

Present:

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

Absent:

Mayor Watts

Staff Present:

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

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

1. **7914-0027-00**
19555 - Fraser Highway
Aaron Varnbrock, Urban Design Group Architects Ltd. /
Westbrook Shopping Centre Holdings Ltd.
Development Permit
in order to permit exterior renovations to Westbrook Shopping Centre.

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

It was

Moved by Councillor Gill
Seconded by Councillor Martin
That Council approve Development Permit

No. 7914-0027-00 and authorize the Mayor and Clerk to execute the Permit.

RES.R14-937

Carried

FLEETWOOD/GUILDFORD

2. **7914-0097-00**
18788 - 96 Avenue / 18800 - 96 Avenue
Theo Kerkhoff, Kerkhoff Engineering Ltd. / Jordan Enterprises Ltd
Development Variance Permit to vary the maximum lot coverage and minimum parking requirements.
in order to permit the expansion of two industrial buildings.

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 Development Variance Permit No. 7914-0097-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to increase the maximum lot coverage of the IL Zone from 60% to 73% for Lot B (18810 - 96 Avenue); and
 - (b) to reduce the number of required off-street parking stalls from 165 stalls to 141 stalls for Lot B (18810 - 96 Avenue).
2. Council instruct staff to resolve the following issue 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) registration of a shared parking easement between the two properties at 18788 and 18810 - 96 Avenue.

RES.R14-938

Carried

NEWTON

3. **7913-0080-00**
7969 - 148 Street
Robert Gallichen / Jennifer L Wildeman
OCP text amendment / Temporary Use Permit
in order to the permit the continued operation of an unauthorized outdoor RV and boat storage facility, for a period not to exceed three (3) years.

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

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

1. Application No. 7913-0080-00 be denied; and that
2. By-Law enforcement against the existing illegal non-conforming uses on the subject site be deferred for a period of 6 months to allow the occupant to find alternative parking facilities and remove the RVs from the site.

RES.R14-939

Carried

Robert Gallichen (Applicant): The Applicant noted that properties surrounding his residence are typical of the activities proposed with the development and the development is in keeping with the neighbourhood context. The subject property is in an unusual location due to the gateway that blocks the property; the gateway was placed to facilitate 148 Street and there is a severe drop-off at the end of the road. The Applicant noted that the storage lot that he owns helps residents in Surrey to de-clutter their properties or driveways. The Applicant clarified his property is not an industrial operation but contains RVs, cars or pickup trucks. The Applicant noted that he keeps a very clean operation and does not impact the neighbours and noted that the neighbours have been supportive of his business.

Council asked for clarification regarding the Applicant's business license status. In response the delegation noted he has been in operation since 2010 and he would make arrangements for a Business License if the Temporary Use Permit (TUP) was granted.

In response to a question from Council regarding future business plans for the site, the Applicant noted that after the three-year TUP expires he hopes the City of Surrey might be interested in purchasing some of his property to dedicate to Bear Creek Park. The Applicant shared that he has a revised land use proposal for Council consideration and if granted by the City it would be the end of his storage.

The Applicant clarified that he wishes to continue with the ongoing illegal use of his site and would like to pursue a rezoning to facilitate his commercial storage operation.

In response to a question from Council, the Applicant noted there is no run-off from any of the vehicles on his property that would require mitigation of any kind. Council noted that there is no evidence that the plan/scope for the property is temporary in nature.

Council requested clarification from staff regarding the business located to the south of the subject site. Staff, in response noted that the property to the south has a home-based business license that allows him to have an office at his home. That said, the current situation with parking far exceeds the allowance under the terms of the business license and by-law enforcement staff has been investigating.

Council asked the Applicant to clarify how consumers pay for the utilization of the site. The Applicant, in response noted that consumers pay a monthly rental for storage on the site. The rental agreement does not allow for repairs, cleaning, etc. and there is limited access and set hours for use and the tenants who utilize the service honour the system.

Council asked for clarification why the Applicant has not applied for a Business Licence. The Applicant in response noted that originally the business was listed for sale and the expectation was that the property would be sold. The Applicant noted his goal is to have the City to purchase a more comprehensive part of the property; the Applicant would then vacate the property after the three years has lapsed.

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

4. **7913-0077-00**
6216 - 175B Street
Roger Jawanda, CitiWest Consulting Ltd. / 635160 BC Ltd. /
Director Information: Chamkaur S. Pannu / Officer Information as at
October 4, 2013: Balbir K Pannu (Secretary) /
Chamkaur S. Pannu (President)
 Development Variance Permit
in order to reduce the north side yard setback for Lot 2 of a proposed 2-lot subdivision.

