

Present:

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

Absent:**Staff Present:**

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. 7913-0180-00**
19360 Highway No. 10 (Langley Bypass)
Krahn Engineering Ltd. / G. D. Wolfe Holdings Ltd
Development Permit
in order to permit a building addition with 12 servicing and detailing bays to an existing Mitsubishi dealership.

It was

Moved by Councillor Hunt
Seconded by Councillor Martin
That the Mayor and Clerk be authorized to

execute Development Permit No. 7913-0180-00.

RES.R13-1955

Carried

NEWTON

- 2. 7913-0143-00**
7130 - 152 Street
Sukhminder (Sue) Gill / Malvinder Gill / Sukhminder Gill
Development Variance Permit
in order to permit construction of a single family dwelling.

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

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

1. Council approve Development Variance Permit No. 7913-0143-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to increase the maximum setback of the "General Agriculture Zone (A-1)" for a single family dwelling from 50 metres (164 ft.) to 125 metres (410 ft.); and
 - (b) to increase the maximum depth of the farm residential footprint from the front lot line from 60 metres (197 ft.) to 130 metres (426 ft.).

2. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a site plan showing a revised driveway location and location of the proposed house to the satisfaction of the Planning and Development Department;
 - (c) registration of a Section 219 Restrictive Covenant for driveway location;
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (e) removal of all debris to the satisfaction of the Planning and Development Department; and
 - (f) completion of the Soil Permit application process to the satisfaction of the Engineering Department.

RES.R13-1956

Carried

3. **7913-0173-00**
6329 - King George Boulevard
Chuck Lawson / Eagle North Ventures Ltd.
 Rezoning from CHI to C-8 / Development Variance Permit
in order to permit office and commercial use in the existing building and reflect the side yard setback of the existing building on site.

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

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

1. a By-law be introduced to rezone the subject site in Application No. 7913-0173-00 from "Highway Commercial Industrial Zone (CHI)" (By-law No. 12000) to "Community Commercial Zone (C-8)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7913-0173-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side yard setback on the south property boundary from 7.5 metres (25 ft.) to 0.0 metres (0.0 ft.).

RES.R13-1957 Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Gill
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2013, No. 18074" pass its first reading.

RES.R13-1958 Carried

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

It was Moved by Councillor Hunt
 Seconded by Councillor Gill
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2013, No. 18074" pass its second reading.

RES.R13-1959 Carried

It was then Moved by Councillor Hunt
 Seconded by Councillor Gill
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18074" be held at the City
 Hall on October 7, 2013, at 7:00 p.m.

RES.R13-1960 Carried

SOUTH SURREY

4. **7913-0079-00**
15850 - 24 Avenue
Arthur Buse / Boldwing Continuum Architects Inc. / Southridge Square Holdings Ltd
 Development Permit / Development Variance Permit
in order to permit a free-standing sign for an existing commercial site.

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

RES.R13-1961 It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7913-0079-00.
Carried

RES.R13-1962 It was Moved by Councillor Gill
 Seconded by Councillor Hepner
 That Council approve Development Variance
 Permit No. 7913-0079-00 (Appendix IV) varying the following, to proceed to Public
 Notification:
 (a) to reduce the minimum distance from Hwy #99 from 150 metres (500 ft.) to
 30 metres (98 ft.).
Carried

SURREY CITY CENTRE/WHALLEY

5. **7913-0182-00**
10716 - Scott Road
Jatinder Kang /Jatinder S. Kang / Ishvinder S. Kang / Amarjit S. Kang
Kamaljit K. Singh
 Temporary Industrial Use Permit
*in order to permit a temporary truck parking facility for 40 trucks for an additional
 3 years.*

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

RES.R13-1963 It was Moved by Councillor Martin
 Seconded by Councillor Hayne
 That Council approve Temporary Industrial
 Use Permit No. 7913-0182-00 (Appendix II) to proceed to Public Notification.
Carried

RESIDENTIAL/INSTITUTIONALNEWTON

6. 7913-0204-00
6050 - 138A Street
Doug Brealey / North of 60 Development Inc. No. BCo886629
Development Variance Permit
To reduce the minimum rear yard setback on Lot 9.

