

**Present:**

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

**Absent:**

Councillor Hunt  
Councillor Rasode

**Staff Present:**

City Clerk  
City Manager  
Assistant City Solicitor  
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****NEWTON**

1. **7913-0130-00**  
**7127 - King George Boulevard**  
**Arzoo Enterprises Ltd.**  
Temporary Use Permit  
*in order to allow the continued operation of an auto repair, tire retail and car detailing business on-site.*

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

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

1. Council approve Temporary Use Permit No. 7913-0130-00 (Appendix III) to proceed to Public Notification.
2. Council instruct staff to resolve the following issue prior to final approval:
  - (a) upgrade existing landscape material and installation of additional landscaping along King George Boulevard to the satisfaction of the City Landscape Architect.

RES.R13-1463

Carried

Mayor Watts asked staff to clarify the businesses that currently exist at this location. Staff, in response noted there is a lease for car repair and auto detailing. Staff clarified that both uses are permitted under the Temporary Use Permit (TUP). Council requested that staff work with the applicant to ensure a proper landscape plan is developed that serves as a buffer and compliments the neighbourhood context.

2. **7913-0066-00**  
**6645 - 148 Street**  
**Craig Taylor & Patrick Murphy, Taylor Kurtz Architecture & Design Inc. /**  
**City Of Surrey**  
 Development Permit / Development Variance Permit  
*in order to permit the second 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 Villeneuve  
 Seconded by Councillor Hepner  
 That:

1. Council authorize staff to draft Development Permit No. 7913-0066-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7913-0066-00 (Appendix IV) to proceed to Public Notification, varying the following:
  - (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:
    - 7.5 metres (25 feet) for the side yard flanking street (66 Avenue);
    - 3.0 metres (10 feet) for the side yard (North); and
    - metres (0 feet) for the rear yard (West).

RES.R13-1464

Carried

### SOUTH SURREY

3. **7913-0097-00**  
**3600 - King George Boulevard**  
**David Galpin, MDSquared Developments Ltd. /**  
**Gordon Poirier Ventures Ltd., Inc. No. 63202**  
 Non-farm use under Section 20(3) of the ALC Act.  
*in order to permit the development of a comprehensive private sports, recreation and family-oriented social club.*

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

It was Moved by Councillor Hepner  
Seconded by Councillor Hayne  
That Council authorize referral of the application to the Agricultural Land Commission for non-farm use without comment.

RES.R13-1465

Carried

4. **7913-0167-00**  
**2332 - 160 Street**  
**Jeremy Pope, Turner Fleischer Architects Inc. /**  
**Loblaw Properties West Inc., Inc. No. 74514A**  
Development Variance Permit  
*in order to vary the east side yard setback requirement of CD By-law No. 15611.*

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. 7910-0319-00 (Appendix II) to proceed to Public Notification to reduce the minimum side yard setback (east) of the CD Zone (By-law No. 15611) from 13.5 metres (45 ft.) to 2.0 metres (6.6 ft.) for entry features.

RES.R13-1466

Carried

5. **7912-0069-00**  
**18821 - 20 Avenue**  
**Dave Gormley, Vice President, Land Development /**  
**Kvlp (20th) Enterprises Ltd / Kvlp (Campbell) Developments Ltd /**  
**Kvlp (Surrey) Holdings Ltd / 0731885 BC Ltd / Director Information:**  
**Ryan K. Beedie / Keith R. Beedie / Officer Information as at August 8, 2012:**  
**Keith R Beedie (Chair, Vice President) /**  
**Ryan K. Beedie (President, Secretary)**  
Campbell Heights LAP Amendment / Rezoning from A-1 to IB-2 / General Development Permit  
*in order to permit the development of six industrial lots and one lot for the protection of the riparian area.*

