

Present:

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

Absent:

Councillor Villeneuve

Staff Present:

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

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

1. **7914-0063-00**
2099 - 152 Street
Werner Umali, Remedy Drug Store Co. Inc. / 0981720 BC Ltd / 451717 BC Ltd
Director Information: J. Dale Bradford, Carmen Bradford, Angus McDonald,
Grace H. Park, Evelyn K. Shukin, Peteris Skepasts
Officer Information as at July 27, 2013: J. Dale Bradford (President),
Angus McDonald (Vice President), Grace H. Park (Treasurer), Evelyn K.
Shukin (Secretary)
Development Variance Permit
in order to vary the minimum 400-metre separation requirement between a small-scale drug store and an existing drug store.

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

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That Council approve Development Variance Permit No. 7914-0063-00 (Appendix II) to reduce the minimum separation requirement between a proposed small-scale drug store and an existing drug store in Section E.28 of Part 4, General Provisions of the Zoning By-law, from 400 metres (1,300 ft.) to 169 metres (551 ft.), to proceed to Public Notification:

RES.R14-836

Carried2. **7913-0169-00****18699 - 24 Avenue****Bogdonov Pao Associates / Rosa Eppich Holdings Ltd**

Development Permit / Development Variance Permit

To permit the development of an industrial building with some outdoor storage in the side yard.

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. Council authorize staff to draft Development Permit No. 7913-0169-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7913-0169-00 (Appendix V) allowing the following to proceed to Public Notification:
 - (a) to allow an enclosed area for outdoor storage within the east side yard setback area.
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (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) the applicant satisfy the possible deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

RES.R14-837

Carried

SURREY CITY CENTRE/WHALLEY

3. **7914-0112-00**
13483 - 103 Avenue
Maurice Ouellette, Century Group / Surrey Centre Tower Holdings (Hotel #1) Ltd., Surrey Centre Tower Holdings (Retail #1) Ltd., Surrey Centre Tower Holdings (Parking #1) Ltd., Surrey Centre Tower Holdings (Residential #1) Ltd., Surrey Centre Tower Holdings (Office #5) Ltd., Surrey Centre Tower Holdings (Office #4) Ltd., Surrey Centre Tower Holdings (Office #3) Ltd., Surrey Centre Tower Holdings (Office #2) Ltd., Surrey Centre Tower Holdings (Office #1) Ltd.
Development Permit
in order to permit a comprehensive sign design for the 3 Civic Plaza mixed-use development.

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

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

1. Council support the applicant's signage concept for the 3 Civic Plaza mixed-use development; and,
2. Council refer the application back to staff to work with the applicant to ensure that the applicant submits a full and complete Development Permit and Development Variance Permit application for the signage, when the detailed signage has been developed.

RES.R14-838

Carried

RESIDENTIAL/INSTITUTIONALNEWTON

4. **7914-0081-00**
6041 - 138A Street / 6035 - 138A Street
6029 - 138A Street / 6021 - 138A Street
6022 - 138 Street / 6030 - 138 Street
6036 - 138 Street / 6042 - 138 Street / 6048 - 138 Street
Clarence Arychuk, Hunter Laird Engineering Ltd. / North 60 Development Inc.
Rezoning from RF-9 to RF-10
in order to permit the development of 9 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 Martin
That that a By-law be introduced to rezone
the subject properties from "Single Family Residential (9) Zone (RF-9)" (By-law
No. 12000) to "Single Family Residential (10) Zone (RF-10)" (By-law No. 12000) and
a date be set for Public Hearing.
- RES.R14-839 Carried
- It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18229" pass its first reading.
- RES.R14-840 Carried
- The said By-law was then read for the second time.
- It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18229" pass its second reading.
- RES.R14-841 Carried
- It was then Moved by Councillor Gill
Seconded by Councillor Martin
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18229" be held at the City
Hall on June 9, 2014, at 7:00 p.m.
- RES.R14-842 Carried

SOUTH SURREY

5. **7914-0072-00**
1284 – 184 Street
Brent Dennis, BWD Engineering Inc. / Semiahmoo Fish & Game Club
Development Variance Permit
*in order to relax the minimum side yard setback and permit a permanent structure
to cover the starting line of the existing outdoor archery range at the Semiahmoo
Fish and Game Club.*