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. 7913-0204-00 (Appendix III) varying the following, to proceed to Public
Notification:

- (a) Reduce the minimum rear yard setback on Lot 9 to 6.0 metres (20 ft.) for 50% of the principal building's rear width and to 5.5 metres (18 ft.) for the remaining 50% of the building's rear width.

RES.R13-1964

CarriedSOUTH SURREY

7. 7913-0068-00
15574 - 34 Avenue
Michael Helle / Coastland Engineering & Surveying Ltd.
Ferrice D. Van Horn / Brandon W. Van Horn
Development Variance Permit
in order to vary setback to allow retention of the existing house in conjunction with subdivision of the subject property into three single family lots.

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

It was Moved by Councillor Martin
Seconded by Councillor Gill
That Council approve Development Variance
Permit No. 7913-0068-00 (Appendix IV) varying the following, to proceed to Public
Notification:

- (a) to reduce the minimum rear yard setback of the "Single Family Residential Zone (RF)" from 7.5 metres (25 ft.) to 4.35 metres (14 ft.).

RES.R13-1965

Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL**NEWTON**

8. 7909-0188-00
15372 – 68 Avenue
Clarence Arychuk / Hunter Laird Engineering Ltd. / Ravinder K. Bains
Didar S. Bains
OCP Text Amendment / Temporary Industrial Use Permit
in order to allow the operation of a truck park facility for a period not to exceed 3 years.

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

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

1. a By-law be introduced to amend the OCP by declaring the subject site in Application No. 7909-0188-00 a Temporary Industrial Use Permit Area and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. Council approve Temporary Industrial Use Permit No. 7909-0188-00 (Appendix V) to proceed to Public Notification.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) applicant to provide a revised layout that includes the future driveway location, 10 metre (33 ft.) wide statutory right-of-way for 154 Street, truck turning movements and vehicle type, confirms the surface material, specifies the method of delineating the parking stalls on-site and identifies the location of gates, fences and washroom facilities;
 - (c) applicant to confirm watercourse classification and compliance with RAR setbacks as well as properly fence all yellow-coded watercourses on-site. Approval from the Department of Fisheries

and Oceans may be required to ensure adequate protection of on-site watercourses;

- (d) submission of an acceptable tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of an acceptable landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) submission of an acceptable lot grading plan to the satisfaction of Building Division;
 - (g) the applicant register a statutory right-of-way for drainage, measured to 5 metres (16 ft.) from top-of-bank, for all yellow-coded watercourses on-site;
 - (h) the applicant register a 10 metre (33 ft.) wide statutory right-of-way for 154 Street; and
 - (i) completion of all requirements identified for the Pre-Servicing Approval Stage (Appendix VI).
5. Council direct staff to bring forward this application 6 months from the date of approval to proceed (i.e. first Council meeting after March 23, 2013) for consideration of filing, if the conditions have not been adequately fulfilled by the applicant.

RES.R13-1966

Carried

It was

Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Official Community Plan Bylaw, 1996, No. 12900, Text No. 124, Amendment Bylaw, 2013, No. 18075" pass its first reading.

RES.R13-1967

Carried

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

It was

Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Official Community Plan Bylaw, 1996, No. 12900, Text No. 124, Amendment Bylaw, 2013, No. 18075" pass its second reading.

RES.R13-1968

Carried

It was then
 Moved by Councillor Gill
 Seconded by Councillor Martin
 That the Public Hearing on "Surrey Official
 Community Plan Bylaw, 1996, No. 12900, Text No. 124, Amendment Bylaw, 2013,
 No. 18075" be held at the City Hall on October 7, 2013, at 7:00 p.m.
 RES.R13-1969 Carried

RESIDENTIAL/INSTITUTIONAL

NEWTON

9. **7913-0121-00**
14245 - 56 Avenue
Ken Woodward / City of Surrey / City Of Surrey
 NCP amendment of a portion from Institutional to Office Park
 Rezoning from RH to CD
in order to facilitate lease tenants in the existing City Hall.

