

Present:

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

Absent:

Councillor Hepner

Staff Present:

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

A. ADOPTION OF MINUTES**B. LAND USE APPLICATIONS****COMMERCIAL/INDUSTRIAL/AGRICULTURAL****CLOVERDALE/CLAYTON**

1. **7913-0264-00**
5450 Production Boulevard
Larry Gibson, c/o Super Save Disposal Inc. / Vanbros Investments (BC) Inc.
OCP Text Amendment / Temporary Industrial Use Permit
to allow the continuation and expansion of outdoor storage of construction waste bins and related goods for a period not to exceed two years.

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. an OCP Text Amendment by-law be introduced to include additional land within Temporary Industrial Use Permit Area No. 34 in Planning Application No. 7913-0264-00 and a date for Public Hearing be set (Appendix IV).

- 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. 7913-0264-00 (Appendix V) to proceed to Public Notification.
- 4. Council instruct staff to resolve the following issues prior to approval:
 - (a) submission of a revised landscaping plan and fencing plan to reflect a partial extension of the sound attenuation wall along a portion of the 196 Street road frontage on the southerly portion of the site to the satisfaction of the City Landscape Architect;
 - (b) submission of a landscaping cost estimate to the satisfaction of the Planning & Development Department; and
 - (c) modification of the existing letters of credit to reflect the revised landscaping.

RES.R14-410

Carried

It was

Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Official Community Plan Bylaw, 1996, No. 12900, Text No. 94, Amendment Bylaw 2009, No. 17004, Text No. 128, Amendment Bylaw, 2014, No. 18184" pass its first reading.

RES.R14-411

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. 94, Amendment Bylaw 2009, No. 17004, Text No. 128, Amendment Bylaw, 2014, No. 18184" pass its second reading.

RES.R14-412

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. 94, Amendment Bylaw 2009, No. 17004, Text No. 128, Amendment Bylaw, 2014, No. 18184" be held at the City Hall on Monday, April 14, 2014, at 7:00 p.m.

RES.R14-413

Carried

FLEETWOOD/GUILDFORD

2. **7911-0262-00**
8745 Harvie Road
William Evans, Russcher & Evans Architects / Rajjinder Khera
Heritage Revitalization Agreement / Development Permit
in order to allow for the relocation and refurbishment of the historic Bulman's Garage in South Port Kells.

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

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

1. a By-law be introduced and a Public Hearing date be set to allow the property owner and the City of Surrey to enter into a Heritage Revitalization Agreement for the restoration, adaptive re-use and maintenance of the Bulman's Garage (Appendix III).
2. Council authorize staff to draft Development Permit No. 7911-0262-00 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) confirmation from the British Columbia Ministry of the Environment, Contaminated Sites Branch that any site contamination has been remediated;
 - (c) submission of a report from a qualified sewer engineer that the septic field is adequate for both the house and the proposed service station, to the satisfaction of Fraser Health; and
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

RES.R14-414

Carried

Councillor Hayne asked for clarification regarding alternative fuel and why it is not being suggested to the proponent that they do an electric charging station offsite. Staff, in response noted that they can discuss that with the Applicant prior to the Public Hearing.

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Heritage Revitalization
Agreement Bylaw, 2014, No. 18185" pass its first reading.
RES.R14-415 Carried

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

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Heritage Revitalization
Agreement Bylaw, 2014, No. 18185" pass its second reading.
RES.R14-416 Carried

It was then Moved by Councillor Gill
Seconded by Councillor Steele
That the Public Hearing on "Surrey Heritage
Revitalization Agreement Bylaw, 2014, No. 18185" be held at the City Hall on
Monday, April 14, 2014, at 7:00 p.m.
RES.R14-417 Carried

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

3. **7914-0013-00**
16390 - 64 Avenue
Jamie Squires, Fifth Avenue Real Estate Marketing /
RDG Ridge Development Ltd.
Development Variance Permit
in order to permit a large, temporary on-site real estate development sign and two large on-site directional signs.