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

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

1. a By-law be introduced to rezone the subject site in Application No. 7912-0069-00 from "General Agriculture Zone (A-1)" (By-law No. 12000) to "Business Park 2 Zone (IB-2)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7912-0069-00 generally in accordance with the attached drawings (Appendix VII).
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout, including dedication of the ALR buffer and conveyance of the riparian area to the City for conservation purposes, to the satisfaction of the Approving Officer;
  - (c) input from Senior Government Environmental Agencies;
  - (d) submission of a detailed riparian planting plan and completion of a P-15 agreement are required for monitoring and maintenance of replanting in the conveyed riparian area;
  - (e) submission of a finalized landscape plan for the ALR buffer to the satisfaction of the Parks, Recreation and Culture Department;
  - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
  - (g) the applicant adequately address the shortfall in tree replacement.
4. Council pass a resolution to amend the Campbell Heights Local Area Plan to remove a stormwater detention facility, change the location of the multi-use trail and to adjust the open space corridors when the project is considered for final adoption (Appendix VI).

RES.R13-1467

Carried

It was

Moved by Councillor Martin

Seconded by Councillor Gill

That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2013, No. 18035" pass its first reading.

RES.R13-1468

Carried

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

- RES.R13-1469 It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2013, No. 18035" pass its second reading.  
Carried
- RES.R13-1470 It was then Moved by Councillor Martin  
Seconded by Councillor Gill  
That the Public Hearing on "Surrey Zoning  
Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18035" be held at the City  
Hall on Monday, September 9, 2013, at 7:00 p.m.  
Carried

**RESIDENTIAL/INSTITUTIONAL****NEWTON**

6. **7913-0035-00**  
**12131 - 66 Avenue**  
**12145 - 66 Avenue**  
**Mike Kompter, Hub Engineering Inc. / K D S Holdings Ltd /**  
**Peter D Reynolds / Hazel M Randall**  
Rezoning from RA to RF, RF-12 and RF-9  
*in order to allow subdivision into 16 small single family lots and one single family residential lot.*

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

- It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That:
1. A By-law be introduced to rezone the subject site in Application No. 7913-0035-00 as shown on the Rezoning Block Plan (Appendix II) as follows:
    - (a) Block A from "One-Acre Residential Zone (RA )" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000);
    - (b) Block B from "One-Acre Residential Zone (RA )" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000); and
    - (c) Block C from "One-Acre Residential Zone (RA )" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000);
  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 concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
- (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (f) the applicant to adequately address the shortfall in tree replacement.

3. Council pass a resolution to amend the West Newton Local Area Plan to redesignate the land from Townhouse 8-15 upa to Compact Single Family 7.5 upa when the project is considered for final adoption.

RES.R13-1471

Carried

It was

Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2013, No. 18036" pass its first reading.

RES.R13-1472

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 Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2013, No. 18036" pass its second reading.

RES.R13-1473

Carried

It was then

Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That the Public Hearing on "Surrey Zoning  
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18036" be held at the City  
 Hall on Monday, September 9, 2013, at 7:00 p.m.

RES.R13-1474

Carried

7. **7910-0283-00**  
**7226 - 149A Street**  
**Mike Helle, Coastland Engineering and Surveying Ltd. / Harbhajan Athwal /**  
**Manjit Athwal**  
Rezoning from RH to CD  
*in order to allow subdivision into 5 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 Gill  
That:

1. A By-law be introduced to rezone the subject site in Application No. 7910-0283-00 from "Half-Acre Residential Zone (RH)" to "Comprehensive Development Zone (CD)" 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) the application adequately address the deficit in tree replacement;
  - (d) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
  - (e) 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) registration of a Section 219 Restrictive Covenant for tree protection.

RES.R13-1475

Carried

RES.R13-1476 It was Moved by Councillor Hepner  
Seconded by Councillor Gill  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2013, No. 18037" pass its first reading.  
Carried

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

RES.R13-1477 It was Moved by Councillor Hepner  
Seconded by Councillor Gill  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2013, No. 18037" pass its second reading.  
Carried

RES.R13-1478 It was then Moved by Councillor Hepner  
Seconded by Councillor Gill  
That the Public Hearing on "Surrey Zoning  
Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18037" be held at the City  
Hall on Monday, September 9, 2013, at 7:00 p.m.  
Carried

8. **7913-0076-00**  
**14690 - 60 Avenue**  
**Sunny Sandher, Citiwest Consulting Ltd. / Kanchan K Dhahan /**  
**Rajinder K Dhahan / Jasvir S Dhahan**  
Rezoning from RA to RF-9  
*in order to allow subdivision into two small single family lots.*

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

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

1. a By-law be introduced to rezone the subject site in Application No. 7913-0076-00 from "One-Acre Residential Zone (RA )" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;



- (c) approval from the Ministry of Transportation & Infrastructure;
- (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (g) applicant adequately address the shortfall in tree replacement.

