

Present:

Acting Mayor - Councillor Hayne
Councillor Gill
Councillor Hepner
Councillor Martin
Councillor Rasode
Councillor Steele
Councillor Villeneuve

Absent:

Mayor Watts

Staff Present:

City Clerk
City Manager
City Solicitor
Acting General Manager, Engineering
Acting 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. **7913-0058-00**
6683 - 152A Street
6657 - 152A Street
Navi Jagpal / Surreal Properties Inc.
Development Permit/Development Variance Permit
in order to permit the development of a four-storey multi-tenant business park building. A Development Variance Permit is requested to reduce the setbacks, overall height and landscape requirements under the CD By-law.

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

It was

Moved by Councillor Villeneuve
Seconded by Councillor Martin
That:

1. Council authorize staff to draft Development Permit No. 7913-0058-00, which includes a comprehensive sign design package, generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7913-0058-00 (Appendix VI) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum front yard setback of the CD Zone (By-law No. 17404) from 7.5 metres (25 ft.) to 5.0 metres (16.4 ft.);
 - (b) to reduce the minimum rear yard setback of the CD Zone (By-law No. 17404) from 7.5 metres (25 ft.) to 5 metres (16.4 ft.);
 - (c) to reduce the minimum west side yard flanking setback of the CD Zone (By-law No. 17404) from 7.5 metres (25 ft.) to 7.0 metres (23 ft.);
 - (d) to vary the maximum building height of the CD Zone (By-law No. 17404) allowed from 12 metres (40 ft.) to 15.9 metres (52 ft.) for a portion of the building in order to properly screen the roof-top mechanical equipment and 12 metres (40 ft.) to 14 metres (46 ft.) for the remainder of the building; and
 - (e) to eliminate the requirement for a 0.7 metre (2 ft.) high berm located within the 3 metre (10 ft.) wide landscape buffer along 152 Street, 66A Avenue and 152A Street.
3. Council instruct staff to resolve the following issues prior to final approval:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) appropriate input and approval from Ministry of Environment regarding soil contamination;
 - (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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (h) registration of reciprocal access and parking easements to accommodate the shared parking arrangement proposed between the subject property and 6680 - 152A Street (File No. 7913-0059-00); and

- (i) registration of a Section 219 Restrictive Covenant to limit the hours of operation for businesses located on-site to Monday through Friday, 6:00 a.m. to 7:00 p.m., except for first-floor general service uses which can utilize the twenty-nine additional stalls located in the underground parkade, in keeping with the shared parking agreement.

RES.R14-192

Carried

2. **7913-0059-00**
6680 – 152A Street

Navi Jagpal / Surreal Properties Inc.

Development Permit / Development Variance Permit

in order to permit the development of a two-storey multi-tenant business park building. A Development Variance Permit is required to increase the maximum building height permitted under the CD By-law.

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

It was

Moved by Councillor Martin

Seconded by Councillor Gill

That:

1. Council authorize staff to draft Development Permit No. 7913-0059-00, which includes a comprehensive sign design package, generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7913-0059-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to vary the maximum building height under the CD Zone (By-law No. 17404) allowed from 12 metres (40 ft.) to 15.8 metres (52 ft.) for a small portion of the building at the southwest corner and 14.6 metres (48 ft.) for the remainder of the proposed building.
3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) appropriate input and approval from Ministry of Environment regarding soil contamination;
 - (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 Development Department;
- (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (g) registration of a Section 219 Restrictive Covenant to prohibit future enclosure of the second-floor balconies;
- (h) registration of a Section 219 Restrictive Covenant to ensure that neither an occupancy permit nor a business license is issued for the banquet hall facility until all the shared parking is constructed and available for use on 6657/6683 – 152A Street and 6680 – 152A Street;
- (i) registration of reciprocal access and parking easements to accommodate the shared parking arrangement proposed between the subject property and 6657/6683 – 152A Street (File No. 7913-0058-00); and
- (j) registration of a Section 219 Restrictive Covenant to limit the hours of operation for ground-floor businesses located on-site to Monday through Friday, 6:00 a.m. to 7:00 p.m. and limit the hours of the second-floor banquet hall facility to Monday through Friday, 7:00 p.m. to 6:00 a.m. and all day on weekends.

