

Present:

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

Absent:

Councillor Martin

Staff Present:

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

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

1. **7914-0062-00**
6333 - King George Boulevard
Jordan Desrochers, Priority Permits Ltd /
McDonald's Restaurants of Canada Ltd.
Development Variance Permit
in order to allow two signs on the same facade on the premise.

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

It was

Moved by Councillor Hepner

Seconded by Councillor Gill

That Council approve Development Variance

Permit No. 7914-0062-00 (Appendix II) varying the provisions of the Sign By-Law, 1999, to proceed to Public Notification to allow two fascia signs on the same façade on the premises [Section 27 (2)(a) of Part 5 Signs in Commercial/Industrial Zones].

RES.R14-712

Carried

SOUTH SURREY

2. **7914-0103-00**
16467 - 24 Avenue
Sarah Bingham, StreetSide Developments (B.C.) Ltd. /
Qualico Developments (Vancouver) Inc
OCP Text Amendment/ Temporary Commercial Use Permit
in order to permit the development of a temporary real estate sales centre for a nearby multi-family residential project consisting of 65 row houses, 23 townhouses, and 26 stacked townhouses with underground parking.

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 declaring the subject site in Development Application No. 7914-0103-00 a Temporary Commercial Use Area and a date for Public Hearing be set (Appendix III).
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 Commercial Use Permit No. 7914-0103-00 (Appendix IV) to proceed to Public Notification.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (c) submission of securities to ensure that the site is restored following termination of the Temporary Commercial Use Permit.

RES.R14-713

Carried

RES.R14-714 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Official Community Plan Bylaw, 1996, No. 12900, Text No. 130, Amendment Bylaw, 2014, No. 18216" pass its first reading.

Carried

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

RES.R14-715 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Official Community Plan Bylaw, 1996, No. 12900, Text No. 130, Amendment Bylaw, 2014, No. 18216" pass its second reading.

Carried

RES.R14-716 It was then Moved by Councillor Gill
Seconded by Councillor Steele
That the Public Hearing on "Surrey Official Community Plan Bylaw, 1996, No. 12900, Text No. 130, Amendment Bylaw, 2014, No. 18216" be held at the City Hall on Monday, May 26, 2014, at 7:00 p.m.

Carried

SURREY CITY CENTRE/WHALLEY

3. **7913-0205-00**
13025 - 115 Avenue
Dave Batten, Krahn Group of Companies / Sukhvir S. Dhillon
Development Permit / Development Variance Permit
in order to permit the development of a two-storey industrial 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 Hayne
That:

1. Council approve the applicant's request to vary the Sign By-law as described in Appendix II of Planning Application No. 7913-0205-00.
2. Council authorize staff to draft Development Permit No. 7913-0205-00, including a comprehensive sign design package, generally in accordance with the attached drawings (Appendix III).
3. Council approve Development Variance Permit No. 7913-0205-00 (Appendix V) varying the following, to proceed to Public Notification:

- (a) to vary the IL Zone to reduce the minimum front yard (west) setback from 7.5 metres (25 ft.) to 6.5 metres (21 ft.); and
 - (b) to vary the IL Zone to reduce the minimum north side yard setback from 7.5 metres (25 ft.) or 0.0 metre (0.0 ft.) to 2.0 metres (6.5 ft.).
4. 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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

RES.R14-717

Carried

4. **7914-0022-00**
10711 - 135A Street
Ted Murray, Eurocan Industries Inc / 0713524 BC Ltd. /
Director Information: David H. Pel /
Officer Information as at January 12, 2014: David Pel (President, Secretary)
Development Permit
in order to permit exterior renovations to an existing 2-storey mixed-use 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. Council authorize staff to draft Development Permit No. 7914-0022-00 generally in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issue prior to final approval:
 - (a) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