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. 7914-0072-00 (Appendix II) to reduce the minimum south side yard setback in the CD Zone (By-law No. 13485) from 13.5 metres (44 ft.) to 3 metres (10 ft.) for a covered structure located over the starting line of the existing outdoor archery range.to proceed to Public Notification:

RES.R14-843

CarriedRESIDENTIAL/INSTITUTIONALCLOVERDALE/CLAYTON

6. **7913-0218-01**
18841 - 54 Avenue
5472 - 188 Street
5442 - 188 Street
Roger Jawanda, CitiWest Consulting Ltd. / Shainaz Bains, Manjit S Bains, Jasdildar S Gill, Sukhdev S Bhandal, Jasvir K Bhandal
 Development Variance Permit
to vary the minimum side yard setback of the RF Zone for 14 proposed single family lots.

Note: Council granted Third Reading to the related OCP Redesignation Bylaw No. 18179 and Rezoning Bylaw No. 18180 on March 10, 2014.

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. 7913-0218-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum east 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 4, 6, 9, 11 and 18; and
 - (b) to reduce the minimum west 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 3, 5, 7, 8, 10, 12, 17, 19 and 21.
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where

necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) registration of a 2.4-metre (8 ft.) wide no-build Restrictive Covenant along the east property line of proposed Lots 3, 5, 7, 8, 10, 12, 17, 19 and 21;
- (d) registration of a 2.4-metre (8 ft.) wide no-build Restrictive Covenant along the west property line of proposed Lots 4, 6, 9, 11, and 18; and
- (e) registration of a Restrictive Covenant requiring the garage face be set back a minimum of 7.5 metres (25 ft.) from the rear lot line or 6 metres (20 ft.) from the flanking street side lot line on proposed Lots 2, 13, and 16.

RES.R14-844

Carried

FLEETWOOD/GUILDFORD

7. **7913-0230-00**
15340 - Guildford Drive
15230 - Guildford Drive
Sam Hooge, Dawson & Sawyer / Cardiff Properties Ltd
 Development Permit / Development Variance Permit
in order to permit the development of approximately 170 townhouse units on two existing lots in Guildford.

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

It was

Moved by Councillor Gill
 Seconded by Councillor Martin
 That:

1. Council approve the applicant's request to eliminate the required indoor amenity space.
2. Council approve the applicant's request to reduce the amount of required outdoor amenity space from 510 square metres (5,490 square feet) to 448 square metres (4,822 square feet).
3. Council authorize staff to draft Development Permit No. 7913-0230-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7913-0230-00 (Appendix V) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum front yard setback of CD By-law No. 17032 for the eastern subject lot, 15340 - Guildford Drive, from 7.5 metres (25 ft.) to 4.6 metres (15 ft.);
 - (b) to reduce the minimum rear yard setback of CD By-law No. 17032 for the eastern subject lot, 15340 - Guildford Drive, from 7.5 metres (25 ft.) to 4.4 metres (14 ft.);
 - (c) to reduce the minimum front yard setback of CD By-law No. 17032 for the western subject lot, 15230 - Guildford Drive, from 7.5 metres (25 ft.) to 4.4 metres (14 ft.);
 - (d) to vary the Off-Street Parking requirements of CD By-law No. 17032 for both 15230 and 15340 Guildford Drive by allowing one tandem parking space to be provided outside of the building envelope for 71 of the proposed tandem units;
 - (e) to increase the maximum lot coverage of CD By-law No. 17032 for the western subject lot, 15230 - Guildford Drive, from 40% to 41%; and
 - (f) to vary the Special Regulations of CD By-law No. 17032 for the eastern subject lot, 15340 - Guildford Drive, to allow the required outdoor amenity space to be located on the western subject lot.
5. Council instruct staff to resolve the following issues prior to final approval:
- (a) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (b) submission of a landscaping plan and landscaping cost estimate, including fencing along the riparian area, 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) 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;
 - (e) the applicant adequately address the impact of no indoor amenity space;
 - (f) the applicant adequately address the impact of reduced outdoor amenity space;
 - (g) registration of a Section 219 Restrictive Covenant and easement for reciprocal access over both 15230- and 15340 Guildford Drive for

both pedestrian and vehicular access and to ensure access to the common outdoor amenity spaces;

- (h) confirmation from the adjacent strata corporation for the Boulevard Club apartment buildings at 15210 and 15220 Guildford Drive of their support for the removal of the existing concrete wall that is located along the entry driveway, the relocation of the entry gate and the removal of a portion of the underground parking structure that encroaches onto 15230 Guildford Drive; and
- (i) discharge of easement CA2147575 and related Plan EPP9712 (Schedule C).