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. 7913-0077-00 (Appendix III) to proceed to Public Notification to reduce the minimum north side yard setback of the RF Zone from 1.8 metres (6.0 ft.) to 1.2 metres (4.0 ft.) for Lot 2 of a proposed 2-lot subdivision.

RES.R14-940

Carried

5. **7913-0162-00**
6765 - 196 Street
Douglas Johnson, Douglas R. Johnson Architect Ltd. /
Gurcharanjit S Dhillon / Jasvir K Nagra / Balbir S Nagra
 Rezoning from RA to RM-30 / Development Permit /
 Development Variance Permit
in order to permit the development of approximately 19 townhouse units in East Clayton.

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

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

1. a By-law be introduced to rezone the subject site in Development Application No. 7913-0162-00 from "One-Acre Residential Zone (RA)" (By law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council approve the applicant's request to reduce the required outdoor amenity space from 57 square metres (614 square feet) to 54 square metres (581 square feet).
4. Council authorize staff to draft Development Permit No. 7913-0162-00 generally in accordance with the attached drawings (Appendix II).
5. Council approve Development Variance Permit No. 7913-0162-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the RM-30 Zone, from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) to the building face and to 5.3 metres (17 ft.) to the porch;
 - (b) to reduce the minimum rear yard setback of the RM-30 Zone, from 7.5 metres (25 ft.) to 2.9 metres (10 ft.) to the building face and to 1.4 metres (5 ft.) to the porch;
 - (c) to reduce the minimum side yard setback (north) of the RM-30 Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) to the building face and to 3.7 (12 ft.) to the porch;
 - (d) to reduce the minimum side yard setback (south) of the RM-30 Zone from 7.5 metres (25 ft.) to 5.9 metres (19 ft.) to the building face and to 4.1 metres (14 ft.) to the porch;
 - (e) to vary the Off-Street Parking requirements of the RM-30 Zone by allowing one parking space to be provided within the required setback area; and
 - (f) to vary the General Provisions of Surrey Zoning By-law 12000 by allowing up to 12 stairs to encroach into the building setback area.
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 Road Dedication Plan to the satisfaction of the Approving Officer;
- (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) registration of a Section 219 Restrictive Covenant to specifically identify the allowable parking arrangement and to prohibit the conversion of the parking spaces into livable space;
- (g) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
- (h) the applicant 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 no indoor amenity space;
- (j) the applicant adequately address the impact of reduced outdoor amenity space; and
- (k) registration of a reciprocal access agreement between the subject site and the adjoining property to the south (6733 - 196 Street), to permit a future shared driveway.

RES.R14-941

Carried

It was

Moved by Councillor Martin

Seconded by Councillor Steele

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

Amendment Bylaw, 2014, No. 18235" pass its first reading.

RES.R14-942

Carried

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

- RES.R14-943 It was Moved by Councillor Martin
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18235" pass its second reading.
Carried
- RES.R14-944 It was then Moved by Councillor Martin
Seconded by Councillor Gill
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18235" be held at the City
Hall on Monday, June 23, 2014, at 7:00 p.m.
Carried

FLEETWOOD/GUILDFORD

6. **7914-0115-00**
8876 - 150 Street
Kapil Singh Judge / Kapil S Judge / Raminder S Judge
Development Variance Permit
*to vary the front yard setback in order to permit the construction of a new single
family dwelling.*

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

- RES.R14-945 It was Moved by Councillor Hepner
Seconded by Councillor Hayne
That Council approve Development Variance
Permit No. 7914-0115-00 (Appendix III) to proceed to Public Notification to
increase the minimum front yard setback of Land Use Contract No. 88 from
3.7 metres (12 ft.) to 6.7 metres (22 ft.).
Carried

7. **7911-0143-00**
16626 - Fraser Highway
16604 - Fraser Highway
**Mr. Wojciech Grzybowicz, WG Architecture Inc. / Sid Aluminum Building
Products Ltd. / 0910822 BC Ltd. / Director Information: Baljit Johal /
Officer Information as at May 17, 2014: Baljit Johal (President, Secretary)**
Rezoning from RA to RM-30 and RF / Development Permit / Development
Variance Permit
in order to permit the development of 36 townhouse units.

