

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

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

1. **7913-0255-00**
9014 - 152 Street
0981720 B.C. Ltd., Werner Rena Umali / Fleetwood Center Investments Ltd
Development Variance Permit
*in order to vary the minimum 400-metre separation requirement between a
small-scale drug store and an existing drug store.*

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 Council approve Development Variance

Permit No. 7913-0255-00 (Appendix II) to proceed to Public Notification to waive the minimum separation requirement in Section E.28 of Part 4 General Provisions of the Zoning By-law, between a proposed small-scale drug store and an existing drug store, to permit one small-scale drug store.

RES.R14-3

Carried

NEWTON

2. **7913-0262-00**
13535 - 72 Avenue
Kenneth McIntosh, Kirmac Collision & Auto Glass / Newton Automotive Plaza Holdings Ltd
 Development Permit
in order to permit five (5) awning signs on an existing commercial building.

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 approve the applicant's request to vary the Sign By-law as described in Appendix II of Planning Application No. 7913-0262-00.
2. Council authorize staff to draft Development Permit No. 7913-0262-00 including a comprehensive sign design package generally in accordance with the attached drawings (Appendix IV).

RES.R14-4

Carried

3. **7913-0260-00**
6899 King George Boulevard
Julien Leger, Francl Architecture / John Volken Foundation
 Development Variance Permit
in order to reduce the minimum parking requirement on-site from 411 stalls to 250 stalls under the CHI Zone.

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

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

1. Council approve Development Variance Permit No. 7913-0260-00 (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum number of on-site parking spaces to 250 stalls.
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) registration of a Section 219 Restrictive Covenant to ensure future on-site parking conforms to the minimum parking requirement in

Zoning By-law No. 12000 if the subject property redevelops or changes in land-use.

RES.R14-5

CarriedSURREY CITY CENTRE/WHALLEY

4. **7913-0237-00**
10363 - 133A Street
13328 - 104 Avenue
Jim Toy, False Creek Design Group / Weststone Properties 104 Ltd
 Temporary Commercial Use Permit
in order to permit the development of a temporary real estate sales centre for a proposed residential high-rise project in Surrey City Centre.

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

It was

Moved by Councillor Hepner
 Seconded by Councillor Steele
 That:

1. Council approve Temporary Commercial Use Permit No. 7913-0237-00 (Appendix III) to proceed to Public Notification.
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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (c) submission of security to ensure that the site is restored following termination of the Temporary Commercial Use Permit.

RES.R14-6

Carried

5. **7913-0209-00**
10045, 10121, 10151, 10153 and 10165 King George Boulevard
13450 and 13510 - 102 Avenue
Barry Marshall, EDG Experience Design Group Inc. /
CC Eastern Holdings Ltd / CC Office Holdings Ltd / CC Retail Holdings Ltd
 Development Permit / Development Variance Permit
in order to allow on-site signage for Central City Mall as part of a comprehensive sign design package.

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

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

1. Council approve the applicant's request to vary the Sign By-law as described in Appendix III of Planning Application No. 7913-0209-00.
2. Council authorize staff to draft Development Permit No. 7913-0209-00 for a comprehensive sign design package for Central City Mall generally in accordance with the attached plans, with the main gateway and secondary gateway sign a more manageable solution.
3. Staff provide a report to Council to provide clarification regarding digital signage guidelines and the City of Surrey's policy relative to the installation of free standing, large footprint signage for installation in prominent boulevards fronting large scale retail sites.

RES.R14-7

Carried

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

6. **7913-0124-00**
18441 - 68 Avenue
Roman Fayn, RIF Consulting Ltd. / Kulwinder K Dosanjh /
Kashmir S Dosanjh
Rezoning a portion from RF to RF-12
in order to allow subdivision 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 Steele
That:

1. a By-law be introduced to rezone a portion of the subject site in Planning Application No. 7913-0124-00 shown as Block A on the attached Survey Plan (Appendix I) 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 shortfall in replacement trees to the satisfaction of the Planning and Development Department;
- (e) removal of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (f) registration of a Section 219 Restrictive Covenant on proposed Lots 2 and 3 to increase the front yard setback from 6.0 metres (20 ft.) to 7.0 metres (23 ft.) in order to be compatible with the front yard setback of the RF Zone.