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

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

1. a By-law be introduced to rezone the subject site in Application No. 7913-0121-00 from "Half-Acre Residential Zone (RH)" (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 final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
 - (b) approval from the Ministry of Transportation & Infrastructure.
3. Council pass a resolution to amend the South Newtown NCP to redesignate a portion of the land from "Institutional" to "Office Park" when the project is considered for final adoption.

RES.R13-1970 Carried

RES.R13-1971 It was Moved by Councillor Martin
Seconded by Councillor Hepner
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2013, No. 18076" pass its first reading.
Carried

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

RES.R13-1972 It was Moved by Councillor Martin
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2013, No. 18076" pass its second reading.
Carried

RES.R13-1973 It was then Moved by Councillor Martin
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18076" be held at the City
Hall on October 7, 2013, at 7:00 p.m.
Carried

SURREY CITY CENTRE/WHALLEY

10. **7913-0094-00**
13523-96 Avenue / 13509-96 Avenue / 13535-96 Avenue
13547-96 Avenue / 13549-96 Avenue
Mr. Sasha Rasovic / Dulex Holdings Ltd. / Dulex Holdings Ltd.
Rezoning portions from RF and RM-D to CD (based upon RM-70) and from RM-D
to RF / Development Permit
*in order to permit the development of 123 dwelling units in a 6-storey building and
open space.*

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 Block A of the subject site in Application
No. 7913-0094-00 as shown on the Survey Plan (Appendix I) from "Single
Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive
Development Zone (CD)" (By-law No. 12000) and rezone Block B from
"Multiple Residential Duplex 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. a By-law be introduced to rezone Block C of the subject site as shown on the Survey Plan (Appendix I) from "Multiple Residential Duplex Zone (RM-D)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
3. Council approve the applicant's request to reduce the amount of required indoor amenity space from 369 square metres (3,972 square feet) to 120 square metres (1,290 square feet).
4. Council authorize staff to draft Development Permit No. 7913-0094-00 generally in accordance with the attached drawings (Appendix II).
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
 - (i) the applicant adequately address the impact of reduced indoor amenity space;

- (j) the applicant provide habitat compensation as per City Policy No. P-15 for the setback relaxation from the watercourse, to the satisfaction of the General Manager, Engineering and the General Manager, Parks, Recreation and Culture;
- (k) the applicant to address the tree replacement deficiency to the satisfaction of the City Landscape Architect;
- (l) submission of a final environmental report, riparian planting plan and cost estimate to deal with the restoration of the riparian area;
- (m) the applicant to provide an access easement to allow City staff access through the site to maintain the riparian area; and
- (n) registration of a reciprocal access easement with the six neighbouring stratified lots to the west and north to allow the existing driveway to be used as vehicle access to this proposed development.

RES.R13-1974

Carried

Council commended the ratio of bicycle to car parking for the development, and expressed concerns that visitor parking be adequate for the size of the project, and that the number required not be reduced. In addition, Council spoke to the project hooking up to the District Energy System, and advised this requirement be included in the Sustainability Checklist.

It was

Moved by Councillor Martin

Seconded by Councillor Gill

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

Amendment Bylaw, 2013, No. 18077" pass its first reading.

RES.R13-1975

Carried

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

It was

Moved by Councillor Martin

Seconded by Councillor Hepner

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

Amendment Bylaw, 2013, No. 18077" pass its second reading.

RES.R13-1976

Carried

It was then

Moved by Councillor Martin

Seconded by Councillor Hepner

That the Public Hearing on "Surrey Zoning

Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18077" be held at the City Hall on October 7, 2013, at 7:00 p.m.