RES.R14-718

Carried

RESIDENTIAL/INSTITUTIONALFLEETWOOD/GUILDFORD

5. **7913-0170-00**
16114 - 88 Avenue
Colin A Hogan, Focus Architecture Incorporated / 0761973 BC Ltd. /
Director Information: Avtar S. Mann / Amrik Sahota /
Narinderpal Sigh Thandi / Officer Information: Avtar S. Mann (President) .
Amrik Sahota (Secretary)
 OCP Amendment from Urban to Multiple Residential / Rezoning from RA to RM-30 / Development Permit / Development Variance Permit
in order to permit the development of 51 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. 7913-0170-00 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 "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 153 square metres (1,647 square feet) to 94 square metres (1,011 square feet).
5. Council authorize staff to draft Development Permit No. 7913-0170-00 generally in accordance with the attached drawings (Appendix II).
6. Council approve Development Variance Permit No. 7913-0170-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north, south and west setbacks of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the principal building face and to 3.9 metres (13 ft.) for the second- and third-floor boxed window projections;

- (b) to reduce the minimum east setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for the principal building face, to 4.0 metres (13 ft.) for the rear porch or balcony and electrical rooms;
 - (c) to vary the enclosed tandem parking space requirements of the RM-30 Zone to permit one outside resident tandem parking space per dwelling unit in Building 4;
 - (d) to vary the tandem parking requirements of the RM-30 Zone to permit tandem parking spaces for dwelling units located within 6.0 metres (20 ft.) from lot entrances and exits;
 - (e) to vary the parking requirements of the RM-30 Zone, to allow four visitor parking spaces within the required setbacks; and
 - (f) to vary the RM-30 Zone to allow the outdoor amenity space within the required setback.
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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) submission of an acoustical report for the units adjacent to 88 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (g) 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;

- (h) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
- (i) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
- (j) the applicant adequately address the impact of reduced indoor amenity space.

RES.R14-719

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That "Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 384, Amendment Bylaw, 2014, No. 18217" pass its first reading.

RES.R14-720

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. 384, Amendment Bylaw, 2014, No. 18217" pass its second reading.

RES.R14-721

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. 384, Amendment Bylaw, 2014, No. 18217" be held at the City Hall on Monday, May 26, 2014, at 7:00 p.m.

RES.R14-722

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Steele

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

Amendment Bylaw, 2014, No. 18218" pass its first reading.

RES.R14-723

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. 18218" pass its second reading.

RES.R14-724

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. 18218" be held at the City Hall
 on Monday, May 26, 2014, at 7:00 p.m.

RES.R14-725

CarriedNEWTON

6. 7914-0109-00
 13048 - 13090 -60 Avenue (even numbers)
 Jas Sangha, 690174 BC Ltd. / 690174 BC Ltd et al / Director Information:
 Jaswant Sangha / Officer Information as at March 19, 2013: Jaswant Sangha
 (President, Secretary)
 Development Variance Permit
*in order to reduce the front yard setbacks for 12 single family lots impacted by the
 road allowance requirements.*

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 Council approve Development Variance
 Permit No. 7914-0109-00 (Appendix II) to proceed to Public Notification to reduce
 the minimum front yard setback of the RF-9 Zone for the principal building from
 3.5 metres (11.5 feet) to 2.5 metres (8 feet).

RES.R14-726

CarriedSOUTH SURREY

7. 7913-0083-00
 15683 - 28 Avenue / 15647 - 28 Avenue / 15705 - 28 Avenue
 15747 - 28 Avenue / 2855 - Helc Place / 2875 - Helc Place
 2885 - Helc Place / 2850 - 156 Street / 15610 - Mountain View Drive
 15640 - Mountain View Drive
 Rick Johal , Zenterra Grandview Titleco Ltd. /
 Zenterra Grandview Titleco Ltd
 OCP amendment from "Suburban" to "Urban" / NCP amendment from "Cluster
 Housing (6-8 upa)" to "Townhouses 15 upa max" / Rezoning from RA to CD (based
 on RM-15) / Development Permit
in order to permit the development of a 156-unit townhouse project.