RES.R14-8 Carried

It was Moved by Councillor Martin
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18158" pass its first reading.

RES.R14-9 Carried

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

It was Moved by Councillor Martin
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18158" pass its second reading.

RES.R14-10 Carried

It was then Moved by Councillor Martin
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18158" be held at the City Hall
on Monday, February 3, 2014, at 7:00 p.m.

RES.R14-11 Carried

SURREY CITY CENTRE/WHALLEY

7. **7913-0220-00**
13778 - 100 Avenue
Colin Shrubb, dys Architecture / 3529 Investments Ltd
 Development Permit / Development Variance Permit
in order to permit the development of two high-rise residential towers in Surrey City Centre.

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. Council authorize staff to draft Development Permit No. 7913-0220-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7913-0220-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to vary the maximum building height of CD By-law No. 17171 from 75 metres (250 ft.) to 130 metres (427 ft.).

RES.R14-12

Carried

8. **7913-0183-00**
14177 - 103 Avenue
10321 - 142 Street
10315 - 142 Street
Wojciech Grzybowior, WG Architecture Inc. / o885838 BC Ltd. /
Director Information: Berinderpal Singh Dhaliwal / City of Surrey /
Iqbal S Dhaliwal
 Rezoning from RM-30 and RF to CD (based on RM-30) / Development Permit
in order to permit the development of 21 townhouse units.

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 Planning Application No. 7913-0183-00 from "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and "Single Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.

2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council approve the applicant's request to reduce the amount of required outdoor amenity space from 63 square metres (678 sq. ft.) to 60 square metres (646 sq. ft.).
4. Council authorize staff to draft Development Permit No. 7913-0183-00 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) the applicant address the concern that the 5 additional townhouse units will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (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 no indoor amenity space;
 - (j) the applicant adequately address the impact of reduced outdoor amenity space; and
 - (k) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the City Landscape Architect.

- RES.R14-13 Carried
- It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18159" pass its first reading.
- RES.R14-14 Carried
- The said By-law was then read for the second time.
- It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18159" pass its second reading.
- RES.R14-15 Carried
- It was then Moved by Councillor Gill
Seconded by Councillor Martin
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18159" be held at the City Hall
on Monday, February 3, 2014, at 7:00 p.m.
- RES.R14-16 Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

FLEETWOOD/GUILDFORD

9. **7913-0244-00**
10176 - 154 Street
Zacharko Yustin Architects Inc. / Rix Property Holdings Ltd.
Liquor License Amendment
in order to permit an increase to the indoor person capacity from 98 to 159.

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 the following
proposed liquor primary liquor license amendment to proceed to Public
Notification to permit an increase of the indoor person capacity from 98 to 159 for
the Guildford Station Pub.
- RES.R14-17 Carried
with Councillors Hunt, Hepner, Gill and
Mayor Watts opposed

Council requested clarification regarding the connection to the top and bottom floor of the establishment and how patrons would access it both levels. Staff in response noted that Guildford Station Pub staff members will escort patrons

through another door which would provide access to the second floor. The delegation clarified that the second floor room would only be used for private parties and crowd overflow situations.

Council expressed concern with the Guildford Station Pub business model of having two different rooms for the patrons and what the purpose of the space is intended for.

D. Zacharko (Applicant): In response, the delegation noted that the main purpose of the proposed room would be to service special events/functions, etc. The delegation further noted that in working with City of Surrey staff, if the room was classified as a "special event room" there would be a requirement to have an elevator installed which is why it is classified as overflow. Planning staff noted that they will confirm the rationale with the building department regarding the code.

Council requested clarification regarding the overflow area and whether it will be viewable from the rest of the pub. The Applicant, in response, noted that the people upstairs in overflow cannot see through to the rest of the pub or vice versa. Patrons will need to go outside and then use the external door for the use. The Applicant further noted that the overflow room is only 988 square feet and the capacity, depending on the type of tables meeting use is 60 patrons.