RES.R14-845

Carried
with Councillor Hepner opposed

Council expressed concern regarding the lack of indoor amenity space allocated for the proposed development and requested staff to work with the Applicant to see what they can do to resolve concerns.

8. **7913-0292-00**
15825 - 105A Avenue
15815 - 105A Avenue
Portion of lane
Theresa Rawle, H.Y. Engineering Ltd. / Sharon E. Wopnford, Daniel J. Kosovic, Robert G. Kosovic, City of Surrey
Rezoning from RA to RF
in order to allow subdivision into two (2) 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 Martin
That:

1. a By-law be introduced to rezone the subject site in Planning Application No. 7913-0292-00 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) 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; and
- (e) completion of the closure and acquisition of a portion of unopened rear (north) lane that abuts the subject site.

RES.R14-846

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

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

Amendment Bylaw, 2014, No. 18230" pass its first reading.

RES.R14-847

Carried

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

It was

Moved by Councillor Gill

Seconded by Councillor Martin

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

Amendment Bylaw, 2014, No. 18230" pass its second reading.

RES.R14-848

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Martin

That the Public Hearing on "Surrey Zoning

Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18230" be held at the City Hall on June 9, 2014, at 7:00 p.m.

RES.R14-849

Carried

9. **7913-0201-00**
8745 - 162 Street
Parm Garcha, Archstone Projects Ltd / 0978883 BC Ltd.
Director Information: Parm Garcha
Officer Information: No officer information filed
 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 23 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 Hayne
That:

1. a By-law be introduced to amend the OCP by redesignating the subject site in Planning Application No. 7913-0201-00 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 eliminate the required indoor amenity space.
5. Council authorize staff to draft Development Permit No. 7913-0201-00 generally in accordance with the attached drawings (Appendix II).
6. Council approve Development Variance Permit No. 7913-0201-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for the principal building face, and to 4.5 metres (15 ft.) for the rear porch or balcony;
 - (b) to reduce the minimum 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 4.0 metres (13 ft.) for the second- and third-floor boxed window projections;
 - (c) to reduce the minimum east setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.9 metres (23 ft.) for the principal building face;
 - (d) to vary the enclosed tandem parking space requirements of the RM-30 Zone to permit one outside resident tandem parking space for four of the dwelling units in Building 3;
 - (e) to vary the parking requirements of the RM-30 Zone, to allow two visitor parking spaces within the required setbacks; and
 - (f) to vary the RM-30 Zone to allow the required outdoor amenity space to be located 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 subdivision plan to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) 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) conveyance of proposed Lot B to the City, for future consolidation with the adjacent property 8727 - 162 Street;
 - (j) registration of a Section 219 Restrictive Covenant for "no build" on proposed Lot B until future consolidation with the adjacent property 8727 - 162 Street to the south;
 - (k) registration of a reciprocal access agreement for 8727 - 162 Street to the south, to permit future shared driveway access for the adjacent property;
 - (l) registration of a reciprocal access and usage agreement for access to the common outdoor amenity space by the future residents of 8727 - 162 Street upon redevelopment;
 - (m) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
and

- (n) the applicant adequately address the impact of no indoor amenity space.
- RES.R14-850 Carried
- It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 388, Amendment Bylaw, 2014, No. 18231" pass its first reading.
- RES.R14-851 Carried
- The said By-law was then read for the second time.
- It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 388, Amendment Bylaw, 2014, No. 18231" pass its second reading.
- RES.R14-852 Carried
- It was then Moved by Councillor Gill
Seconded by Councillor Hayne
That the Public Hearing on "Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 388, Amendment Bylaw, 2014, No. 18231" be held at the City Hall on June 9, 2014, at 7:00 p.m.
- RES.R14-853 Carried
- It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18232" pass its first reading.
- RES.R14-854 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. 18232" pass its second reading.
- RES.R14-855 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. 18232" be held at the City Hall on June 9, 2014, at 7:00 p.m.
- RES.R14-856 Carried