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. That Application No. 7907-0374-00 and all applications associated with this project be closed, and that By-law Nos. 16632 and 16633 be filed.
2. a By-law be introduced to amend the OCP by redesignating the subject site in Planning Application No. 7913-0083-00 from "Suburban" to "Urban" and a date for Public Hearing be set.
3. 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.
4. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
5. Council authorize staff to draft Development Permit No. 7913-0083-00 generally in accordance with the attached drawings (Appendix II).
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; and

- (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.
7. Council pass a resolution to amend North Grandview Heights NCP to redesignate the land from "Cluster Housing (6-8 upa)" to "Townhouses 15 upa max" when the project is considered for final adoption.
- RES.R14-727 Carried
- It was Moved by Councillor Gill
Seconded by Councillor Villeneuve
That That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 211 Amendment By-law, 2008, No. 16632" be filed.
- RES.R14-728 Carried
- It was Moved by Councillor Gill
Seconded by Councillor Villeneuve
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2008, No. 16633" be filed.
- RES.R14-729 Carried
- It was Moved by Councillor Gill
Seconded by Councillor Villeneuve
That "Surrey Official Community Plan Bylaw,
1996, No. 12900, No. 385, Amendment Bylaw, 2014, No. 18219" pass its first reading.
- RES.R14-730 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. 385, Amendment Bylaw, 2014, No. 18219" pass its second
reading.
- RES.R14-731 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. 385, Amendment Bylaw, 2014,
No. 18219" be held at the City Hall on Monday, May 26, 2014, at 7:00 p.m.
- RES.R14-732 Carried

RES.R14-733 It was Moved by Councillor Gill
Seconded by Councillor Villeneuve
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18220" pass its first reading.
Carried

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

RES.R14-734 It was Moved by Councillor Gill
Seconded by Councillor Villeneuve
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18220" pass its second reading.
Carried

RES.R14-735 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. 18220" be held at the City
Hall on Monday, May 26, 2014, at 7:00 p.m.
Carried

8. **7913-0241-00**
16709 - 25A Avenue / 16605 - 25A Avenue / 16655 - 25A Avenue
Clarence Arychuk, Hunter Laird Engineering Ltd. / Viance Dominelli /
Glenn Schmidt / Jayne Morgan / Katherine R Leslie / Raymond P Williams /
Linda D Sale
OCP Amendment from Suburban to Urban / NCP Amendment to adjust the 166
Street/Habitat Corridor and to reorient a lane / Rezoning from RH to RF-10 and
RF-12 / Development Variance Permit
in order to allow subdivision into 20 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 Steele
That:

1. a By-law be introduced to amend the OCP by redesignating the subject site
in Development Application No. 7913-0241-00 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 portions of the subject site from "Half-Acre Residential Zone (RH)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) (Block A), and "Single Family Residential (10) Zone (RF-10)" (By-law No. 12000) (Block B), and a date be set for Public Hearing.
4. Council approve Development Variance Permit No. 7913-0241-00 (Appendix IX) varying the following, to proceed to Public Notification:
 - (a) to vary Section H.1 of Part 17C "Single Family Residential (10) Zone (RF-10)" to permit driveway access from 25A Avenue instead of the rear lane for proposed Lot 20.
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscape plan and cost estimate for the habitat corridor on 166 Street to the 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 no-build restrictive covenant on proposed Lot 20 until future subdivision; and
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.
6. Council pass a resolution to amend the Orchard Grove NCP to adjust the 166 Street/Habitat Corridor and to change the orientation of a lane when the project is considered for final adoption (Appendix VIII).

RES.R14-736

Carried

RES.R14-737 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Official Community Plan Bylaw,
1996, No. 12900, No. 386, Amendment Bylaw, 2014, No. 18221" pass its first reading.
Carried

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

RES.R14-738 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Official Community Plan Bylaw,
1996, No. 12900, No. 386, Amendment Bylaw, 2014, No. 18221" pass its second
reading.
Carried

RES.R14-739 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. 386, Amendment Bylaw, 2014, No.
18221" be held at the City Hall on Monday, May 26, 2014, at 7:00 p.m.
Carried

RES.R14-740 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18222" pass its first reading.
Carried

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

RES.R14-741 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18222" pass its second reading.
Carried

RES.R14-742 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. 18222" be held at the City
Hall on Monday, May 26, 2014, at 7:00 p.m.
Carried

9. 7913-0191-00
15895 - 16 Avenue
Wojciech Grzybowicz, WG Architecture Inc / 0969541 B C Ltd /
Director Information: Huguette Dore / No Officer Information Filed
Development Variance Permit
in order to allow a portion of the outdoor amenity space to be located within the east side yard setback 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 Villeneuve
That Council approve Development Variance Permit No. 7913-0191-00 (Appendix II) to proceed to Public Notification to allow 27 sq.m. (70 %) of the required outdoor amenity space to encroach into the east side yard setback.