RES.R13-1479

Carried

It was

Moved by Councillor Hayne  
 Seconded by Councillor Steele  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2013, No. 18038" pass its first reading.

RES.R13-1480

Carried

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

It was

Moved by Councillor Hayne  
 Seconded by Councillor Steele  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2013, No. 18038" pass its second reading.

RES.R13-1481

Carried

It was then

Moved by Councillor Hayne  
 Seconded by Councillor Steele  
 That the Public Hearing on "Surrey Zoning  
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18038" be held at the City  
 Hall on Monday, September 9, 2013, at 7:00 p.m.

RES.R13-1482

Carried

9. **7911-0306-00**  
**6702 - 138 Street**  
**Roger Jawanda, Citiwest Consulting Ltd. / Maria L Molina /**  
**Godofredo Molina**  
 Rezoning from RF to RF-12 / Development Variance Permit  
*in order to allow subdivision into three single family small lots and one lot for the protection of the riparian area.*

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

It was

Moved by Councillor Martin  
Seconded by Councillor Gill  
That:

1. a By-law be introduced to rezone the subject site in Application No. 7911-0306-00 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 approve Development Variance Permit No. 7911-0306-00 (Appendix VII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 5 metres (16 ft.).
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout including conveyance of the riparian area to the City for the protection of Hyland Creek, to the satisfaction of the Approving Officer;
  - (c) input from Senior Government Environmental Agencies;
  - (d) submission of a detailed riparian planting plan and completion of a P-15 agreement are required for monitoring and maintenance of replanting in the conveyed riparian area;
  - (e) submission of a geotechnical report to the satisfaction of the Engineering Department;
  - (f) submission of a finalized tree survey and arborist report to the satisfaction of the City Landscape Architect;
  - (g) 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;
  - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (i) the applicant adequately address the shortfall in tree replacement.

RES.R13-1483

Carried



- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) input from Senior Government Environmental Agencies;
- (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (f) the applicant address the replacement tree deficit;
- (g) the applicant submit a stamped and sealed top-of-bank survey;
- (h) registration of a Section 219 Restrictive Covenant for tree preservation;
- (i) registration of a Section 219 Restrictive Covenant for increased setbacks of 5.5 metres (18 ft.) for the RF-9 lots proposed along 64 Avenue; and
- (j) conveyance of the existing watercourse and riparian areas to the City, without compensation, for conservation purposes.

3. Council pass a resolution to amend the South Newton NCP to re-designate the land from "Townhouse (15 u.p.a. max.)" to "Single Family Small Lots" when the project is considered for final adoption.

RES.R13-1487 Carried

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2013, No. 18040" pass its first reading.

RES.R13-1488 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 Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2013, No. 18040" pass its second reading.

RES.R13-1489 Carried

It was then  
 Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That the Public Hearing on "Surrey Zoning  
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18040" be held at the City  
 Hall on Monday, September 9, 2013, at 7:00 p.m.  
 RES.R13-1490 Carried

### SOUTH SURREY

11. **7913-0065-00**  
**2348 - 164 Street**  
**16437, 16457 and 16467 - 23 Avenue**  
**Kevin Dhaliwal, Legendary Developments Ltd / Huan Sheng Zhong /**  
**Yixuan Song / Glen W Thomson / Zahia E Thomson /**  
**Wolf-Juergen Walfried Kurth**  
 OCP amendment from Suburban to Urban / Rezoning from RA to RM-30 /  
 Development Permit / Development Variance Permit  
*in order to permit a 74 unit townhouse development.*

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 amend the OCP by redesignating the subject site in Application No. 7913-0065-00 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 "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7913-0065-00 generally in accordance with the attached drawings (Appendix II).
5. Council approve Development Variance Permit No. 7913-0065-00 (Appendix VIII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.88 metres (9.45 ft.) for the north property line;

- (b) to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.39 metres (11.12 ft.) for the south and east property lines;
  - (c) to reduce the minimum setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.80 metres (9.18 ft.) for the west property line;
  - (d) to vary the tandem parking space requirement of the RM-30 Zone to allow one unenclosed tandem parking space for each unit with a tandem parking arrangement; and
  - (e) to vary the height of stairs encroaching on a required setback from a maximum of three (3) risers to a maximum of seven (7) risers.
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 an acceptable tree survey and a statement regarding tree preservation;
  - (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) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture.