RES.R14-193

Carried**SOUTH SURREY**

3. **7913-0279-00**
19158 - 34A Avenue
19178 - 34A Avenue
John E Kristianson / A-Class Holdings Ltd
 Development Permit
in order to permit the development of an 8,399 sq.m. (90,409 sq.ft.) industrial building.

It was

Moved by Councillor Gill
 Seconded by Councillor Hepner
 That the Mayor and Clerk be authorized to

execute Development Permit No. 7913-0279-00.

RES.R14-194

Carried

4. **7913-0135-00**
3093 - 194 Street
Gary Young / Patricia Young / Gary Young
Temporary Use Permit
in order to permit existing outdoor container storage, vehicle parking, RV storage, and truck parking, as well as the continued operation of an existing autobody repair shop and personal storage facility.

The General Manager, Planning & Development was recommending that the application be denied.

The owner and occupier were in attendance to speak to this application.

Trent Richardson, 148 Street: Has leased the property since 2009 and operates a storage business on the site. Is interested in rezoning the property, but needs more time to grow the business, hence is seeking a temporary use permit. Has tried to work with City, but there isn't a current zone that will permit the business he has operating on the site.

Council reviewed the aerial photograph of the site that showed the items being stored, and noted that this business has been operating for longer than 5 years without a business license and without being a permitted operation for the current zoning.

The lessee confirmed that he has been unable to get a business license because the zoning does not allow vehicle storage. He confirmed that he has been operating without a license since leasing the property. The business was existing at the time that he began the lease.

Corrie Hynes, Langley, BC: is the office manager and has been with the company since April 2013. People who cannot park their recreational vehicles and boats on their properties need somewhere to store. Their customers come from as far as Chilliwack to store their items.

Gary Young, Applicant: is seeking to sell the property to the lessee, and has received a deposit. He is willing to carry the financing for the buyer. The property is not an eyesore.

Council felt that the applicant has had ample time to apply to rezone the property and that a temporary use permit should not be issued for a business that has been conducted for a number of years in contravention of the zoning, and without a business license. While there may be a need for storage, the applicant should be working with the Planning Department to seek an appropriate rezone. Planning staff confirmed that a rezoning application could be submitted.

It was Moved by Councillor Villeneuve
 Seconded by Councillor Gill
 That Application No. 7913-0135-00 be denied
 and that the applicant be given 6 months to remove the non-conforming uses and
 bring the subject property into compliance with the current A-2 Zoning.
 RES.R14-195 Carried

5. **7913-0293-00**
3338 - 194 Street
Amarjit S Benning / o821949 BC Ltd
Director Information: Amarjit Benning / Shangara Benning (formerly Shanjara
 Benning) / George Kalbir Benning / Inderjit K Nahal / Sukhvinder S Rana
 Surinder S Rana / Narinder S Sall
Officer Information as at April 11, 2012: Sukhvinder Singh Rana (Other Office(s))
 Temporary Use Permit
in order to permit outdoor storage of recreational vehicles.

The General Manager, Planning & Development was recommending that the
 application be denied.

The owner and occupier were in attendance to speak to this application. It is also
 leased and operated by the lessee of the adjacent property.

Council confirmed that this situation is similar to the prior item and that the
 applicants should work with the Planning Department and Bylaw Section to bring
 the property into conformity.

It was Moved by Councillor Steele
 Seconded by Councillor Martin
 That Application 7913-0293-00 be denied.
 RES.R14-196 Carried

RESIDENTIAL/INSTITUTIONAL

FLEETWOOD/GUILDFORD

6. **7913-0147-00**
9461 - 159A Street
Mike Helle, Coastland Engineering and Surveying Ltd. / Pritam K Mudhar
Manjit S Mudhar / Jasmeen K Mudhar / Jaspal S Mudhar
 Rezoning from RA to RF
in order to allow subdivision into two single family lots.