RES.R14-743

Carried

SURREY CITY CENTRE/WHALLEY

10. 7914-0064-00
13750 - 96 Avenue
Barry Marshall, EDG Experience Design Group Inc. / Health Authority
Development Permit / Development Variance Permit
in order to allow for a comprehensive sign design package for Surrey Memorial Hospital.

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. Council approve the applicant's request to vary the Sign By-law as described in Appendix II of Planning Application No. 7914-0064-00.
2. Council approve Development Permit No. 7914-0064-00, including a comprehensive sign design package, and authorize the Mayor and Clerk to execute the Permit.

RES.R14-744

Carried

11. **7912-0124-01**
11421 - Royal Crescent
Lori Joyce, H.Y. Engineering Ltd / Arlene M Hartley
Development Variance Permit
in order to allow subdivision into 4 single family lots and to retain an existing house.

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

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

1. Council approve Development Variance Permit No. 7912-0124-01 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot depth of the Single Family Residential Zone (RF) from 28 metres (92 ft.) to 26.2 metres (86 ft.) for proposed Lot 2;
 - (b) to reduce the minimum lot depth of the Single Family Residential Zone (RF) from 28 metres (92 ft.) to 23 metres (75 ft.) for proposed Lot 4;
 - (c) to reduce the minimum rear yard setback of the Single Family Residential Zone (RF) from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) for proposed Lot 1;
 - (d) to reduce the minimum rear yard setback of the Single Family Residential Zone (RF) from 7.5 metres (25 ft.) to 4.7 metres (15 ft.) for proposed Lot 3; and
 - (e) to reduce the minimum side yard setback of the Single Family Residential Zone (RF) from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for proposed Lots 1 and 3.
2. Council instruct staff to resolve the following issue 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; and
 - (c) registration of a no-build Section 219 Restrictive Covenant on a portion of proposed Lot 1 for the purpose of tree retention.

3. Council instruct staff to bring forward Development Variance Permit No. 7912-0124-00 for filing, when Development Variance Permit No. 7912-0124-01 is considered for approval.

RES.R14-745

CarriedCOMMERCIAL/INDUSTRIAL/AGRICULTURALFLEETWOOD/GUILDFORD

12. **7913-0150-00**
10436 - 173 Street
Avnash Banwait, Mainland Engineering (2007) Corporation / 0969992 BC Ltd
/ Director Information: Parmjit Singh Johal / No Officer Information Filed
 Rezoning from I-P(2) (By-law No. 5942) to IL-1 / Development Permit /
 Development Variance Permit
in order to develop a construction waste recycling depot.

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

It was

Moved by Councillor Gill
 Seconded by Councillor Hayne
 That:

1. a By-law be introduced to rezone the subject site in Planning Application No. 791-0150-00 from "Industrial Park Zone Two (I-P(2))" (By-law No. 5942) to "Light Impact Industrial 1 Zone (IL-1)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7913-0150-00 generally in accordance with the attached drawings (Appendix III).
3. Council approve Development Variance Permit No. 7913-0150-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum south side yard setback of the IL-1 Zone from 7.5 metres (25 ft.) to 1.5 metres (5 ft.).
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 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; and
- (d) 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.R14-746 Carried

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18223" pass its first reading.

RES.R14-747 Carried

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

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18223" pass its second reading.

RES.R14-748 Carried

It was then Moved by Councillor Gill
Seconded by Councillor Hayne
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18223" be held at the City
Hall on Monday, May 26, 2014, at 7:00 p.m.

RES.R14-749 Carried

- 13. 7914-0042-00**
15330 - 102A Avenue
James Bradley, James Bradley Consulting Inc. / Carousel Ventures Ltd
Liquor License Amendment / Development Variance Permit
in order to vary the provisions of LUC No. 342 and to allow for a patio with an occupant load of 63, at the Mirage Nightclub.