RES.R13-1491

Carried

Councillor Hepner requested clarification regarding the reduction of setbacks associated with this development.

Staff, noted that due to the amount of road dedication in the area they are attempting to reduce the amount of road dedication by allowing the

Applicant to reduce the amount of setback. Ultimately, the intent of the design layout is to create an urban walkable area for residents.

RES.R13-1492 It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 365, Amendment Bylaw, 2013, No. 18041" pass its first reading.  
Carried

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

RES.R13-1493 It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 365, Amendment Bylaw, 2013, No. 18041" pass its second reading.  
Carried

RES.R13-1494 It was then Moved by Councillor Gill  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 365, Amendment Bylaw, 2013, No. 18041" be held at the City Hall on September 9, 2013, at 7:00 p.m.  
Carried

RES.R13-1495 It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18042" pass its first reading.  
Carried

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

RES.R13-1496 It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18042" pass its second reading.  
Carried

RES.R13-1497 It was then Moved by Councillor Gill  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18042" be held at the City Hall on Monday, September 9, 2013, at 7:00 p.m.  
Carried

12. **7912-0096-00**  
**17245 and 17265 - 2 Avenue**  
**Trevor Scott, Haven Properties Ltd. / Corinna Lynn Sousa /**  
**Joao Silva Sousa / Ryan Jeffrey Scott**  
 Rezoning from RA to RF and RF-12 / Partial NCP amendment to "Single Family Residential Flex (6 – 14.5 u.p.a.)"  
*in order to allow subdivision into 4 lots.*

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

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

1. A By-law be introduced to rezone the property in Application No. 7912-0096-00, shown on the Rezoning Block Plan (Appendix VIII) 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)".
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation;
  - (d) the applicant adequately address the deficit in tree replacement;
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (f) submission of a Section 219 Covenant for tree protection.
3. Council pass a resolution to amend the Douglas NCP to re-designate the land from "Urban Single Family" to "Single Family Residential Flex" when the project is considered for final adoption.

RES.R13-1498

Carried



RES.R13-1499 It was Moved by Councillor Villeneuve  
Seconded by Councillor Gill  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2013, No. 18043" pass its first reading.  
Carried

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

RES.R13-1500 It was Moved by Councillor Villeneuve  
Seconded by Councillor Gill  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2013, No. 18043" pass its second reading.  
Carried

RES.R13-1501 It was then Moved by Councillor Villeneuve  
Seconded by Councillor Gill  
That the Public Hearing on "Surrey Zoning  
Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18043" be held at the City  
Hall on Monday, September 9, 2013, at 7:00 p.m.  
Carried

### SURREY CITY CENTRE/WHALLEY

13. **7912-0324-00**  
**14525 - 110 Avenue**  
**14509 - 110 Avenue**  
**Roger Jawanda, Citiwest Consulting Ltd. / Jarnail S Bhandar /**  
**Ranjit S Athwal / Jaspal S Shergill / Surjit S Bhandar**  
Development Variance Permit  
*to vary the lot depth of proposed Lot 5 and to vary the setback for an existing house  
on proposed Lot 2 in order to permit a subdivision into 5 single family lots.*

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

RES.R13-1502 It was Moved by Councillor Villeneuve  
Seconded by Councillor Hayne  
That Council approve Development Variance  
Permit No. 7912-0324-00 (Appendix III) varying the following, to proceed to Public  
Notification:

- (a) to reduce the minimum lot depth in the RF Zone, from 28 metres (90 ft.) to 25 metres (82 ft.) for proposed Lot 5; and
- (b) to reduce the minimum rear yard setback in the RF Zone, from 6.0 metres (20 ft.) to 5.5 metres (18 ft.) for the covered deck on the existing house on proposed Lot 2.