SURREY CITY CENTRE/WHALLEY

10. 7914-0059-00
9687 - 137 Street
9677 - 137 Street
9671 - 137 Street
Ken Woodward, City of Surrey / City of Surrey
Rezoning from RF to CD (based on RM-45)
in order to accommodate a future combined emergency shelter/ transition house 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 Hayne
That:

1. a By-law be introduced to rezone the subject site in Planning Application No. 7914-0059-00 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.
2. Council endorse the Urban Design Guidelines prepared for the site (Appendix III).
3. Council instruct staff to resolve the following issue(s) 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) the applicant to submit a complete Development Permit application for the design of the proposed development; and
 - (c) submission of a subdivision layout to the satisfaction of the Approving Officer.
4. Council pass a resolution to amend the City Centre Land Use Plan to redesignate the subject site from "Park" to "Mixed-Use 3.5 FAR", when the project is considered for final adoption.

RES.R14-857

Carried

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2014, No. 18233" pass its first reading.
 RES.R14-858 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. 18233" pass its second reading.
 RES.R14-859 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. 18233" be held at the City
 Hall on June 9, 2014, at 7:00 p.m.
 RES.R14-860 Carried

RESIDENTIAL/INSTITUTIONAL

NEWTON

11. **7913-0092-00**
6075 - 144 Street
6085 - 144 Street
Brad Hughes, Park Ridge Homes (Panorama) Ltd. / Lieselotte Sickmueller,
Richard K. Sickmueller
 NCP Amendment from "Townhouses 15 u.p.a. max." to "Townhouses 25 u.p.a.
 max." / Rezoning from RA to CD (Based upon RM-30) / Development Permit
 Development Variance Permit
*in order to permit the development of a single family lot, a park lot and twenty-nine
 (29) ground-oriented townhouse units. The applicant further proposes to introduce
 an east-west and north-south lane as well as amend the boundary of the future park
 lot in the South Newton NCP.*

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 a portion of the subject site in Planning
 Application 7913-0092-00 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.

2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7913-0092-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7913-0092-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum number of visitor parking stalls from six (6) to four (4); and
 - (b) to reduce the minimum length of an unenclosed tandem parking space for Building 1 and Building 2 from 6.0 metres (19.7 ft.) to 5.66 metres (18.6 ft.).
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) complete the purchase agreement for the future parkland;
 - (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;

- (j) registration of a Section 219 Restrictive Covenant to notify the owner and/or tenant of Unit #1, Building #1, that the driveway cannot be utilized for additional off-street tandem parking;
- (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 no indoor amenity space.

6. Council pass a resolution to amend the South Newton NCP to introduce an east-west and north-south lane at 6075 - 144 Street, 6085 - 144 Street, 6113 - 144 Street as well as 6133 - 144 Street, relocate the eastern boundary of the future park lot and re-designate the land from "Townhouses 15 u.p.a. max." to "Townhouses 25 u.p.a. max." when the proposal is considered for final adoption (Appendix VI).

RES.R14-861

Carried

It was

Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2014, No. 18234" pass its first reading.

RES.R14-862

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. 18234" pass its second reading.

RES.R14-863

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. 18234" be held at the City Hall on June 9, 2014, at 7:00 p.m.

RES.R14-864

Carried

C. ITEMS REFERRED BACK

D. CORPORATE REPORTS

The Corporate Report under date of May 26, 2014 was considered and dealt with as follows:

Item No. L003 **Proposed Revisions to the Interim Density Bonusing Policy No. O-54**
File: 6630-01

The General Manager, Planning and Development submitted a report to seek:

1. approval for amendments to the Interim Density Bonus Policy No. O-54 (the "Policy") that reflect Council-approved density provisions in City Centre and Guildford Town Centre; and
2. authorization to prepare a more significant revision to the Policy in accordance with guidelines released in March 2014 by the Provincial Ministry of Community, Sport and Cultural Development, in consultation with the community and the development industry, entitled "*Community Amenity Contributions: Balancing Community Planning, Public Benefits and Housing Affordability*", a copy of which is attached as Appendix II to Corporate Report L003.