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:

1. a By-law be introduced to rezone Block A and Block B, as shown on the Survey Plan attached as Appendix VIII to Development Application No. 7914-0115-00, as follows:
 - (a) Block A on the Survey Plan 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.; 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.
2. Council approve the applicant's request to eliminate the required indoor and outdoor amenity space.
3. Council authorize staff to draft Development Permit No. 7911-0143-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7911-0143-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.3 metres (7.5 ft.) for the east corners of proposed Buildings A and G;
 - (b) to reduce the minimum south rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.6 metres (8.5 ft.) for the south-east corner of proposed Building F;
 - (c) to reduce the minimum west side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for the west corners of proposed Buildings A and E; and
 - (d) to vary the definition of setback in the Zoning By-law, to allow eaves, roof overhangs, decks, canopies and bay or boxed windows that encroach into the required setbacks, to a maximum of 2.0 metres (6.5 ft.), to exceed a total of 2.4 metres (8 ft.) in horizontal length along any exterior wall.
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 road dedication 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 adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
- (h) registration of a Section 219 Restrictive Covenant for No-Build on the proposed single family lot (Block B);
- (i) the applicant adequately address the impact of no indoor amenity space;
- (j) submission of an acoustical report for the units adjacent to Fraser Highway, and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (k) registration of a reciprocal access agreement for future shared access with the adjacent properties to the east (16638 and 16650 Fraser Highway); and
- (l) issuance of Development Variance Permit No. 7911-0143-00.

RES.R14-946

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

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

Amendment Bylaw, 2014, No. 18236" pass its first reading.

RES.R14-947

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. 18236" pass its second reading.
 RES.R14-948 Carried

It was then Moved by Councillor Hepner
 Seconded by Councillor Gill
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18236" be held at the City
 Hall on Monday, June 23, 2014, at 7:00 p.m.
 RES.R14-949 Carried

NEWTON

8. **7913-0168-00**
7231 - 140 Street / 7243 - 140 Street
7249 - 140 Street / 7257 - 140 Street
Wojciech Grzybowicz, WG Architecture Inc / Grandview Construction Ltd.
 Rezoning from RA to CD (based on RM-45) / Development Permit
in order to permit the development of 39 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 Martin
 That:

1. a By-law be introduced to rezone the subject site in Development Application No. 7913-0168-00 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 reduce the amount of required indoor amenity space from 117 square metres (1,259 square feet) to 61 square metres (657 square feet).
3. Council approve the applicant's request to reduce the amount of required outdoor amenity space from 117 square metres (1,259 square feet) to 17 square metres (183 square feet).
4. Council authorize staff to draft Development Permit No. 7913-0168-00 generally in accordance with the attached drawings (Appendix II).
5. Council instruct staff to resolve the following issues prior to final adoption:

- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
- (b) submission of a subdivision layout (lot consolidation) to the satisfaction of the Approving Officer;
- (c) submission of a finalized tree survey, arborist report, landscape plans and landscape cost estimate to the satisfaction of the City Landscape Architect;
- (d) 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;
- (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 140 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (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 adequately address the impact of reduced indoor amenity space;
- (i) the applicant adequately address the impact of reduced outdoor amenity space; and
- (j) the applicant address the shortfall in tree replacement.

RES.R14-950

Carried

It was

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

Amendment Bylaw, 2014, No. 18237" pass its first reading.

RES.R14-951

Carried

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

RES.R14-952 It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2014, No. 18237" pass its second reading.
Carried

RES.R14-953 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. 18237" be held at the City
 Hall on Monday, June 23, 2014, at 7:00 p.m.
Carried

SOUTH SURREY

9. **7914-0139-00**
15516 - 22 Avenue
Daniel Dragic / Janet Lynn Annable / Daniel Dragic
 Development Variance Permit
in order to permit an addition to the existing single family dwelling.

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

RES.R14-954 It was Moved by Councillor Hayne
 Seconded by Councillor Steele
 That Council approve Development Variance
 Permit No. 7914-0139-00 (Appendix III) varying the following, to proceed to Public
 Notification:

- (a) to increase the maximum floor area of the second story from a maximum of 80% to 84.6% of the main floor area;
- (b) to reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 6.99 metres (23 ft.); and
- (c) to reduce the minimum east side yard setback of the RF Zone from 1.8 metres (6 ft.) to 1.22 metres (4 ft.).

Carried

10. **7908-0147-00**
3616 - Elgin Road
14389 - Crescent Road
Michael Helle, Coastland Engineering & Surveying Ltd. / Resham Bains /
Manjit Bains / City Of Surrey
 Partial Land Use Contract discharge / Rezoning from RA & RA-G to RH & RF-12 /
 Heritage Alteration Permit

in order to allow subdivision into six (6) single family residential lots and one (1) remainder lot.