RES.R13-1977

Carried

- * Planning and Development advise (see memorandum dated September 17, 2013 in back-up) that it is in order for Council to pass a resolution amending the East Newton South Neighbourhood Concept Plan to redesignate the site from "Urban Single Family Residential" and "Landscaped Buffer Strips" to "Urban Single Family Small Lots".

RES.R13-1981 It was Moved by Councillor Villeneuve
Seconded by Councillor Hepner
That Council amend the East Newton South Neighbourhood Concept Plan to redesignate the site from "Urban Single Family Residential" and "Landscaped Buffer Strips" to "Urban Single Family Small Lots".
Carried

RES.R13-1982 It was Moved by Councillor Villeneuve
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17625" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17933"
7912-0349-00 – Bosa Properties (104) Inc. c/o Hermann Nuessler
PA-1 to (CD BL 12000) - 13388 – 104 Avenue - to permit the development of a high-rise residential tower, commercial podium with ground floor retail, second floor office and a church.

Approved by Council: May 6, 2013

Note: See Development Permit No. 7912-0349-00 under Items I.1(a).

- * Planning and Development advise (see memorandum dated September 18, 2013 in back-up) that the front yard setback, along the north yard, has been reduced slightly to accommodate a revised corner element at the northwest corner of the church. In addition, the ratio for required resident parking spaces has been reduced slightly, resulting in 263 parking spaces for 310 dwelling units and 31 visitor parking spaces. Both modifications have been reviewed by staff and found acceptable.

RES.R13-1983 It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Council rescind Resolution R13-1048 of the May 27, 2013 Regular Council-Public Hearing passing Third Reading of "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17933"
Carried

RES.R13-1984 It was Moved by Councillor Hunt
 Seconded by Councillor Hepner
 That Council amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17933" in Section F.1 by deleting the northern yard setback requirement of "2.5 m [8.2 ft.]" and replacing it with "2.4 m [7.5 ft.]" and amend Section H.2 by deleting "1.0 parking space per dwelling unit" and replacing it with "0.84 parking space per dwelling unit".
Carried

RES.R13-1985 It was Moved by Councillor Hunt
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17933" pass its third reading, as amended.
Carried

RES.R13-1986 It was Moved by Councillor Hunt
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17933" 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. 282 Amendment By-law, 2011, No. 17372"
 7910-0272-00 - 88th Ave. Warehousing Ltd. c/o Barnett Dembek Architects Inc.
 (Maciej Dembek)
 To redesignate the property located at 12070 - 88 Avenue from Industrial (IND) to Commercial (COM).

Approved by Council: February 28, 2011

This By-law is proceeding in conjunction with By-law No. 17373.

RES.R13-1987 It was Moved by Councillor Hunt
 Seconded by Councillor Hepner
 That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 282 Amendment By-law, 2011, No. 17372" 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, 2011, No. 17373"
 7910-0272-00 - 88th Ave. Warehousing Ltd. c/o Barnett Dembek Architects Inc.
 (Maciej Dembek)
 CHI to CD (BL 12000) - 12070 - 88 Avenue - to permit the redevelopment of the existing building into a community shopping centre and distribution centre.

Approved by Council: February 28, 2011

This By-law is proceeding in conjunction with By-law No. 17372.

"That the Mayor and Clerk be authorized to execute Development Permit No. 7910-0272-00."

It was Moved by Councillor Hunt
Seconded by Councillor Hepner
That the Mayor and Clerk be authorized to
execute Development Permit No. 7910-0272-00.

RES.R13-1991

Carried

J. OTHER BUSINESS

K. ADJOURNMENT

It was Moved by Councillor Hunt
Seconded by Councillor Gill
That the September 23, 2013 Regular Council
- Land Use meeting be adjourned.

RES.R13-1992


Carried

The Regular Council - Land Use meeting adjourned at 5:41 p.m.

Certified correct:



Claudia Jesson, Deputy City Clerk



Mayor Dianne Watts