It was

Moved by Councillor Hepner
Seconded by Councillor Martin
That Council:

1. Receive Corporate Report L003 as information;
2. Approve amendments, as described in this report and documented in Appendix I, to the Interim Density Bonus Policy No. O-54; and
3. Authorize staff to prepare Terms of Reference for a revised Density Bonus Policy, including a program of public and stakeholder consultation.

RES.R14-865

Carried

E. DELEGATIONS**F. CORRESPONDENCE****G. NOTICE OF MOTION**

H. BY-LAWS

FINAL ADOPTIONS

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2007, No. 16540, Amendment Bylaw, 2014, No. 18202"
7914-0035-00 – Suncor Energy Inc. c/o Suncor Energy Inc. (Anna Stilwell)
Amend CD Bylaw No. 16540 (based on CG-2) - 8811 – 126 Street: to allow a drive-through restaurant as a permitted use on a commercial property, and allow on-site signage as part of a comprehensive sign package.

Approved by Council: April 14, 2014

Note: See Development Permit No. 7914-0035-00 under Section I.

It was Moved by Councillor Hepner
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2007, No. 16540, Amendment Bylaw, 2014, No. 18202" be finally
adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R14-866

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17623"
7911-0264-00 - Jaycey Investments Limited
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)
RH to RF-12 - 18268 - 68 Avenue - to permit subdivision into approximately
5 single family lots.

Approved by Council: April 2, 2012

- * Planning and Development advise (see memorandum dated May 21, 2014 in back-up) that it is in order for Council to pass a resolution amending the North Cloverdale West Neighbourhood Concept Plan to redesignate the site from Townhouse (15 upa) and Single Family Residential to Small Lots.

It was Moved by Councillor Hepner
Seconded by Councillor Steele
That Council amend the North Cloverdale
West Neighbourhood Concept Plan to redesignate the site from Townhouse
(15 upa) and Single Family Residential to Small Lots.

RES.R14-867

Carried

It was Moved by Councillor Hepner
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2012, No. 17623" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
 RES.R14-868 Carried

3. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 348 Amendment
 By-law, 2013, No. 17894"
 7911-0269-00 – Cressey Grandview Holdings Ltd.
 c/o Aplin & Martin Consultants Ltd. (Maggie Koka)
 To redesignate the site located at 15755, 15789 Mountain View Drive, 15805, 15815,
 15853, 15975, 15895 – 28 Avenue, 2907, 2933 and 2987 – 160 Street - from Suburban
 (SUB) to Urban (URB).

This By-law is proceeding in conjunction with By-law No. 17895

Approved by Council: March 11, 2013

Note: See Development Variance Permit No. 7911-0269-00 under Section I.

- * Planning and Development advise (see memorandum dated May 7, 2014 in
 back-up) that at the April 8, 2013 Regular Council-Public Hearing, Council directed
 staff to work with the applicant to address concerns raised during Public Hearing
 by a neighbouring landowner. The neighbour has opted to maintain their
 property as is, with the exception of hooking up to the City sewer at their own
 cost. The applicant will be putting a No-Build Restrictive Covenant on proposed
 Lot 73 (which is adjacent to the neighbour's lot) so that it will not be built upon
 unit both parties can agree that the hedge can be removed.

- * Planning and Development also advise (see memorandum dated May 7, 2014 in
 back-up) that it is in order for Council to pass a resolution amending the North
 Grandview Heights Neighbourhood Concept Plan to redesignate the site from
 "Cluster Housing (6-8 upa)" to "Single Family Small Lots", "Multiple Residential
 15-25 upa" and "Environmental Area".