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

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

1. a By-law be introduced to rezone the subject site in Planning Application No. 7913-0147-00 from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (d) registration of a Section 219 Restrictive Covenant for the purpose of tree retention on proposed Lot B;
 - (e) the applicant address the shortfall in replacement trees to the satisfaction of the Planning and Development Department; and
 - (f) removal of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R14-197

Carried

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2014, No. 18171" pass its first reading.

RES.R14-198

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, 2014, No. 18171" pass its second reading.

RES.R14-199

Carried

RES.R14-200

It was then	Moved by Councillor Gill Seconded by Councillor Steele That the Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18171" be held at the Old City Hall, 14245 - 56 Avenue, on March 10, 2014, at 7:00 p.m.
	<u>Carried</u>

7. **7913-0056-00**
9012 - 160 Street
Mike Kompter, Hub Engineering Inc. / Guildford Church Of The Nazarene
Rezoning portion from PA-2 to RF / Development Variance Permit
in order to allow subdivision into 2 single family lots and a remainder church lot.

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

The Consultant was in attendance to answer questions by Council and confirmed the following:

The church is selling off a portion of land to create revenue. There are no long-term plans to sell of the rest of the site. The open space behind the area to be subdivided will be used as open space for the church. The consultant is happy to illustrate how the church could further develop the green space at a later date with the orientation of this subdivision as presented.

It was	Moved by Councillor Martin Seconded by Councillor Villeneuve That:
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1. a By-law be introduced to rezone Block A of the subject site in Planning Application No. 7913-0056-00 from "Assembly Hall 2 Zone (PA-2)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing (Appendix II).
2. Council approve Development Variance Permit No. 7913-0056-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum parking requirements of the PA-2 Zone from 163 to 103 for the existing 2,061-square metre (22,190 sq.ft.) church and child care on proposed Lot 1.
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 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; and
- (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

RES.R14-201 Carried

It was Moved by Councillor Martin
 Seconded by Councillor Villeneuve
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2014, No. 18172" pass its first reading.

RES.R14-202 Carried

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

It was Moved by Councillor Martin
 Seconded by Councillor Villeneuve
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2014, No. 18172" pass its second reading.

RES.R14-203 Carried

It was then Moved by Councillor Martin
 Seconded by Councillor Villeneuve
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18172" be held at the Old City
 Hall, 14245 - 56 Avenue, on March 10, 2014, at 7:00 p.m.

RES.R14-204 Carried

SOUTH SURREY

8. **7913-0042-00**
16354 - 24 Avenue
16384 - 24 Avenue
Matthew Cheng, Matthew Cheng Architect Inc. / 0956514 B.C. Ltd.
Director Information: Paramjit Singh Sanghera (formerly Paramjit S. Sanghera)
 Mohammed Taghi Shalhaf
No Officer Information Filed
 OCP amendment from "Suburban" to "Urban" / Rezoning from RA to RM-30
 Development Permit / Development Variance Permit
in order to permit the development of a 35-unit townhouse complex and to reduce setbacks.

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

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

1. a By-law be introduced to amend the OCP by redesignating the subject site in Development Application No. 7913-0042-00 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 in Development Application No. 7913-0042-00 from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 105 sq.m. (1,130 sq.ft.) to 62.5 sq.m. (670 sq.ft.).
5. Council approve Development Variance Permit No. 7913-0042-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north yard setback of the RM-30 Zone from 7.5 metres (25 feet) to 6.7 metres (22 feet) along 24 Avenue;
 - (b) to reduce the minimum south side yard setback of the RM-30 Zone from 7.5 metres (25 feet) to 4.0 metres (13 feet) along 23A Avenue;
 - (c) to reduce the minimum south side yard setback of the RM-30 Zone from 7.5 metres (25 feet) to 6.0 metres (20 feet) for Building 4;
 - (d) to reduce the minimum west side yard setback of the RM-30 Zone from 7.5 metres (25 feet) to 6.0 metres (20 feet) for Building 6 and to 3.0 metres (10 feet) for Building 1;
 - (e) to reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 feet) to 4 metres (13 feet) along 164 Street;
 - (f) to reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 feet) to 6.0 metres (20 feet) for Building 5; and
 - (g) to allow a temporary visitor parking space within the south yard setback.

6. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
 - (g) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
 - (h) the applicant make the appropriate contribution to the Green City Fund if required replacement trees cannot all be accommodated on-site;
 - (i) the applicant adequately address the impact of reduced indoor amenity space;
 - (j) the applicant provide securities and appropriate legal documents to ensure that the temporary visitor parking is removed and the ultimate condition is constructed, including landscaping and permanent visitor parking and; and
 - (k) submission of an acoustical report for the units adjacent to 24 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures.

RES.R14-205

Carried

RES.R14-206 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Official Community Plan Bylaw,
1996, No. 12900, No. 379, Amendment Bylaw, 2014, No. 18173" pass its first reading.
Carried

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

RES.R14-207 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Official Community Plan Bylaw,
1996, No. 12900, No. 379, Amendment Bylaw, 2014, No. 18173" pass its second
reading.
Carried

RES.R14-208 It was then Moved by Councillor Gill
Seconded by Councillor Martin
That the Public Hearing on "Surrey Official
Community Plan Bylaw, 1996, No. 12900, No. 379, Amendment Bylaw, 2014,
No. 18173" be held at the Old City Hall, 14245 - 56 Avenue, on March 10, 2014, at
7:00 p.m.
Carried

RES.R14-209 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18174" pass its first reading.
Carried

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

RES.R14-210 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18174" pass its second reading.
Carried

RES.R14-211 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. 18174" be held at the Old City
Hall, 14245 - 56 Avenue, on March 10, 2014, at 7:00 p.m.
Carried

9. 7913-0214-00
3323 - 151 Street
3350 - 151 Street
3399 - 151 Street
15100 - 33 Avenue
15168 - 33 Avenue
Kevin Shoemaker, Polygon Development 283 Ltd. / Polygon Harvard Gardens Ltd.,
Inc. No. 877466
Partial NCP Amendment to slightly reduce the area designated
"Indoor/Outdoor Amenity Space" and slightly increase the area designated
"Apartments (6-storey max.)"
Amend CD By-law No. 17584 / Development Permit
in order to permit the development of a 139-unit, 4-storey apartment 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 Steele
That:

1. a By-law be introduced to amend Comprehensive Development By-law No. 17584 and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7913-0214-00 generally in accordance with the attached drawings (Appendix II).
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 to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (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; and
 - (f) discharge Restrictive Covenant No. CA2848835 (No Development Until Satisfaction of Indoor Amenity Space Requirements Covenant) from 3399 and 3323 - 151 Street and 15168 - 32 Avenue.

4. Council pass a resolution to amend Rosemary Heights West NCP to slightly reduce the area designated "Indoor/Outdoor Amenity Space" and slightly increase the area designated "Apartments (6-storey max.)", as shown in Appendix VI, when the project is considered for final adoption.

RES.R14-212

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2012, No. 17584, Amendment Bylaw, 2014, No. 18175" pass its first reading.

RES.R14-213

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, 2012, No. 17584, Amendment Bylaw, 2014, No. 18175" pass its second reading.

RES.R14-214

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, 2012, No. 17584, Amendment Bylaw, 2014, No. 18175" be held at the Old City Hall, 14245 - 56 Avenue, on March 10, 2014, at 7:00 p.m.