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

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

1. Council approve the following proposed liquor primary license amendment to proceed to Public Notification:

- (a) the addition of a patio with a person capacity of 63, which will close no later than 10:00 p.m. daily.
- 2. Council approve Development Variance Permit No. 7914-0042-00 (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to amend the building, siting and landscaping plans attached to Land Use Contract (LUC) No. 342 as amended, to allow for the addition of a patio.
- 3. Council direct staff to finalize a Good Neighbour Agreement for execution by the City and the applicant (Appendix IV).

RES.R14-750

CarriedNEWTON

14. **7914-0075-00**
8407 - King George Boulevard
Andy Aadmi, A & A Construction / 625515 B.C. Ltd. / Director Information: Andy Aadmi / No Officer Information Filed As At April 4, 2013
 Development Variance Permit
in order to reduce the minimum landscape requirement along King George Boulevard.

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. Council approve Development Variance Permit No. 7914-0075-00 (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum landscape requirement along the east side yard (King George Boulevard) from 1.5 metres (5 ft.) to 1 metre (3 ft.).
- 2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (b) submission of a Section 219 Restrictive Covenant for future removal of the existing garbage enclosure, at the expense of the owner, currently located in the reciprocal access easement registered on title once the easement is required by the Engineering Department

to extend further westward to facilitate the redevelopment of 13573 – 84 Avenue; and

- (c) submission of a revised layout that clearly shows the removal of all unauthorized pavement markings previously installed in the drive aisle off King George Boulevard to the satisfaction of the Engineering Department.

RES.R14-751

Carried

SURREY CITY CENTRE/WHALLEY

- 15. **7913-0258-00**
12716 - King George Boulevard
Paramjit Shergill / Amar Kaur
 Development Variance Permit
in order to allow the storage of landscaping material between the principal building and the front lot line, for a landscape supply business.

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

It was

Moved by Councillor Gill
Seconded by Councillor Steele
That:

- 1. Council approve Development Variance Permit No. 7913-0258-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to vary the CHI Zone to allow the storage of landscaping materials between the front of the principal building and the front lot line.
- 2. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
 - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

RES.R14-752

Carried

RESIDENTIAL/INSTITUTIONALNEWTON

16. **7913-0088-00**
5844 - 132 Street / 5832 - 132 Street / 5822 - 132 Street
Andrea Scott, PJ Lovick Architect Ltd. / Sukhdev S Sidhu /
Manmohan K Grewal / Gurjit S Grewal / Carelink Investment Group Ltd /
Bachittar S Randhawa / Gurjit K Randhawa
OCP Amendment from Suburban to Urban / Land Use Contract Discharge/
Rezoning from RA and RH to CD (based on RMS-1) and RF / Development Permit
/ Housing Agreement
in order to permit the development of a 125-bed residential care facility.

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

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

1. a By-law be introduced to amend the OCP by redesignating the subject site in Development Application No. 7913-0088-00 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 discharge Land Use Contract No. 519 and a date for Public Hearing be set.
4. a By-law be introduced to rezone Block A and Block B, as shown on the Survey Plan attached as Appendix XI, as follows:
 - (a) Block A on the Survey Plan from "One-Acre Residential Zone (RA)" and "Half-Acre Residential Zone (RH)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing; and
 - (b) Block B on the Survey Plan 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 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) final approval from the Ministry of Transportation & Infrastructure;
- (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (f) 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) submission of an acoustical report for the units adjacent to Highway No. 10 and 132 Street, and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (i) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
- (j) approval of a Housing Agreement By-law.

RES.R14-753

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Hepner

That "Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 387, Amendment Bylaw, 2014, No. 18224 pass its first reading.

RES.R14-754

Carried

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

It was Moved by Councillor Gill
Seconded by Councillor Hepner
That "Surrey Official Community Plan Bylaw,
1996, No. 12900, No. 387, Amendment Bylaw, 2014, No. 18224 pass its second
reading.

RES.R14-755 Carried

It was then Moved by Councillor Gill
Seconded by Councillor Hepner
That the Public Hearing on "Surrey Official
Community Plan Bylaw, 1996, No. 12900, No. 387, Amendment Bylaw, 2014, No.
18224 be held at the City Hall on Monday, May 26, 2014, at 7:00 p.m.