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That Council amend the North Grandview
 Heights Neighbourhood Concept Plan to redesignate the site from "Cluster
 Housing (6-8 upa)" to "Single Family Small Lots", "Multiple Residential 15-25 upa"
 and "Environmental Area".
 RES.R14-869 Carried

RES.R14-870

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 348 Amendment By law, 2013, No. 17894" be finally
 adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17895"
 7911-0269-00 – RA to RF-9 and CCR - Portions of 15805, 15855, 15895,
 15975 - 28 Avenue, 2907, 2933 – 160 Street and 15789 – Mountain View Drive - to
 permit the development of 78 single family small lots on blocks B, C and E, a
 childcare centre lot on Block F and to create 3 remainder parcels for future
 townhouse development Blocks A and D.

This By-law is proceeding in conjunction with By-law No. 17894

Approved by Council: March 11, 2013

RES.R14-871

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2013, No. 17895" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
Carried

4. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 353 Amendment
 By-law, 2013, No. 17910"
 7910-0313-00 – 0888399 B.C. Ltd. c/o Simranjeet Dhanoa
 To redesignate the site located at 6971 – 122 Street from Urban (URB) to Multiple
 Residential (RM).

This By-law is proceeding in conjunction with By-law No. 17911

Approved by Council: April 8, 2013

Note: See Development Variance Permit No. 7910-0313-00 and Development
 Permit No. 7910-0313-00 under Section I.

- * Planning and Development advise (see memorandum dated May 21, 2014 in
 back-up) that it is in order for Council to pass a resolution amending the West
 Newton Local Area Plan to redesignate the site from "Townhouses 8-15 upa" to
 "Townhouse 20 upa".

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That Council amend the West Newton Local
 Area Plan to redesignate the site from "Townhouses 8-15 upa" to "Townhouse
 20 upa".

RES.R14-872 Carried

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 353 Amendment By law, 2013, No. 17910" be finally
 adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R14-873 Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17911"
 7910-0313-00 - RA to RM-30 - 6971 - 122 Street - to permit the development of a
 39 unit townhouse project.

This By-law is proceeding in conjunction with By-law No. 17910

Approved by Council: April 8, 2013

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2013, No. 17911" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.

RES.R14-874 Carried

5. "Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 364 Amendment
 Bylaw, 2013, No. 18005"
 7913-0030-00 – Mosaic Fraser 192 Holdings Ltd. and Mosaic Fraser 192 Retail
 Holdings Ltd.
 c/o Mosaic Avenue Developments Ltd. (Stephanie Bird)
 To redesignate portions of the sites located at 6415 – 192 Street, 19141, 19153,
 19169 Fraser Highway, Portion of 6469 – 192 Street and Portion of 192 Street from
 Urban (URB) to Commercial (COM) and Multiple Residential (RM).

This By-law is proceeding in conjunction with By-law No. 18006

Approved by Council: July 8, 2013

Note: Change in ownership

Note: See Development Variance Permit No. 7913-0030-00 and Development
 Permit No. 7913-0030-00 under Section I.

- * Planning and Development advise (see memorandum dated May 7, 2014 in back-up) that Planning Application 7913-0030-00 comprises of a residential and commercial development. The applicant would like to defer the commercial portion of the development to a later date. As a result, the Development Permit No. 7913-0030-00 has been split into two distinct developments: Development Permit No. 7913-0030-00 for the townhouse portion, and Development Permit No. 7913-0030-01 for the commercial portion. All other conditions of approval with respect to Bylaw Nos. 18005 and 18006 have been met.

Consideration of the commercial portion of the application being Rezoning Bylaw No. 18007 and Development Permit No. 7913-0030-01 will be brought forward at a later date once all other conditions of approval with respect to Bylaw No. 18007 have been met.

- * Planning and Development also advise (see memorandum dated May 7, 2014 in back-up) that it is in order for Council to pass a resolution amending the East Clayton Neighbourhood Concept Plan to redesignate portions of the site from Specialty Community-Oriented Commercial to 22 - 45 upa (High-Density) and from Open Space/Park to Specialty Community-Oriented Commercial.

It was Moved by Councillor Hepner
Seconded by Councillor Gill
That Council amend the East Clayton
Neighbourhood Concept Plan to redesignate portions of the site from Specialty
Community-Oriented Commercial to 22 - 45 upa (High-Density) and from Open
Space/Park to Specialty Community-Oriented Commercial.