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

10. **7913-0211-00**
18350 - 68 Avenue
18359 - 67 Avenue
18363 - 67 Avenue
18341 - 67 Avenue
Roger Jawanda, Citiwest Consulting Ltd. / Judy A. Sa ./John M. Sa /
Svend Hansen / Kathleen J Hansen / Twin City Developments Inc.
 NCP Amendment for a portion from Single Family Residential and Townhouse (15 u.p.a.) to Small Lots / Rezoning portions from RA and RF to RF-12
in order to allow subdivision into 24 small single family lots in North Cloverdale West.

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

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

1. a By-law be introduced to rezone 18341 – 67 Avenue and a portion of 18363 – 67 Avenue shown as Block A on the Survey Plan (Appendix I) from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family

Residential (12) Zone (RF-12)" (By-law No. 12000), and to rezone 18359 - 67 Avenue and 18350 - 68 Avenue 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 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;
 - (e) the applicant address the shortfall in NCP amenity contributions to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (f) removal of some existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) the applicant address the tree replacement deficiency to the satisfaction of the City Landscape Architect;
 - (h) discharge of no-build Restrictive Covenant No. BB3026983 registered on the northern portion of 18363 - 67 Avenue; and
 - (i) discharge of Restrictive Covenant No. BB537211 registered on 18359 - 67 Avenue for an increased west side yard setback.
3. Council pass a resolution to amend the North Cloverdale West Neighbourhood Concept Plan to redesignate 18359 - 67 Avenue from Single Family Residential and 18350 - 68 Avenue from Single Family Residential and Townhouse (15 u.p.a.) to Small Lots when the project is considered for final adoption.

RES.R14-18

Carried

	It was	Moved by Councillor Hunt Seconded by Councillor Hayne That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18160" pass its first reading.
RES.R14-19		<u>Carried</u>

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

	It was	Moved by Councillor Hunt Seconded by Councillor Hayne That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18160" pass its second reading.
RES.R14-20		<u>Carried</u>

	It was then	Moved by Councillor Hunt Seconded by Councillor Hayne That the Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18160" be held at the City Hall on Monday, February 3, 2014, at 7:00 p.m.
RES.R14-21		<u>Carried</u>

D. CORPORATE REPORTS

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17951"
7913-0004-00 – Donald Hutchinson c/o Baywest Developments Ltd. (Ian Mankey)
RF to RF-12 – Portion of 2249 – King George Boulevard - to permit subdivision into
2 lots.

Approved by Council: May 27, 2013

- * Planning and Development advise (see memorandum dated January 7, 2014 in
back up) that the concerns raised at the Public Hearing have been addressed by
increasing the north side of Lot B equal to that of the property to the north; a
shared hedge is being retained; window locations in the proposed dwellings are
typical of existing houses and the driveway access to the proposed lots will only be
permitted to be taken from the lane.

RES.R14-22
It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 17951" 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. 17921"
7911-0285-00 – 0752567 BC Ltd. c/o Ray Mand
RA and CD (15705A) to CD (BL 12000) – 14308 and 14322 – 64 Avenue - to permit
the development of a 5,760 sq. m. (62,000 sq. ft.) shopping centre.

Approved by Council: April 22, 2013

Note: Change in agent.

Note: See Development Permit No. 7911-0285-00 under Section I.

- * Planning and Development advise (see memorandum dated January 8, 2014 in
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 "Townhouses 15
upa max" to "Commercial".

RES.R14-23
It was Moved by Councillor Hunt
Seconded by Councillor Hayne
That Council is requested to pass a
resolution amending the South Newton Neighbourhood Concept Plan to
redesignate the site from "Townhouses 15 upa max" to "Commercial".
Carried

RES.R14-24
It was Moved by Councillor Hunt
Seconded by Councillor Hayne
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 17921" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17750"
7911-0192-00 - Adeline Stewart c/o HY Engineering Ltd. (Theresa Rawle)
RA to RF (BL 12000) - 10709 - 157 Street - to permit subdivision into 7 single family
lots.