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

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

1. a By-law be introduced to partially discharge Land Use Contract No. 169 and a date for Public Hearing be set.
2. a By-law be introduced to rezone the portion of the subject site in Development Application No. 7908-0147-00 shown as Block 1 on Appendix II from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000), Block 2 and Block 4 from "One-Acre Gross Density Zone (RA-G)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000), Block 3 from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Half-Acre Residential Zone (RH)" (By-law No. 12000), and Block 5 from "One-Acre Gross Density Zone (RA-G)" (By-law No. 12000) to "Half-Acre Residential Zone (RH)" (By-law No. 12000) and a date be set for Public Hearing.
3. Council authorize staff to draft a Heritage Alteration Permit (HAP) for the following:
 - (a) installation of municipal services; and
 - (b) installation of a 1.5 metre (5 ft.) gravel path along a portion of the frontage of the site to meet the existing path and provide front-door access to lots along Crescent Road and Elgin Road.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of 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) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (i) registration of a Section 219 Restrictive Covenant to establish a landscape buffer along the Semiahmoo Trail (Elgin Road and Crescent Road) edge, in accordance with the Semiahmoo Trail Design Guidelines;
 - (j) payment of monetary contribution for landscaping and walkway development within the adjacent road right-of-way in accordance with the Semiahmoo Trail Design Guidelines, to the satisfaction of the Parks, Recreation & Culture Department;
 - (k) registration of a Section 219 Restrictive Covenant for tree preservation on proposed Lots 1 and 2; and
 - (l) completion of the land swap/purchase between the developer and the City of Surrey, for the conveyance of 178 square metres (1,916 sq. ft.) of land to the developer and a conveyance of 122.7 square metres (1,321 sq. ft.) of land to the City.
5. Council pass a resolution to amend the King George Highway Corridor Land Use Development Plan to redesignate the northwest portion of the property at 3616 - Elgin Road from "Commercial Residential" to "Clustering at Single Family Density (8 upa)" when the project is considered for final adoption.

RES.R14-955

Carried

It was

Moved by Councillor Martin
Seconded by Councillor Gill

That "Surrey Land Use Contract No. 169, Authorization Bylaw, 1976, No. 4810, Partial Discharge Bylaw, 2014, No. 18238" pass its first reading.

RES.R14-956

Carried

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

It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Land Use Contract No. 169,
Authorization Bylaw, 1976, No. 4810, Partial Discharge Bylaw, 2014, No. 18238" pass
its second reading.

RES.R14-957 Carried

It was then Moved by Councillor Martin
Seconded by Councillor Gill
That the Public Hearing on "Surrey Land Use
Contract No. 169, Authorization Bylaw, 1976, No. 4810, Partial Discharge Bylaw,
2014, No. 18238" be held at the City Hall on Monday, June 23, 2014, at 7:00 p.m.

RES.R14-958 Carried

It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18239" pass its first reading.

RES.R14-959 Carried

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

It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18239" pass its second reading.

RES.R14-960 Carried

It was then Moved by Councillor Martin
Seconded by Councillor Gill
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18239" be held at the City
Hall on Monday, June 23, 2014, at 7:00 p.m.

RES.R14-961 Carried

11. **7914-0152-00**
15656 – Mountain View Drive / 15712 – Mountain View Drive
15736 – Mountain View Drive / 15758 – Mountain View Drive
Gordon Cameron, Canadian Horizons Land Investment Corp. /
o882090 B.C. Ltd. / Director Information: Alan Baumann /
Richard DeGroat / No Officer Information Filed
Development Variance Permit
to vary setbacks to allow for tree retention.

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

It was Moved by Councillor Martin
 Seconded by Councillor Hepner
 That Council approve Development Variance
 Permit No. 7914-0152-00 (Appendix IV) varying the following, to proceed to Public
 Notification:

- (a) to reduce the minimum southerly rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for proposed Lot 8;
- (b) to reduce the minimum southerly rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for proposed Lot 10;
- (c) to reduce the minimum northerly rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 1.2 metres (4 ft.) for proposed Lot 17;
- (d) to reduce the minimum easterly rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for proposed Lot 36; and
- (e) to reduce the minimum easterly rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for proposed Lot 38.