RES.R14-875

Carried

It was Moved by Councillor Hepner
Seconded by Councillor Gill
That "Surrey Official Community Plan Bylaw,
1996, No. 12900, No. 364 Amendment Bylaw, 2013, No. 18005" be finally adopted,
signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R14-876

Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18006"
7913-0030-00 - RA to RM-30 - 6415 - 192 Street, 19141, 19153, 19169 Fraser Highway,
Portion of 6469 - 192 Street and Portion of 192 Street - to permit the development
of 44 townhouse units.

This By-law is proceeding in conjunction with By-law No. 18005

Approved by Council: July 8, 2013

It was Moved by Councillor Hepner
 Seconded by Councillor Gill
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2013, No. 18006" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.

RES.R14-877

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. 7911-0269-00**
Cressey Grandview Holdings Ltd.
 15805 – 28 Avenue and 2907 – 160 Street

To vary "Surrey Zoning By-law, 1993, 12000", as amended, Part 17C, Section K, as follows:

- (i) To reduce the minimum lot depth of a Type I lot from 28 metres (90 ft.) to 26.4 metres (87 ft.) for proposed Lot 35.

To permit the development of 78 single family small lots on Blocks B, C and E, a childcare centre lot on Block F and to create 3 remainder parcels for future townhouse development on Blocks A and D.

Note: See Bylaw Nos. 17894 and 17895 under Section H.

It was Moved by Councillor Hepner
 Seconded by Councillor Gill
 That Development Variance Permit
 No. 7911-0269-00 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.R14-878

Carried

- (b) **Development Variance Permit No. 7910-0313-00**
0888399 B.C. Ltd.
 6971 – 122 Street

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

- (i) To reduce the minimum easterly setback (122 Street) from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.);

- (ii) To reduce the minimum westerly setback (121 Street) from 7.5 metres (25 ft.) to 3.6 metres (12 ft.);
- (iii) To reduce the minimum northerly setback (70 Avenue) from 7.5 metres (25 ft.) to 3.4 metres (11 ft.); and
- (iv) To allow one (1) visitor parking stall to be partially located within the rear (west) yard setback (121 Street).

To permit the development of a 39 unit townhouse project.

Note: See By-law Nos. 17910 and 17911 under Section H.

It was Moved by Councillor Gill
 Seconded by Councillor Hepner
 That Development Variance Permit
 No. 7910-0313-00 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.R14-879

Carried

- (c) **Development Variance Permit No. 7913-0058-00**
Surreal Properties Inc.
 6683 and 6657 – 152A Street.

To vary "Surrey Zoning By-law, 1993, No. 12000", amendment By-law, 2011, No. 17404, as follows:

- (i) To reduce the minimum front yard setback of the CD Zone (By-law No. 17404) from 7.5 metres (25 ft.) to 5.0 metres (16.4 ft.);
- (ii) To reduce the minimum rear yard setback of the CD Zone (By-law No. 17404) from 7.5 metres (25 ft.) to 5 metres (16.4 ft.);
- (iii) To reduce the minimum west side yard flanking setback of the CD Zone (By-law No. 17404) from 7.5 metres (25 ft.) to 7.0 metres (23 ft.);
- (iv) To vary the maximum building height of the CD Zone (By-law No. 17404) allowed from 12 metres (40 ft.) to 15.9 metres (52 ft.) for a portion of the building in order to properly screen the roof-top mechanical equipment and 12 metres (40 ft.) to 14 metres (46 ft.) for the remainder of the building; and
- (v) To eliminate the requirement for a 0.7 metre (2 ft.) high berm located within the 3 metre (10 ft.) wide landscape buffer along 152 Street, 66A Avenue and 152A Street.

To permit the development of a four-storey multi-tenant business park building. A Development Variance Permit is requested to reduce the setbacks, overall height and landscape requirements under the CD By-law.

Note: See Development Permit No. 7913-0058-00 under Section I.

It was
 Moved by Councillor Gill
 Seconded by Councillor Hayne
 That Development Variance Permit
 No. 7913-0058-00 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.R14-880

Carried

- (d) **Development Variance Permit No. 7913-0059-00**
Surreal Properties Inc.
 6680 – 152A Street

To vary "Surrey Zoning By-law, 1993, No. 12000", amendment By-law, 2011, No. 17404, as follows:

- (i) To vary the maximum building height under the CD Zone (By-law No. 17404) allowed from 12 metres (40 ft.) to 15.8 metres (52 ft.) for a small portion of the building at the southwest corner and 14.6 metres (48 ft.) for the remainder of the proposed building.