RES.R14-215

Carried

SURREY CITY CENTRE/WHALLEY

10. 7911-0320-00

12229 - 96 Avenue

12215 - 96 Avenue

Roger Jawanda, Citiwest Consulting Ltd. / Gurwinder K Sarai / Tarsem S Sarai

Harjit K Randhawa / Inderjit S Randhawa / Gurpreet Purewal / Harminder S Chahal
Narinder Aujla

Rezoning portions from RM-D and RF to CD (based on RM-D) and RF-12
Development Permit / Development Variance Permit
in order to retain an existing duplex and to allow subdivision into six lots.

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

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

1. a By-law be introduced to rezone Block A as shown on the Survey Plan (Appendix I) in Planning Application No. 7911-0320-00 from "Duplex Residential Zone (RM-D)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. a By-law be introduced to rezone Block B as shown on the 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.
3. Council authorize staff to draft Development Permit No. 7911-0320-00 generally in accordance with the attached drawings (Appendix III).
4. Council approve Development Variance Permit No. 7911-0320-00 (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 4.6 metres (15 ft.) for proposed Lot 5; and
 - (b) to reduce the minimum rear yard setback of the proposed CD Zone from 15 metres (50 ft.) to 7.3 metres (24 ft.) for proposed Lot 6.
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 an acceptable tree survey and a statement regarding tree preservation;
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) submission of a landscaping plan and landscaping cost estimate for proposed Lot 6, to the specifications and satisfaction of the Planning and Development Department;
 - (f) resolution of all urban design issues for proposed Lot 6, to the satisfaction of the Planning and Development Department;

- (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 portions of the existing duplex on proposed Lot 6, to the satisfaction of the Planning and Development Department;
- (i) provision of a security bond for the proposed improvements to the existing duplex on proposed Lot 6; and
- (j) indication of support by Council for Development Variance Permit No. 7911-0320-00.

RES.R14-216

Carried

It was

Moved by Councillor Gill
Seconded by Councillor Villeneuve
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18176" pass its first reading.

RES.R14-217

Carried

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

It was

Moved by Councillor Gill
Seconded by Councillor Villeneuve
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18176" pass its second reading.

RES.R14-218

Carried

It was then

Moved by Councillor Gill
Seconded by Councillor Villeneuve
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18176" be held at the Old City
Hall, 14245 - 56 Avenue, on March 10, 2014, at 7:00 p.m.

RES.R14-219

Carried

It was

Moved by Councillor Gill
Seconded by Councillor Villeneuve
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18177" pass its first reading.

RES.R14-220

Carried

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

It was

Moved by Councillor Gill
Seconded by Councillor Villeneuve
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18177" pass its second reading.

RES.R14-221

Carried

RES.R14-222

It was then
 Moved by Councillor Gill
 Seconded by Councillor Villeneuve
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18177" be held at the Old City
 Hall, 14245 - 56 Avenue, on March 10, 2014, at 7:00 p.m.
Carried

- 11. 7913-0207-00**
12239 - 96 Avenue
Sunny Sandher, Citiwest Consulting Ltd. /Leslie V Daum
 Rezoning from RF to RF-12 / Development Variance Permit
in order to allow subdivision into four (4) small single family lots.

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

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

1. a By-law be introduced to rezone the subject site in Planning Application No. 7913-0207-00 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. 7913-0207-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RF-12 Zone from 12 metres (40 ft.) to 11.9 metres (39 ft.) for proposed Lots 1 to 4 inclusive.
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 to the satisfaction of the Approving Officer;
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

- (e) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
- (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (g) indication of support from Council for Development Variance Permit No. 7913-0207-00.

RES.R14-223 Carried

It was Moved by Councillor Gill
Seconded by Councillor Villeneuve
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18178" pass its first reading.

RES.R14-224 Carried

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

It was Moved by Councillor Gill
Seconded by Councillor Villeneuve
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18178" pass its second reading.