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

It was Moved by Councillor Gill
Seconded by Councillor Martin
That Council approve Development Variance
Permit No. 7914-0013-00 (Appendix II) varying the following provisions of the Sign
By-law, to proceed to Public Notification:

- (a) to increase the maximum area of a temporary on-site real estate development sign, from 14 square metres (150 sq. ft.) to 120 square metres (1,300 sq. ft.);

- (b) to increase the maximum height of a temporary on-site real estate development sign, from 4.5 metres (15 ft.) to 6.1 metres (20 ft.);
- (c) to reduce the minimum setback of a temporary on-site real estate development sign from the street, from 2 metres (6.5 ft.) to 0.7 metre (2.3 ft.);
- (d) to increase the maximum height of an on-site directional sign, from 1.2 metres (4 ft.) to 2.7 metres (9 ft.);
- (e) to increase the maximum area of a single faced on-site directional sign, from 0.4 square metre (4 sq. ft.) to 3 square metres (32 sq. ft.); and
- (f) to increase the maximum area of a single faced on-site directional sign, from 0.4 square metre (4 sq. ft.) to 1.4 square metres (15 sq. ft.).

RES.R14-418

Carried

with Councillor Villeneuve opposed

4. **7913-0261-00**
19076 - 68 Avenue
19068 - 68 Avenue
Mike Kompter, Hub Engineering Inc. / Kristie A Schwitay / Peter F Schwitay
/ Man Hung Chan / Chong Leng Tho
 Development Variance Permit
to vary the minimum separation between the principal building and garage in order to permit the construction of a new house and detached single-storey double garage on a proposed lot.

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

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That Council approve Development Variance

Permit No. 7913-0261-00 (Appendix III) to proceed to Public Notification to reduce the minimum separation between the principal building and accessory building of the RF-9S Zone from 6.0 metres (20 ft.) to 5.0 metres (16 ft.) for 50% of the width of the garage on proposed Lot 2.

RES.R14-419

Carried

5. **7913-0249-00**
6092 - 181A Street
Mike Kompter, Hub Engineering Inc. / 0946314 BC Ltd. / Director
Information: Iqbal Singh Dhaliwal /
Officer Information as at July 24, 2013: Berinderpal Singh Dhaliwal
(President, Secretary)
 Development Variance Permit
to vary the front yard setback for proposed Lot 5 and to vary lot the depth for proposed Lots 5 and 10, in order to permit a 17-lot single family subdivision.

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. 7913-0249-00 (Appendix IV) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 3.6 metres (12 ft.) for one of the lot frontages for proposed Lot 5; and
- (b) to vary the Zoning By-law regulation, for proposed Lots 5 and 10, to allow lot depth to be measured as a straight line perpendicular to the width of the lot and having the least distance between the front corner (rather than the front lot line) and the furthest opposing lot line.

RES.R14-420

Carried

6. **7913-0240-00**
5243 - 176 Street
Sundeep Kajla / Sundeep S Kajla
 Development Variance Permit
to vary the farm residential footprint and setbacks of the A-1 Zone in order to construct a single family dwelling away from the street.

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 approve Development Variance Permit No. 7913-0240-00 (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) to increase the maximum front yard setback of the A-1 Zone from 50 metres (164 ft.) to 285 metres (935 ft.);
 - (b) to reduce the minimum south side yard setback for a single family dwelling in the A-1 Zone from 13.5 metres (45 ft.) to 10 metres (33 ft.); and
 - (c) to increase the maximum depth of the farm residential footprint of the A-1 Zone from 60 metres (197 ft.) to 310 metres (1,020 ft.).

2. Council instruct staff to resolve the following issues prior to Final Approval:
 - (a) registration of a Section 219 Restrictive Covenant that will prohibit additional fill from being placed around the perimeter of the existing fill site in the southwest corner of the property. The Restrictive Covenant is to acknowledge that propane (blueberry) cannons are permitted on neighbouring lands within 200 metres (650 ft.) of the applicant's proposed home in the southwest corner of the property; and
 - (b) registration of a no-build Section 219 Restrictive Covenant for the riparian setback area that borders the western portion of the existing fill site, in the southwest corner of the property.

RES.R14-421

Carried

Council asked for clarification regarding the measures in place to ensure that the Applicant is following the guidelines as outlined within the Restrictive Covenant. Staff, in response explained that the subject site was completed prior to the Farm Home Plate Policy being adopted by Council; therefore, it predates the policy. In the event it was discovered the terms of the Restrictive Covenant were not being followed by the Applicant, building permits would not be issued if the Applicant did not comply. Staff further noted that there are checks and balances throughout the building process and that the Applicant will be expected to comply with the Variance Permit specific to the site.