RES.R13-1502 Carried

14. 7912-0316-00  
 13961 - 100 Avenue  
 13971 - 100 Avenue  
 13981 - 100 Avenue  
 13991 - 100 Avenue  
**Glenn Gardner, DYS Architecture / City of Surrey / Phoenix Drug & Alcohol Recovery and Education Society**  
 Rezoning from RF to CD (based upon RM-70, RMS-2 and C-5) / Development Permit  
*in order to permit the development of a 6-storey, multi-use residential building and art gallery.*

Note: Council previously considered Development Application No. 7912-0316-00 on January 14, 2013 at the Regular Council – Public Hearing meeting and third reading was granted.

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

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

1. Council amend CD By-law No. 17853 in order to include the proposed air space subdivision provisions, by rescinding Second and Third Readings, and amending the bylaw as described in Appendix II of Additional Planning Comments 7912-0316-00;
2. Council set a date for a new Public Hearing on By-law No. 17853; and
3. Council instruct staff to resolve the issues previously endorsed by Council on December 10, 2012, under Resolution R12-2558, prior to consideration of final adoption.

RES.R13-1503

Carried

It was Moved by Councillor Hepner  
 Seconded by Councillor Martin  
 That Council rescind Resolution No. R13-16  
 of the January 14, 2013 Regular Council – Public Hearing Meeting minutes passing third reading of "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17853"

RES.R13-1504

Carried

- RES.R13-1505 It was Moved by Councillor Hepner  
Seconded by Councillor Martin  
That Council rescind Resolution No. R12-2560 of the December 10, 2012 Regular Council – Land Use Meeting minutes passing second reading of "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17853"  
Carried
- RES.R13-1506 It was Moved by Councillor Hepner  
Seconded by Councillor Martin  
That Council amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17853" in Sections 2.D, 2.E, 2.F and 2.K as described in Appendix II to Additional Planning Comments 7912-0316-00 dated July 22, 2013.  
Carried
- RES.R13-1507 It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17853" pass its second reading, as amended.  
Carried
- RES.R13-1508 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, 2012, No. 17853" be held at the City Hall on Monday, September 9, 2013, at 7:00 p.m.  
Carried

15. **7913-0078-00**  
**10185 - 128A Street**  
**Avnash Banwait, Mainland Engineering (2007) Corporation /**  
**Lakhwinderji Kalirai / Sukhraj Khela**  
Rezoning from RF to RF-10  
*in order to allow subdivision into 2 small single family lots.*

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

- It was Moved by Councillor Villeneuve  
Seconded by Councillor Gill  
That:
1. a By-law be introduced to rezone the subject site in Application No. 7913-0078-00 from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential (10) Zone (RF-10)" (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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (g) registration of a Section 219 Restrictive Covenant on proposed Lot 1, to require a minimum front yard setback of 6.0 metres (20 ft.) to the principal building and 4.5 metres (15 ft.) to the covered porch or veranda; and
- (h) registration of a Section 219 Restrictive Covenant on proposed Lot 2, to require a minimum front yard setback of 7.5 metres (25 ft.) to the principal building and 6 metres (20 ft.) to the covered porch or veranda.

RES.R13-1509

Carried

It was

Moved by Councillor Villeneuve

Seconded by Councillor Gill

That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2013, No. 18034" pass its first reading.

RES.R13-1510

Carried

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

It was

Moved by Councillor Villeneuve

Seconded by Councillor Gill

That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2013, No. 18034" pass its second reading.