RES.R14-225 Carried

It was then Moved by Councillor Gill
Seconded by Councillor Villeneuve
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18178" be held at the Old City
Hall, 14245 - 56 Avenue, on March 10, 2014, at 7:00 p.m.

RES.R14-226 Carried

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

12. 7913-0218-00
18841 - 54 Avenue
5472 - 188 Street
5442 - 188 Street
Roger Jawanda, CitiWest Consulting Ltd. / Shainaz Bains, Manjit S Bains,
Jasdildar S Gill, Sukhdev S Bhandal, Jasvir K Bhandal
OCP Amendment from Suburban to Urban / Rezoning from RA to RF
in order to allow subdivision into 21 single family lots.

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

It was

Moved by Councillor Gill
Seconded by Councillor Villeneuve
That:

1. a By-law be introduced to amend the OCP by redesignating the subject site in Planning Application No. 7913-0218-00 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 "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, 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) removal of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) discharge Restrictive Covenant BB11499 registered on 18841 - 54 Avenue requiring the removal of the existing dwelling once the new dwelling on 18845 - 54 Avenue receives final occupancy; and

- (i) provision of community benefit to satisfy the Official Community Plan Amendment Policy for Type 2 Official Community Plan Amendment Applications.

RES.R14-227

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Villeneuve

That "Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 380, Amendment Bylaw, 2014, No. 18179" pass its first reading.

RES.R14-228

Carried

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

It was

Moved by Councillor Gill

Seconded by Councillor Villeneuve

That "Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 380, Amendment Bylaw, 2014, No. 18179" pass its second reading.

RES.R14-229

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Villeneuve

That the Public Hearing on "Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 380, Amendment Bylaw, 2014, No. 18179" be held at the Old City Hall, 14245 - 56 Avenue, on March 10, 2014, at 7:00 p.m.

RES.R14-230

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Villeneuve

That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18180" pass its first reading.

RES.R14-231

Carried

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

It was

Moved by Councillor Gill

Seconded by Councillor Villeneuve

That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18180" pass its second reading.

RES.R14-232

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Villeneuve

That the Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18180" be held at the Old City Hall, 14245 - 56 Avenue, on March 10, 2014, at 7:00 p.m.

RES.R14-233

Carried

C. ITEMS REFERRED BACK

RESIDENTIAL/INSTITUTIONALFLEETWOOD/GUILDFORD

1. **7912-0107-00 / 7912-0108-00 / 7912-0109-00 / 7912-0110-00**
 96 Avenue and 162A Street
Lori Joyce, HY Engineering Ltd. / Various Owners
 Rezoning from RA to RF and RM-15 / Development Permits
in order to permit the development of approximately 54 single family lots and two future townhouse projects.

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. a By-law be introduced to rezone Block A of the subject site in Development Application No. 7912-0107-00 from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and Block B of the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 15 Zone (RM-15)" (By-law No. 12000) and a date be set for Public Hearing (Appendix I).
2. a By-law be introduced to rezone the subject site in Development Application No. 7912-0108-00 from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 15 Zone (RM-15)" (By-law No. 12000) and a date be set for Public Hearing.
3. a By-law be introduced to rezone the subject site in Development Application No. 7912-0109-00 from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
4. a By-law be introduced to rezone the subject site in Development Application No. 7912-0110-00 from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
5. Council authorize staff to draft General Development Permit No. 7912-0107-00 generally in accordance with the attached drawing (Appendix VII).

6. Council authorize staff to draft General Development Permit No. 7912-0108-00 generally in accordance with the attached drawing (Appendix VII).
7. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) the applicant address the concern that the development will place additional pressure on existing park facilities, to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (f) 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 in Development Application No. 7912-0108-00 and proposed Lot 25 in Development Application No. 7912-0107-00 to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
 - (h) registration of a Section 219 Restrictive Covenant for "no build" on a portion of 9702 - 162A Street until future consolidation with the adjacent property to the south at 9678 - 162A Street;
 - (i) registration of a Section 219 Restrictive Covenant for "no build" on a portion of 9678 - 162A Street until future consolidation with the adjacent property to the north at 9702 - 162A Street;
 - (j) registration of a Section 219 Restrictive Covenant for "no build" on a portion of 9642 - 162A Street until future consolidation with the adjacent properties to the south at 16279 and 16291 - 96 Avenue;
 - (k) registration of a Section 219 Restrictive Covenant on proposed Lot 1 in Development Application No. 7912-0108-00 and proposed Lot 25 in Development Application No. 7912-0107-00 to adequately address tree retention, tree replacement and landscaping requirements through a detailed Development Permit; and