FLEETWOOD/GUILDFORD

7. **7913-0238-00**
8679 - 158 Street
Colin Hogan, Focus Architecture Inc. / Janda Group Holdings Inc.
 OCP Amendment from Urban to Multiple Residential /
 Rezoning from RF to RM-30 / Development Permit / Development Variance Permit
in order to permit the development of 19 townhouse units.

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

It was

Moved by Councillor Gill
 Seconded by Councillor Steele
 That:

1. a By-law be introduced to amend the OCP by redesignating the subject site in Planning Application No. 7913-0238-00 from Urban to Multiple Residential 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 "Single Family Residential Zone (RF)" (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 eliminate the required indoor amenity space.
5. Council authorize staff to draft Development Permit No. 7913-0238-00 generally in accordance with the attached drawings (Appendix II).
6. Council approve Development Variance Permit No. 7913-0238-00 (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.);
 - (b) to reduce the minimum rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.9 metres (19 ft.);
 - (c) to reduce the minimum north side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.4 metres (18 ft.);
 - (d) to reduce the minimum south side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.0 metres (7 ft.); and
 - (e) to vary the parking requirement of the RM-30 Zone to allow one unenclosed tandem parking space for each unit with a tandem parking arrangement.
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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;

- (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (e) 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;
- (f) 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;
- (g) registration of a reciprocal access agreement with 15775 Fraser Highway, the lot to the south;
- (h) registration of a 4.2 metre (14 ft.) wide statutory right-of-way for public rights of passage along the north property line of the subject site that includes a 1.2-metre (4 ft.) wide boulevard and 1.5 metre (5 ft.) wide sidewalk;
- (i) registration of a statutory right-of-way for public rights of passage with the adjacent property to the west (15735 Fraser Highway); and
- (j) the applicant adequately address the impact of no indoor amenity space.

RES.R14-422

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Steele

1996, No. 12900, No. 381, Amendment

That "Surrey Official Community Plan Bylaw, 2014, No. 18186" pass its first reading.

RES.R14-423

Carried

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

It was

Moved by Councillor Gill

Seconded by Councillor Steele

1996, No. 12900, No. 381, Amendment
reading.

That "Surrey Official Community Plan Bylaw, 2014, No. 18186" pass its second

RES.R14-424

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Steele

Community Plan Bylaw, 1996, No. 12900, No. 381, Amendment Bylaw, 2014, No. 18186" be held at the City Hall on Monday, April 14, 2014, at 7:00 p.m.

That the Public Hearing on "Surrey Official

RES.R14-425

Carried

RES.R14-426 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18187" pass its first reading.
Carried

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

RES.R14-427 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18187" pass its second reading.
Carried

RES.R14-428 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. 18187" be held at the City Hall
on Monday, April 14, 2014, at 7:00 p.m.
Carried

NEWTON

8. **7912-0001-00**
7627 - 148 Street / 7643 - 148 Street / 7659 - 148 Street / 7673 - 148 Street /
7705 - 148 Street / 7695 - 148 Street / 7699 - 148 Street
Lana Wu, Remax Colonial Pacific Realty Ltd. / Harry G Steele /
Balbir K Pannu / Janice L Jones / Frank S Jones / Russell E Bellemare /
Cynthia L Pearce / Abas Sooadi / Brenda A Wood / Vincent Alvernaz
OCP amendment from Suburban to Urban / NCP amendment from Transitional
Suburban to Urban Residential / Rezoning from RA to RF / Development Permit /
Development Variance Permit
in order to allow subdivision into 14 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 amend the OCP by redesignating the subject site in Development Application No. 7912-0001-00 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 properties 7705 - 148 Street, 7673 - 148 Street, 7659 - 148 Street, 7643 - 148 Street and 7627 - 148 Street in Development Application No. 7912-0001-00 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. Council authorize staff to draft Development Permit No. 7912-0001-00 generally in accordance with the attached drawings (Appendix XI).
5. Council approve Development Variance Permit No. 7912-0001-00 (Appendix X) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RF Zone from 15 metres (50 ft.) to 12.5 metres (41 ft.); and
 - (b) to reduce the minimum side yard setback of the RF Zone from 1.8 metres (6 ft.) to 1.2 metres (4 ft.).
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) the applicant properly address the shortfall in replacement trees;
 - (g) registration of a Section 219 Restrictive Covenant to provide notice to future property owners that Guildford Golf Course is situated within the Agricultural Land Reserve and may, at some point in the future, engage in farming operations; and

