.**  
**c/o Priority Permits Ltd. (Jordan Desrochers)**  
18788 and 18800 – 96 Avenue

**Note:** See Development Variance Permit No. 7913-0008-00 under Item I.1(e).

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

RES.R13-1003

It was	Moved by Councillor Martin Seconded by Councillor Gill That the Mayor and Clerk be authorized to execute Development Permit No. 7913-0008-00.
	<u>Carried</u>

### 3. **Miscellaneous**

- (a) "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17168"  
7906-0051-00 - Deep Blue Investment Corporation and  
Dipender-Pal K. Gurm, c/o H.Y. Engineering Ltd. (Richard Brooks)  
RA to RH (BL 12000) - 13030 - Highway No. 10 (58 Avenue) and Portion of  
13063 - 56 Avenue - to permit subdivision into 14 single family half-acre

Planning and Development advise (see memorandum dated May 21, 2013 in back-up) that the Local Area Plan amendment was identified in the Planning Report dated March 22, 2010. However, a Council Resolution was not requested at time of final adoption of By-law 17168 on April 18, 2011.

Planning and Development that it is in order for Council to pass a resolution amending the West Panorama Ridge Local Area Plan and redesignate the northerly portion of the site in Planning Application 7906-0051-00 from "Suburban Residential (1 Acre)" to "Suburban Residential (1/2 Acre)".

It was Moved by Councillor Hunt  
 Seconded by Councillor Martin  
 That Council amend the West Panorama  
 Ridge Local Area Plan and redesignate the northerly portion of the site in  
 Planning Application 7906-0051-00 from "Suburban Residential (1 Acre)" to  
 "Suburban Residential (1/2 Acre)".

RES.R13-1004

Carried

**J. OTHER BUSINESS**

**K. ADJOURNMENT**

It was  
  
do now adjourn.


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

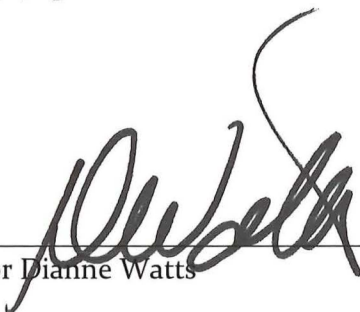
RES.R13-1005

Carried

The Regular Council- Land Use meeting adjourned at 5:46 p.m.

Certified Correct:

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

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