- (l) the applicants satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

RES.R14-234

Carried

Council thanked the applicant and staff for working together to retain an additional 150 trees on the site.

It was

Moved by Councillor Martin

Seconded by Councillor Gill

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

Amendment By-law, 2014, No. 17971" pass its first reading.

RES.R14-235

Carried

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

It was

Moved by Councillor Martin

Seconded by Councillor Gill

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

Amendment By-law, 2014, No. 17971" pass its second reading.

RES.R14-236

Carried

It was then

Moved by Councillor Martin

Seconded by Councillor Gill

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment By-law, 2014, No. 17971" be held at the Old City Hall, 14245 - 56 Avenue, on March 10, 2014, at 7:00 p.m.

RES.R14-237

Carried

It was

Moved by Councillor Martin

Seconded by Councillor Gill

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

Amendment By-law, 2014, No. 17973" pass its first reading.

RES.R14-238

Carried

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

It was

Moved by Councillor Martin

Seconded by Councillor Gill

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

Amendment By-law, 2014, No. 17973" pass its second reading.

RES.R14-239

Carried

- RES.R14-240 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, 2014, No. 17973" be held at the Old
City Hall, 14245 - 56 Avenue, on March 10, 2014, at 7:00 p.m.
Carried
- RES.R14-241 It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2014, No. 17974" pass its first reading.
Carried
- The said By-law was then read for the second time.
- RES.R14-242 It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2014, No. 17974" pass its second reading.
Carried
- RES.R14-243 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, 2014, No. 17974" be held at the Old
City Hall, 14245 - 56 Avenue, on March 10, 2014, at 7:00 p.m.
Carried
- RES.R14-244 It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2014, No. 17975" pass its first reading.
Carried
- The said By-law was then read for the second time.
- RES.R14-245 It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2014, No. 17975" pass its second reading.
Carried

It was then
 Moved by Councillor Martin
 Seconded by Councillor Gill
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2014, No. 17975" be held at the Old
 City Hall, 14245 - 56 Avenue, on March 10, 2014, at 7:00 p.m.
 RES.R14-246 Carried

D. CORPORATE REPORTS

1. The Corporate Reports under date of February 24, 2014 were considered and dealt with as follows:

Item No. Loo2 Opportunities to Provide Sanitary Sewer Servicing for the Lands Covered by Application No. 7809-0253-00 at 13377 - 56 Avenue
 File: 7809-0253-00

The Acting General Manager, Engineering submitted a report to provide an update of staff's further review of the opportunities to provide sanitary sewer servicing for the lands covered by application no. 7809-0253-00 at 13377 - 56 Avenue.

The Acting General Manager, Engineering was recommending approval of the recommendations outlined in his report.

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

1. Receive Corporate Report Loo2 as information;
2. Approve the course of action identified as Option 1 in this report, which is to advise the LAS proponent that their petition does not satisfy the criteria outlined in Council Policy No. R-6, a copy of which is attached to this report as Appendix III.

RES.R14-247 Carried

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

FINAL ADOPTIONS

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17946"
7913-0074-00 – Sukhpreet and Parmvir Dosanjh c/o Coastland Engineering and Surveying Ltd. (Mike Helle)
RA to RF (BL 12000) - 9471 – 159A Street - to permit subdivision into two single family lots.