- (h) registration of a Section 219 Restrictive Covenant on proposed Lots 1 to 6 to provide notice to future property owners that the Guildford Golf Course is adjacent to the property and to indemnify the City of any liability in relation to errant golf shots.

- 7. Council pass a resolution to amend East Newton North NCP to redesignate the land from Transitional Suburban to Urban Residential when the project is considered for final adoption.

RES.R14-429 Carried

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 382, Amendment Bylaw, 2014, No. 18188" pass its first reading.

RES.R14-430 Carried

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

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 382, Amendment Bylaw, 2014, No. 18188" pass its second reading.

RES.R14-431 Carried

It was then Moved by Councillor Gill
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 382, Amendment Bylaw, 2014, No. 18188" be held at the City Hall on April 14, 2014, at 7:00 p.m.

RES.R14-432 Carried

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18189" pass its first reading.

RES.R14-433 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. 18189" pass its second reading.

RES.R14-434 Carried

It was then Moved by Councillor Gill
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18189" be held at the City
 Hall on Monday, April 14, 2014, at 7:00 p.m.
 RES.R14-435 Carried

9. **7912-0155-00**
14287 - 64 Avenue / 14307 - 64 Avenue / 14257 - 64 Avenue
Matthew Cheng, Matthew Cheng Architect Inc. / 0915251 BC Ltd /
Director Information: Harjit S. Atwal / Parmjit Singh Randhawa /
Officer Information as at July 12, 2013: Harjit S. Atwal (President) /
Parmjit Singh Randhawa (Secretary)
 NCP amendment from Townhouse 15 upa max to Townhouse 25 upa max /
 Rezoning from RA to RM-30 / Development Permit / Development Variance
 Permit
in order to permit 50 townhouses and one lot for the protection of riparian area.

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

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

1. a By-law be introduced to rezone the subject site in Development Application No. 7912-0155-00 from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 150 square metres (1,615 square feet) to 106 square metres (1,140 square feet).
3. Council authorize staff to draft Development Permit No. 7912-0155-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7912-0155-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum West side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (14.8 ft.) to the building face and 3.8 metres (12.4 ft.) to the electrical closet;
 - (b) to reduce the minimum East side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (14.8 ft.);

- (c) to reduce the minimum rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5 metres (16.4 ft.); and
 - (d) to vary Section H.3 of Part 22- RM-30 Zone to permit parking in the West side yard and the rear yard setback.
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) input from Senior Government Environmental Agencies;
 - (d) submission of a detailed riparian planting plan and the completion of a P-15 agreement are required for monitoring and maintenance of replanting in the conveyed riparian area;
 - (e) submission of a finalized tree survey, arborist report, landscape plan and landscaping cost estimate to the satisfaction of the City Landscape Architect;
 - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) 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;
 - (i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture; and
 - (j) the applicant adequately address the impact of reduced indoor amenity space.
6. Council pass a resolution to amend South Newton Neighbourhood Concept Plan (NCP) to redesignate the land from "Townhouse 15 upa max" to "Townhouse 25 upa max" when the project is considered for final adoption (Appendix VI).

RES.R14-436

Carried

RES.R14-437 It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2014, No. 18190" pass its first reading.
Carried

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

RES.R14-438 It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2014, No. 18190" pass its second reading.
Carried

RES.R14-439 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. 18190" be held at the City
 Hall on Monday, April 14, 2014, at 7:00 p.m.
Carried

10. **7913-0274-00**
7435 - 148 Street
Mike Kompter, Hub Engineering Inc. / Khattra Lands Ltd.
 Rezoning from RA to RF
in order to allow subdivision into 5 single family residential 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. 7913-0274-00 from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (e) the applicant address the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

RES.R14-440

Carried

It was

Moved by Councillor Gill
 Seconded by Councillor Villeneuve
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2014, No. 18191" pass its first reading.