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

Note: See Development Permit No. 7913-0059-00 under Section I.

It was
 Moved by Councillor Gill
 Seconded by Councillor Hayne
 That Development Variance Permit
 No. 7913-0059-00 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.R14-881

Carried

- (e) **Development Variance Permit No. 7913-0030-00**
Mosaic Fraser 192 Holdings Ltd. and Mosaic Fraser 192 Retail Holdings Ltd.
 6415 – 192 Street, 19141, 19153, 19169 Fraser Highway, Portion of 6469 – 192 Street and Portion of 192

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

- (i) to reduce the minimum front, east, west yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.);
- (ii) to reduce the minimum rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.);
- (iii) to vary the enclosed tandem parking space requirements of the RM-30 Zone to permit one outside resident tandem parking space per dwelling unit; and
- (iv) to reduce the visitors parking space requirement of Part 5 of the Surrey Zoning By-law 12000 from 9 visitor parking spaces to 5 visitor parking spaces.

To permit the development of 44 townhouse units.

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That Development Variance Permit
 No. 7913-0030-00 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.R14-882

Carried

2. Formal Issuance of Development Permits

- (a) **Development Permit No. 7914-0035-00**
Suncor Energy Inc.
 8811 - 126 Street

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

"That the Mayor and Clerk be authorized to execute Development Permit No. 7914-0035-00."

Note: See Bylaw No. 18202 under Section H.

It was Moved by Councillor Hepner
 Seconded by Councillor Gill
 That the Mayor and Clerk be authorized to execute Development Permit No. 7914-0035-00 .

RES.R14-883

Carried

- (b) **Development Permit No. 7910-0313-00**
o888399 B.C. Ltd.
 6971 – 122 Street

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

"That the Mayor and Clerk be authorized to execute Development Permit No. 7910-0313-00."

Note: See By-law Nos. 17910 and 17911 under Section H.

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That the Mayor and Clerk be authorized to
 execute Development Permit No. 7910-0313-00 .
Carried

RES.R14-884

- (c) **Development Permit No. 7913-0058-00**
Surreal Properties Inc.
 6683 and 6657 – 152A Street

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

"That the Mayor and Clerk be authorized to execute Development Permit No. 7913-0058-00."

Note: See Development Variance Permit No. 7913-0058-00 under Section I.

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That the Mayor and Clerk be authorized to
 execute Development Permit No. 7913-0058-00.
Carried

RES.R14-885

- (d) **Development Permit No. 7913-0059-00**
Surreal Properties Inc.
 6680 – 152A Street

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

"That the Mayor and Clerk be authorized to execute Development Permit No. 7913-0059-00."

Note: See Development Variance Permit No. 7913-0059-00 under Section I.

RES.R14-886 It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7913-0059-00 .
Carried

(e) **Development Permit No. 7913-0030-00**
Mosaic Fraser 192 Holdings Ltd.
 6415 – 192 Street, 19141, 19153, 19169 Fraser Highway, Portion of
 6469 – 192 Street and Portion of 192 Street

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

"That the Mayor and Clerk be authorized to execute Development Permit
 No. 7913-0030-00."

Note: See Bylaw Nos. 18005 and 18006 under Section H. and Development
 Variance Permit No. 7913-0030-00 under Section I.

RES.R14-887 It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7913-0030-00.
Carried


J. OTHER BUSINESS

K. ADJOURNMENT

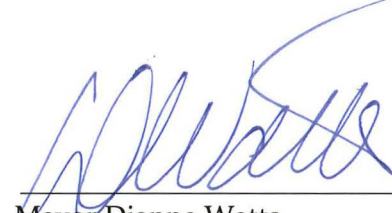
RES.R14-888 It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That the May 26, 2014 Regular Council –
 Land Use meeting be adjourned.
Carried

The Regular Council - Land Use meeting adjourned at 5:48 p.m.

Certified correct:



 Jane Sullivan, City Clerk



 Mayor Dianne Watts