RES.R14-756 Carried

It was Moved by Councillor Gill
Seconded by Councillor Hepner
That "Surrey Land Use Contract No. 519,
Authorization Bylaw, 1978, No. 5683, Discharge Bylaw, 2014, No. 18225" pass its first
reading.

RES.R14-757 Carried

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

It was Moved by Councillor Gill
Seconded by Councillor Hepner
That "Surrey Land Use Contract No. 519,
Authorization Bylaw, 1978, No. 5683, Discharge Bylaw, 2014, No. 18225" pass its
second reading.

RES.R14-758 Carried

It was then Moved by Councillor Gill
Seconded by Councillor Hepner
That the Public Hearing on "Surrey Land Use
Contract No. 519, Authorization Bylaw, 1978, No. 5683, Discharge Bylaw, 2014, No.
18225" be held at the City Hall on Monday, May 26, 2014, at 7:00 p.m.

RES.R14-759 Carried

It was Moved by Councillor Gill
Seconded by Councillor Hepner
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18226" pass its first reading.

RES.R14-760 Carried

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

RES.R14-761 It was Moved by Councillor Gill
Seconded by Councillor Hepner
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18226" pass its second reading.
Carried

RES.R14-762 It was then Moved by Councillor Gill
Seconded by Councillor Hepner
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18226" be held at the City
Hall on Monday, May 26, 2014, at 7:00 p.m.
Carried

RES.R14-763 It was Moved by Councillor Gill
Seconded by Councillor Hepner
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18227" pass its first reading.
Carried

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

RES.R14-764 It was Moved by Councillor Gill
Seconded by Councillor Hepner
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18227" pass its second reading.
Carried

RES.R14-765 It was then Moved by Councillor Gill
Seconded by Councillor Hepner
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18227" be held at the City
Hall on Monday, May 26, 2014, at 7:00 p.m.
Carried

SURREY CITY CENTRE/WHALLEY

17. **7912-0325-00**
Portion of 13328 - 104 Avenue
10322- 133 Street
Richard Bernstein, Chris Dikeakos Architects Inc. /
WestStone Properties 104 Ltd.
Rezoning from RF to CD (based upon RM-135 and C-5) / Development Permit
*in order to permit the development of a 36-storey apartment building and a 3-storey
commercial building.*

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

It was

Moved by Councillor Gill
Seconded by Councillor Villeneuve
That:

1. a By-law be introduced to rezone the site in Planning Application No. 7912-0325-00 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 (Appendix VI).
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 1, 206 square metres (12,981 sq.ft.) to 546 square metres (5, 880 sq.ft.).
3. Council approve the applicant's request to reduce the amount of required outdoor amenity space from 1, 206 square metres (12,981 sq.ft.) to 54 square metres (582 sq.ft.).
4. Council authorize staff to draft Development Permit No. 7912-0325-00, generally in accordance with the attached drawings (Appendix II).
5. Council endorse the revised "West Village" Master Plan block concept as shown on Appendix III.
6. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (d) submission of a 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) 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 satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (i) the applicant adequately address the impact of reduced indoor amenity space;
- (j) the applicant adequately address the impact of reduced outdoor amenity space;
- (k) discharge of Restrictive Covenant BB1269735, which is a "No Build" Restrictive Covenant intended to ensure the shortfall in amenity contributions from previous phases of the "Urban Village" (now known as "West Village") development is addressed; and
- (l) registration of a new "No Build" Restrictive Covenant on the remainder portion of 13328 – 104 Avenue, to resolve the shortfall in amenity contributions from current and previous phases of the "Urban Village" (now known as "West Village") development.

RES.R14-766

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Villeneuve

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

Amendment Bylaw, 2014, No. 18228" pass its first reading.

RES.R14-767

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. 18228" pass its second reading.

RES.R14-768

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. 18228" be held at the City Hall on Monday, May 26, 2014, at 7:00 p.m.

RES.R14-769

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

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

FINAL ADOPTIONS

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18167"
7913-0229-00 – BPSC Investments Ltd. c/o Chris Dixon
RA to IB - 17715 – 65A Avenue (aka 17717 – 65A Avenue) - to permit the
development of a multi-tenant industrial building.