RES.R14-441

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. 18191" pass its second reading.

RES.R14-442

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. 18191" be held at the City Hall
 on Monday, April 14, 2014, at 7:00 p.m.

RES.R14-443

Carried

SOUTH SURREY

11. **7913-0286-00**
276 - 171 Street / 260 - 171 Street / 246 - 171 Street
Sam Hooge, Dawson & Sawyer / Joseph Connolly / Sandra Carpenter /
Robert & Sandra Byers
 NCP Amendment from "Townhouses 15 upa" to "Townhouses 30 upa" and "Open
 Space" / Rezoning from RA to RM-30 / Development Permit / Development
 Variance Permit
in order to permit the development of 67 townhouse units.

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

It was

Moved by Councillor Martin

Seconded by Councillor Gill

That:

1. a By-law be introduced to rezone the subject site in Planning Application No. 7913-0286-00 from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 201 square metres (2,164 square feet) to 58.5 square metres (629 square feet).
3. Council authorize staff to draft Development Permit No. 7913-0286-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7913-0286-00 (Appendix VII) varying the following provisions of the RM-30 Zone, to proceed to Public Notification:
 - (a) to reduce the minimum front (west) yard setback from 7.5 metres (25 ft.) to 4.68 metres (15 ft.) fronting 171 Street and 3.0 metres (10 ft.) fronting City parkland ;
 - (b) to reduce the minimum rear (east) yard setback from 7.5 metres (25 ft.) to 5.0 metres (16 ft.);
 - (c) to reduce the minimum side (north) yard setback from 7.5 metres (25 ft.) to 4.5 metres (15 ft.);
 - (d) to reduce the minimum side (south) yard setback from 7.5 metres (25 ft.) to 5.0 metres (16 ft.) for proposed Building Nos. 8 and 9 and 4.0 metres (13 ft.) for proposed Building 10;
 - (e) to vary the parking requirements to allow one (1) visitor parking space within the side (south) yard setback; and
 - (f) to vary the tandem parking requirements to allow one (1) tandem parking space to be unenclosed for each of the 44 units with tandem parking.
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) approval from the Ministry of Transportation & Infrastructure;
 - (d) approval from the Ministry of the Environment;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (g) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
 - (j) registration of a P-15 license agreement for riparian enhancement works and monitoring and maintenance on dedicated land;
 - (k) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (l) the applicant adequately address the impact of reduced indoor amenity space.
6. Council pass a resolution to amend Douglas NCP to redesignate the land from "Townhouses 15 upa" to "Townhouses 30 upa" and "Open Space" when the project is considered for final adoption.

RES.R14-444

Carried

It was

Moved by Councillor Martin

Seconded by Councillor Gill

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

Amendment Bylaw, 2014, No. 18192" pass its first reading.

RES.R14-445

Carried

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

RES.R14-446 It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18192" pass its second reading.
Carried

RES.R14-447 It was then Moved by Councillor Martin
Seconded by Councillor Gill
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18192" be held at the City Hall
on Monday, April 14, 2014, at 7:00 p.m.
Carried

12. **7914-0019-00**
3303 Rosemary Heights Crescent
Brad Hughes, Rosemary Gate Properties Ltd / Rosemary Gate Properties Ltd
Development Permit amendment / Development Variance Permit
*in order to permit changes to the overall site layout, architecture and landscaping
and an increase in the number of townhouse units.*

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

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

1. Council authorize staff to draft Development Permit No. 7914-0019-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7914-0019-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum setback from the west property line of the RM-15 Zone from 7.5 metres (25 ft.) to 5.26 metres (17.26 ft.);
 - (b) to reduce the minimum setback from the east property line of the RM-15 Zone from 7.5 metres (25 ft.) to 1.5 metres (4.9 ft.); and
 - (c) to allow three (3) visitor parking spaces to be located within the setback of the RM-15 Zone.
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (d) resolution of the interface along the Pioneer Greenway to the satisfaction of the General Manager, Parks Recreation and Culture;
- (e) submission of an acoustical report for the units adjacent to 32 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and
- (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.