RES.R13-1511

Carried

It was then  
 Moved by Councillor Villeneuve  
 Seconded by Councillor Gill  
 That the Public Hearing on "Surrey Zoning  
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18034" be held at the City  
 Hall on Monday, September 9, 2013, at 7:00 p.m.  
 RES.R13-1512 Carried

## C ITEMS REFERRED BACK BY COUNCIL

### COMMERCIAL/INDUSTRIAL/AGRICULTURAL

#### NEWTON

1. **7912-0150-00**  
**12084 – 90 Avenue**  
**12092 – 90 Avenue**  
**12106 – 90 Avenue**  
**Trevor Dickson, Barnett Dembek Architects Inc. / Sarbjit Kaur Badyal /**  
**Malkit Singh 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. A variance is required to reduce the minimum rear yard and side*  
*yard setbacks.*

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. Council receives Additional Planning Comments 7912-0150-00 as information.
2. a date be set for Public Hearing on the rezoning by-law (By-law No. 17983) from "One-Acre Residential Zone (RA)" to "Light Impact Industrial Zone (IL)"
3. Council authorize staff to draft Development Permit No. 7912-0150-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7912-0150-00 (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear yard setback of the IL Zone from 7.5 metres (25 ft.) to 0 metre (0 ft.) for the proposed building in Phase II; and

- (b) to reduce the minimum west side yard setback of the IL Zone from 7.5 metres (25 ft.) to 0 metre (0 ft.) for the proposed building in Phase I and Phase II.

5. Council instruct staff to resolve the following issues prior to final adoption:

- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
- (b) submission of a lot consolidation plan 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) the applicant addresses the shortfall in tree replacement;
- (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (g) submission of an acceptable lot grading plan to the satisfaction of the Planning and Development Department;
- (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture.

RES.R13-1513

Carried

It was

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. 17983" be held at City Hall  
 on Monday, September 9, 2013, at 7:00 p.m.

RES.R13-1514

Carried

RESIDENTIAL/INSTITUTIONALNEWTON

2. **7912-0119-00**  
**6045 - 138 Street**  
**Jatwinder Sidhu, Billkang Investment Ltd. / 0956024 B C Ltd /**  
**Director Information: Jagminderpal Kaur Dhesi / Kamaljit Singh Kang /**  
**No Officer Information Filed**  
 NCP amendment from Townhouses 15 upa max to Townhouses 20 upa max/  
 Rezoning from RA to CD (based on RM-15) / Development Permit  
*To permit the development of 21 townhouse units*

It was Moved by Councillor Gill  
 Seconded by Councillor Villeneuve  
 That Application No. 7912-0119-00 be  
 referred back to staff for review with the Transportation Infrastructure Committee  
 to address concerns raised during the Regular Council Land Use meeting regarding  
 the future Light Rapid Transit (LRT) Corridor and planned stops along the King  
 George Boulevard corridor at 64 Avenue, 60 Avenue and Hwy 10.

RES.R13-1515

Carried

Councillor Gill noted that he was hoping the developer would realize more tree retention and that the area will likely be a transit stop/hub. As a result, it would be wise to look at transportation opportunities for transit hubs/stops in a larger context. Councillor Gill requested that this item be referred to staff with the issues addressed by the Transportation Committee for review and discussion.

Councillor Hepner noted that in the review, it would be helpful to see something in the Official Community Plan (OCP) regarding transit hubs and then have an overlay in terms of the density associated with the Neighbourhood Concept Plan (NCP) for the area.

Councillor Hayne asked if an additional buffer is on King George Boulevard that is being taken into account to address transit for projects recommended. Staff, in response noted that the landscape buffer prescribed was part of the NCP process, during the time of the NCP, there was a transit corridor proposed at that time. KGH is a major arterial road. Engineering clarified that the corridor is protected in width for the LRT; the issue at hand is that if this was a stop location, would it warrant different density or land requirements.

Staff noted that right now, in a recent study conducted in partnership with TransLink and the Province, 64 Avenue and HWY 10 were envisioned for stops; however, there are no plans for a stop on 60 Avenue.

Councillor Hepner asked if the train is stopping all along KGH, staff explained that depending on the technology used, it changes the distance between stops. LRT is the favoured technology; it has stops that are more frequent but are not at every block like a bus. Staff did not envision a stop at this location; it would be looked at the balance between demand of transit users and the speed they could get there.

D. CORPORATE REPORTS

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

FINAL ADOPTIONS

- 1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16908"  
7907-0226-00 0927349 BC Ltd.  
c/o H.Y. Engineering Ltd. (Lori Joyce)  
RF and CHI to RF-12 (BL 12000) -11108 and 11130 - 132 Street, and 13236, 13242  
and 13246 King George Boulevard - to allow subdivision into approximately  
10 single family lots.