Approved by Council: February 3, 2014

Note: See Development Variance Permit No. 7913-0229-00 and Development
Permit No. 7913-0229-00 under Section I.

It was Moved by Councillor Hepner
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18167" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R14-770

Carried

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18053"
7913-0114-00 – 0970843 c/o Citiwest Consulting Ltd. (Roger Jawanda)
RA to RF - 15638 – 82 Avenue - to allow subdivision into six (6) single family lots.

Approved by Council: September 9, 2013

It was Moved by Councillor Hepner
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2013, No. 18053" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R14-771

Carried

3. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 334 Amendment
By-law, 2012, No. 17754"
7912-0093-00 – Pavillion Homes (Paxton) Inc.
c/o Barnett Dembeck Architect Inc.
To redesignate the property - 2552 - 156 Street (aka 2550 – 156 Street) - from Urban
(URB) to Multiple Residential (RM).

Approved by Council: September 10, 2012

Approved by Council: October 7, 2013

Note: Change in Ownership

This Bylaw is proceeding in conjunction with Bylaw No. 18082

Planning and Development advise (see memorandum dated May 7, 2014 in back-up) that in response to the comments from the Public Hearing, the applicant provided an alternative subdivision layout (Appendix II) which aligned the proposed inner road with 181 Street at 68 Avenue. When compared to the applicant's proposed layout (Appendix I) the alternative layout provided less street connectivity (only one outlet to 68 Avenue rather than two) and less on-street parking (parking would be permitted on one side of the street rather than two sides). Additionally, the alternative layout showed thirteen lots fronting 68 Avenue (rather than eight lots) which would further impact the privacy of existing homes fronting the north side of 68 Avenue. It was determined that the alternative subdivision layout was not a suitable option compared to the applicant's proposed layout.

According to the Arborist Report for the subject site, most of the existing by-law sized trees along 68 Avenue are in poor or very poor condition, and are not suitable for retention. Several of the trees have been topped to avoid overhead BC Hydro power lines. Staff are in agreement with the consulting Arborist. Four trees along 68 Avenue that are not impacted by servicing, and are suitable for retention, will be retained on proposed Lots 9, 11, 12 and 13.

It was Moved by Councillor Hepner
Seconded by Councillor Steele
That "Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 371 Amendment Bylaw, 2013, No. 18081" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R14-775

Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18082" 7913-0184-00 - RA to RF-12: - to permit subdivision into approximately 74 single family small lots. Approximately 1.1 hectares of the site will be dedicated as park.

Approved by Council: October 7, 2013

This Bylaw is proceeding in conjunction with Bylaw No. 18081

It was Moved by Councillor Hepner
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18082" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R14-776

Carried

5. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 317 Amendment By-law, 2012, No. 17620"
7911-0140-00 - Manorlane Homes Inc.
c/o Focus Architecture Incorporated (Colin Hogan)
To redesignate the site located at 6455 - 196 Street and 19559 - 64 Avenue from Urban (URB) to Multiple Residential (RM).

Approved by Council: April 2, 2012

Note: See Development Permit No. 7911-0140-00 under Section I.

This By-law is proceeding in conjunction with By-law No. 17621.

It was Moved by Councillor Hepner
Seconded by Councillor Steele
That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 317 Amendment By law, 2012, No. 17620" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R14-777

Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17621"
7911-0140-00 - RA to CD - to permit the development of three, 4-storey apartment buildings (approximately 176 units) one of which will be a mixed-use building.

Approved by Council: April 2, 2012

This By-law is proceeding in conjunction with By-law No. 17620.

It was Moved by Councillor Hepner
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17621" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R14-778

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. 7913-0229-00**
BPSC Investments Ltd.
17715 - 65A Avenue (aka 17717 - 65A Avenue)

Note: See Bylaw No. 18167 under Section H. and Development Permit No. 7913-0229-00 under Section I.

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

- (i) To reduce the minimum rear yard setback of the IB Zone from 7.5 metres (25 ft.) to 0.0 metre (0 ft.);
- (ii) To reduce the minimum east and west side yard setbacks of the IB Zone from 7.5 metres (25 ft.) to 0.0 metre (0 ft.); and
- (iii) To increase the maximum percentage of small car spaces from 25% to 30%.