RES.R14-448

Carried

13. **7913-0187-00**
2668 - 143A Street
2650 - 143A Street
Amrik Purewal / Amrik Purewal / Jisbinder Kaur Purewal /
Manvir Singh Purewal
 Restrictive Covenant Amendment
in order to permit the removal of three trees.

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:

- (a) **Council deny the removal of Tree 571 on Lot 6;**
- (b) Council request the applicant to undertake mitigative measures to prevent the decline in health of Trees 581 and 582 on Lot 7; and
- (c) Council allow Trees 581 and/or 582 to be removed if the mitigative measures are ineffective by the end of August, 2015 with the documentation and confirmation of a certified arborist.

RES.R14-449

Carried

The Applicants were not present to speak to this denial but arrived at the close of the meeting. Council granted the Applicant an opportunity to speak to the Application at the April 14, 2014, Regular Council Land Use Meeting and Council could reconsider the resolution at that time if necessary.

SURREY CITY CENTRE/WHALLEY

14. 7913-0257-00
13773 - 101 Avenue / 10110 - 137A Street / 13793 - 101 Avenue / 13783- 101 Avenue /
13803 - 101 Avenue
Joseph Minten, JM Architecture Inc. / Jagtar K Brar / Baldev S Brar
Rezoning from RF to CD (based upon RM-70) / Development Permit
in order to permit the development of two, 6-storey, apartment buildings in the City
Centre.

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

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

1. Council file By-law No. 16954 and close Land Development Application No. 7907-0375-00 and all applications associated with this project.
2. A By-law be introduced to rezone the subject site in Planning Application No. 7913-0257-00 from "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.
3. Council authorize staff to draft Development Permit No. 7913-0257-00 generally in accordance with the attached drawings (Appendix II).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;

- (f) the applicant 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; and
- (h) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture.

RES.R14-450

Carried

It was

Moved by Councillor Gill
 Seconded by Councillor Villeneuve
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2009, No. 16954" be filed.

RES.R14-451

Carried

It was

Moved by Councillor Gill
 Seconded by Councillor Villeneuve
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2014, No. 18193" pass its first reading.

RES.R14-452

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. 18193" pass its second reading.

RES.R14-453

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. 18193" be held at the City Hall
 on Monday, April 14, 2014, at 7:00 p.m.

RES.R14-454

Carried**D. CORPORATE REPORTS****E. DELEGATIONS****F. CORRESPONDENCE**

G. NOTICE OF MOTION

H. BY-LAWS

FINAL ADOPTIONS

1. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 117 Amendment By-law, 2005, No. 15759"
7904-0058-00 - Dharvinder Dhaliwal & Gurpal Sahota
c/o Mainland Engineering (2007) Corporation (Avnash Banwait)
To authorize the redesignation of the properties located at 5811 and 5863 - 126 Street from Suburban (SUB) to Urban (URB).

Approved by Council: May 30, 2005

This by-law is proceeding in conjunction with By-law 15760.

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15760"
7904-0058-00 - Dharvinder Dhaliwal & Gurpal Sahota
c/o Mainland Engineering (2007) Corporation (Avnash Banwait)
RA to RF-12 - 5811 and 5863 - 126 Street - to allow subdivision into 19 single family small lots.

Approved by Council: May 30, 2005

This by-law is proceeding in conjunction with By-law 15759.

Prior to the start of the Regular Council Land Use Meeting a memorandum was received by the Planning Department advising that Rezoning Application No. 7904-0058-00 did not complete the Servicing Agreement, therefore, "Surrey Official Community Plan By-law, 1996, No. 12900, No. 117 Amendment By law, 2005, No. 15759" and "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15760" were out of order.

I. CLERK'S REPORT

J. OTHER BUSINESS

K. ADJOURNMENT


It was
meeting be adjourned.
RES.R14-455

Moved by Councillor Villeneuve
Seconded by Councillor Martin
That the Regular Council – Land Use

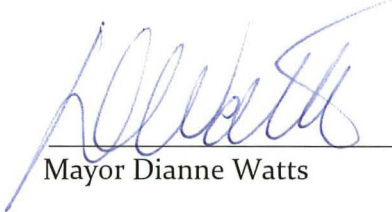
Carried

The Regular Council - Land Use meeting adjourned at 5:37 p.m.

Certified correct:



Jane Sullivan, City Clerk



Mayor Dianne Watts