Approved by Council: March 30, 2009

**Note:** Change in ownership

- \* Planning and Development advise (see memorandum dated July 17, 2013 in  
back-up) that the associated Development Variance Permit expired on  
April 20, 2012. The applicant has applied for a new variance permit.

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2009, No. 16908" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.

RES.R13-1516

Carried

- 2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17830"  
7912-0201-00 - 0745028 B.C. Ltd. c/o Robert Ciccozzi Architecture Inc.  
(Robert Ciccozzi)  
RF to CD (BL 12000) - 15166 and 15182 - 29A Avenue - to permit the  
development of a 42-unit apartment in a four storey building form with  
underground parking.

Approved by Council: December 10, 2012

**Note:** See Development Permit No. 7912-0201-00 under Item I.1(a).



- \* Planning and Development advise (see memorandum dated July 17, 2013 in back-up) that it is in order for Council to pass a resolution amending the King George Corridor Land Use Plan to redesignate the site from "Apartment 45 upa" to "Apartment 55 upa".

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That Council amend the King George  
Corridor Land Use Plan to redesignate the site from "Apartment 45 upa" to  
"Apartment 55 upa".

RES.R13-1517 Carried

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2012, No. 17830" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.

RES.R13-1518 Carried

3. "Surrey Heritage Revitalization Agreement By-law, 2013, No. 17992"  
7913-0105-00 - 0740156 BC Ltd. c/o Focus Architecture Inc. (Colin Hogan)  
For the retention and restoration of the existing heritage farm structures at  
16390 - 64 Avenue.

This by-law is proceeding in conjunction with By-law 18004.

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Heritage Revitalization  
Agreement By-law, 2013, No. 17992" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.

RES.R13-1519 Carried

"City of Surrey Heritage Revitalization Agreement Bylaw, 2012, No. 17645,  
Repeal Bylaw, 2013, No. 18004"  
7913-0105-00 - 0740156 BC Ltd. c/o Focus Architecture Inc. (Colin Hogan)  
To repeal the existing agreement to allow for changes in the new  
agreement 16390 - 64 Avenue.

This by-law is proceeding in conjunction with By-law 17992.

**Note:** See Development Permit No. 7913-0105-00 under Item I.1(b).

It was Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That "City of Surrey Heritage Revitalization  
 Agreement Bylaw, 2012, No. 17645, Repeal Bylaw, 2013, No. 18004" be finally  
 adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.  
 RES.R13-1520 Carried

## I. CLERK'S REPORT

### 1. Formal Issuance of Development Permits

- (a) **Development Permit No. 7912-0201-00  
 0745028 B.C. Ltd.  
 c/o Robert Ciccozzi Architecture Inc. (Robert Ciccozzi)  
 15166 and 15182 - 29A Ave**

**Note:** See By-law No. 17830 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. 7912-0201-00.  
 RES.R13-1521 Carried

- (b) **Development Permit No. 7913-0105-00  
 0740156 BC Ltd.  
 c/o Focus Architecture Inc. (Colin Hogan)  
 16390 - 64 Avenue**

**Note:** See By-law Nos. 17992 and 18004 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 Martin  
 Seconded by Councillor Gill  
 That Mayor and Clerk be authorized to  
 execute Development Permit No. 7913-0105-00.  
 RES.R13-1522 Carried

2. Application to be Closed

- (a) **Rezoning and Development Variance Permit**  
**Application No. 7912-0058-00**  
**Joe and Queen Ehizode**  
13028 - 109 Avenue

\* Planning and Development advise (see memorandum dated July 12, 2013 in back up) that the applicant has requested the file be closed. Council is requested to close the application and associated By-law

It was  
Moved by Councillor Martin  
Seconded by Councillor Hayne  
That Council close Application  
No. 7912-0058-00 and file "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2012, No. 17656.

RES.R13-1523

Carried

J. OTHER BUSINESS

K. ADJOURNMENT


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


RES.R13-1524

Carried

The Regular Council- Land Use meeting adjourned at 5:48 p.m.

Certified Correct:

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

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