Approved by Council: September 10, 2012

Note: Change in agent.

Note: See Development Variance Permit No. 7911-0192-00 under Section I.

RES.R14-25

It was Moved by Councillor Hunt
 Seconded by Councillor Hayne
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2012, No. 17750" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
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. 7913-0143-00**
Sukhminder Gill and Malvinder Gill c/o Sue Gill
 7130 – 152 Street

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 10, Section F.1(b) and J.2(b), as follows:

- (i) To increase the maximum setback for a single family dwelling from 50 metres (164 ft.) to 125 metres (410 ft.); and
- (ii) 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.).

RES.R14-26

It was Moved by Councillor Hunt
 Seconded by Councillor Hayne
 That Development Variance Permit
 No. 7913-0143-00 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

- (b) **Development Variance Permit No. 7911-0192-00**
Adeline M. Stewart c/o HY Engineering Ltd. (Theresa Rawle)
 10709 – 157 Street

Note: See By-law No. 17750 under Section H.

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 16, Section F, to reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 5.22 metres (17 ft.) on proposed Lot 6.

RES.R14-27

It was

Moved by Councillor Hunt
 Seconded by Councillor Gill
 That Development Variance Permit
 No. 7911-0192-00 be approved; that the Mayor and Clerk be authorized to
 sign the Development Variance Permit; and that Council authorize the
 transfer of the Permit to the heirs, administrators, executors, successors,
 and assigns of the title of the land within the terms of the Permit.

Carried

2. Formal Issuance of Development Permits

- (a) **Development Permit No. 7911-0285-00**
0752567 BC Ltd.
 14308 and 14322 – 64 Avenue

Note: See By-law No. 17921 under Section H.

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

RES.R14-28

It was

Moved by Councillor Hunt
 Seconded by Councillor Gill
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7911-0285-00.

Carried

J. OTHER BUSINESS

1. **7414 - 194 Street and 7405 - 196 Street**
 File: 6520-20 EC

In response to an on-table letter received regarding the properties at 7414 - 194
 Street and 7405 - 196 Street staff request Council to pass the following resolution:

RES.R14-29

It was

Moved by Councillor Hunt
 Seconded by Councillor Hepner
 That the letter dated January 6, 2014
 regarding the properties at 7414 - 194 Street and 7405 - 196 Street be referred to
 staff to undertake a review of current information with respect to the subject
 properties, including the information and proposals contained within the subject
 letter, with a view to providing a report complete with recommendations for
 Council consideration at the next Regular Council Land Use meeting.

Carried

- 2. **Application No. 7809-0253-00**
Variance Request to Policy No. R-6
13377 - 56 Avenue

Council referred to a letter received on table regarding Project No. 7809-0253-00 Variance Request to Policy No. R-6 and requested that the matter be referred to staff to provide a report with a recommendations regarding permanent sewer system servicing.

It was Moved by Councillor Hunt
Seconded by Councillor Hepner
That Application No. 7809-0253-00 be
referred to staff to address the concerns raised during the Regular Council Land Use meeting and provide a report back to Council.

RES.R14-30

Carried

K. ADJOURNMENT


It was Moved by Councillor Hunt
Seconded by Councillor Martin
That the January 13, 2014 Regular Council –
Land Use meeting be adjourned.

RES.R14-31

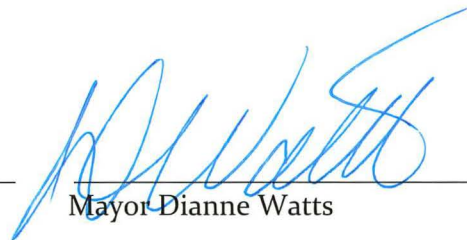
Carried

The Regular Council - Land Use meeting adjourned at 5:51 p.m.

Certified correct:



Jane Sullivan, City Clerk



Mayor Dianne Watts