Approved by Council: May 27, 2013

It was Moved by Councillor Villeneuve
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 17946" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R14-248

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17800"
7912-0189-00 - Jagdip S. Brar, Palbinder S. and Jagroop K. Brar c/o Hub Engineering Inc. (Mike Kompter)
RA to RF (BL 12000) - 7353 - 124 Street - to permit subdivision into 2 single family lots.

Approved by Council: November 5, 2012

It was Moved by Councillor Villeneuve
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2012, No. 17800" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R14-249

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. 7913-0220-00**
3529 Investments Ltd. c/o dys Architecture
13778 – 100 Avenue

To vary "Surrey Zoning By-law, 1993, No. 12000", Amendment By-law, 2010, No. 17171, Section G. 1, as follows:

- (i) To increase the building height from 75 metres (250 ft.) to 130 metres (427 ft.).

The proposal is to construct a 46-storey high-rise residential tower.

Supported after public notification on February 3, 2014.

Note: See Development Permit No. 7913-0220-00 under Section I.2.

It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That Development Variance Permit
No. 7913-0220-00 be approved; that the Mayor and Clerk be authorized to sign the Development Variance Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R14-250

Carried

- (b) **Development Variance Permit No. 7913-0091-00**
Triton Ventures (Surrey West) Corp.
12565 – 88 Avenue

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 52, Section F, as follows:

- (i) To reduce the minimum south yard setback from 30 metres (100 ft.) to 29 metres (95 ft.).

The proposal is to permit the development of a two-storey multi-tenant commercial building.

Supported after public notification on December 16, 2013.

Note: See Development Permit No. 7913-0091-00 under Section I.2.

It was Moved by Councillor Villeneuve
Seconded by Councillor Martin
That Development Variance Permit
No. 7913-0091-00 be approved; that the Mayor and Clerk be authorized to sign the Development Variance Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R14-251

Carried

2. Formal Issuance of Development Permits

- (a) **Development Permit No. 7913-0220-00**
3529 Investments Ltd. c/o dys Architecture
13778 - 100 Avenue

Approval to draft by Council: January 13, 2014

Note: See Development Variance Permit No. 7913-0220-00 under Section I.1.

Memo received from the Planning & Development, requesting Council to pass the following resolution:

It was
Moved by Councillor Villeneuve
Seconded by Councillor Martin
That the Mayor and Clerk be authorized to
execute Development Permit No. 7913-0220-00.

RES.R14-252

Carried

- (b) **Development Permit No. 7913-0118-00**
0973237 B.C. LTD.
18960 - 34A Avenue

Approval to draft by Council: February 3, 2014

Memo received from the Planning & Development, requesting Council to pass the following resolution:

It was
Moved by Councillor Villeneuve
Seconded by Councillor Martin
That the Mayor and Clerk be authorized to
execute Development Permit No. 7913-0118-00.

RES.R14-253

Carried

- (c) **Development Permit No. 7913-0091-00**
Triton Ventures (Surrey West) Corp.
c/o Boldwing Continuum Architects Inc. (Sylvain Boulanger)
12565 - 88 Avenue

Approval to draft by Council on: November 25, 2013

Note: See Development Variance Permit No. 7913-0091-00 under Section I.1.

Memo received from the Planning & Development, requesting Council to pass the following resolution:

J. OTHER BUSINESS

K. ADJOURNMENT

It was

Moved by Councillor Villeneuve
Seconded by Councillor Gill
That the February 24, 2014 Regular Council -

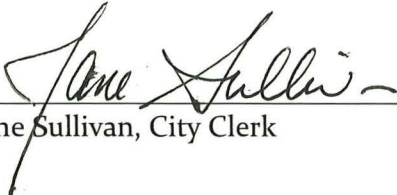
Land Use meeting be adjourned.

RES.R14-257


Carried

The Regular Council - Land Use meeting adjourned at 5:45 p.m.

Certified correct:



Jane Sullivan, City Clerk



Acting Mayor Bruce Hayne