To permit the development of a multi-tenant industrial building.

It was Moved by Councillor Villeneuve
 Seconded by Councillor Hayne
 That Development Variance Permit
 No. 7913-0229-00 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.R14-779

Carried

- (b) **Development Variance Permit No. 7912-0093-00**
 Pavilion Homes (Paxton) Inc.
 2552 - 156 Street (aka 2550 - 156 Street)

Note: See By-law Nos. 17754 and 17755 under Section H. and Development Permit No. 7912-0093-00 under Section I.

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 22, Section F as follows:

- (i) To reduce the minimum front yard setback from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.) for a portion of this setback;
- (ii) To reduce the minimum front yard setback from 7.5 metres (25 ft.) to 5.0 metres (16.5 ft.) for a portion of this setback;
- (iii) To reduce the minimum side yard setback from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to the building face;
- (iv) To reduce the minimum side yard setback from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.) to the second-storey deck; and
- (vi) To allow one (1) visitor parking stall within the required rear yard setback.

To permit the development of 25 townhouse units.

RES.R14-780

It was Moved by Councillor Villeneuve
 Seconded by Councillor Hayne
 That Development Variance Permit
 No. 7912-0093-00 be approved; that the Mayor and Clerk be authorized to
 sign the Development Variance Permit; and that Council authorize the
 transfer of the Permit to the heirs, administrators, executors, successors,
 and assigns of the title of the land within the terms of the Permit.
Carried

2. Formal Issuance of Development Permits

- (a) **Development Permit No. 7913-0229-00**
 BPSC Investments Ltd.
 17715 – 65A Avenue (aka 17717 – 65A Avenue)

Note: See Bylaw No. 18167 under Section H. and Development Variance
 Permit No. 7913-0229-00 under Section I.

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

RES.R14-781

It was Moved by Councillor Villeneuve
 Seconded by Councillor Rasode
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7913-0229-00.
Carried

- (b) **Development Permit No. 7913-0198-00**
 Owners of Strata Plan BCS4423
 c/o 0798440 BC Ltd. (Baljit Johal)
 Units 1 – 29, 14338 – 103 Avenue

Planning and Development advise (see memorandum dated May 5, 2014 in
 back-up) that three conditions of approval with respect to this application
 have been addressed differently than what was initially required. Described
 as follows:

1. Rather than the applicant providing security to the townhouse
 strata, to cover the replacement of 25 cedar hedge trees, the City
 will hold the applicant's security for 2 years;
2. Rather than requiring the applicant to remove the cedar hedge
 from within the public walkway along the eastern property line and
 planting canopy trees in their place, the applicant will be required
 to complete this work as part of the proposed townhouse
 development Application No. 7913-0015-00 (Third Reading) on the

adjacent site to the east (10275, 10293/95 – 144 Street) which also involves widening of the public walkway; and

3. Rather than requiring the registration of a Restrictive Covenant to ensure the cedar hedge along the southern property line grows to a minimum height of 3.7 metres (12 ft.), the City will retain a landscape security for 2 years to ensure that the cedar hedge establishes itself and can grow to the lesser of 3.7 metres (12 ft.) or its maximum potential height.

All conditions of approval have been addressed; Council is requested to pass the following resolution:

It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That the Mayor and Clerk be authorized to
execute Development Permit No. 7913-0198-00.
Carried

RES.R14-782

- (c) **Development Permit No. 7912-0093-00**
Pavillion Homes (Paxton) Inc.
2552 – 156 Street (aka 2550 – 156 Street)

Note: See By-law Nos. 17754 and 17755 under Section H. and Development Variance Permit No. 7912-0093-00 under Section I.

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

It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That the Mayor and Clerk be authorized to
execute Development Permit No. 7912-0093-00.
Carried

RES.R14-783

- (d) **Development Permit No. 7911-0140-00**
Manorlane Homes Inc.
6455 – 196 Street and 19559 – 64 Avenue

Note: See By-law Nos. 17620 and 17621 under Section H.

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