RES.R14-962

Carried

- 12. 7913-0280-00**
1565 - 130 Street
Clarence Arychuk, Hunter Laird Engineering Ltd. / Hassell Construction Ltd
 Rezoning from RF to RF-12 and RF-10 / Development Variance Permit
in order to allow subdivision into 49 single family small 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 Development Application No. 7913-0280-00 as shown on the Rezoning Block Plan (Appendix II) as follows:
 - (a) Block A from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential (10) Zone (RF-10)" (By-law No. 12000); and
 - (b) Block B from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000).
2. Council approve Development Variance Permit No. 7913-0280-00 (Appendix VIII) varying the following, to proceed to Public Notification:

- (a) to vary the requirement of the RF-12 Zone that all lots with a lane to take access from the lane, for proposed Lot 1 to have driveway access on 130 Street, and proposed Lot 17 to have driveway access on 15A Avenue;
 - (b) To vary the rear yard setback of the Type IV lot of the RF-10 Zone for the garages on proposed lots 6, 8 and 14 from 6 m [20 ft.] to 3 m [10 ft.];
 - (c) To vary the Setback Definition, to allow hutches and bay or boxed windows, to encroach onto the side yard on flanking street setback from 2.4 m [8 ft.] in horizontal length to 6 m [20 ft.] for proposed lots 24, 28 and 42, still complying with the maximum 0.6 m [2 ft.] encroachment; and
 - (d) To vary the front yard setback of the RF-12 Zone from 6 m [20 ft.] to 5.2 m [17 ft.] for the garage, on proposed lots 1, 2, 48 and 49.
3. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant address issues relating to Fun Fun Park regarding additional parkland dedication, tree impact, servicing corridor and pathway alignment, and amenity contribution to the satisfaction of the General Manager, Parks, Recreation and Culture; and
 - (e) registration of a Restrictive Covenant on proposed Lots 6, 8 and 14 to prohibit secondary suites.

RES.R14-963

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

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

Amendment Bylaw, 2014, No. 18240" pass its first reading.

RES.R14-964

Carried

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

- RES.R14-965 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18240" pass its second reading.
Carried
- RES.R14-966 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. 18240" be held at the City
Hall on Monday, June 23, 2014, at 7:00 p.m.
Carried

SURREY CITY CENTRE/WHALLEY

13. **7913-0113-00**
12258 - 103A Avenue
Matthew Cheng, Matthew Cheng Architect Inc. / Ajit S Gill
Rezoning from RF to RM-15 / Development Permit / Development Variance Permit
in order to permit the development of 18 townhouse units.

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

- It was Moved by Councillor Hayne
Seconded by Councillor Steele
That:
1. a By-law be introduced to rezone the subject site in Development Application No. 7913-0113-00 from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Multiple Residential 15 Zone (RM-15)" (By-law No. 12000) and a date be set for Public Hearing.
 2. Council authorize staff to draft Development Permit No. 7913-0113-00 generally in accordance with the attached drawings (Appendix II).
 3. Council approve Development Variance Permit No. 7913-0113-00 (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum east yard setback of the RM-15 Zone from 7.5 metres (25 ft.) to 6 metres (20 ft.) for a principal building.
 4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) submission of an acceptable tree survey and a statement regarding tree preservation;
- (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (g) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
- (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (i) 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;
- (j) 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;
- (k) registration of a Section 219 Restrictive Covenant on the proposed townhouse strata units notifying owners to the potential of noise related to adjacent industrial uses and to require mitigating measures to reduce the impact of external noise sources from the proximity to industrial uses;
- (l) submission of an acoustical report for the units adjacent to 103A Avenue and neighbouring industrial lands and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and
- (m) registration of a shared reciprocal access agreement with the property to the east (12280 - 103A Avenue).

RES.R14-967

Carried

RES.R14-968 It was Moved by Councillor Hayne
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18241 pass its first reading.
Carried

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

RES.R14-969 It was Moved by Councillor Hayne
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18241 pass its second reading.
Carried

RES.R14-970 It was then Moved by Councillor Hayne
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18241 be held at the City Hall
on Monday, June 23, 2014, at 7:00 p.m.
Carried

C. ITEMS REFERRED BACK

RESIDENTIAL/INSTITUTIONAL

SOUTH SURREY

1. **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.

RES.R14-971 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Official Community Plan Bylaw,
1996, No. 12900, No. 386 Amendment Bylaw, 2014, No. 18221" pass its third reading.
Carried

RES.R14-972 It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2014, No. 18222" pass its third reading.
Carried

RES.R14-973 It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That Development Variance Permit
 No. 7914-0241-00 be supported and that staff be authorized to bring the
 Development Variance Permit forward for issuances and execution by the Mayor
 and City Clerk in conjunction with final adoption of the related rezoning by-law.
Carried

Council requested clarification on the reduction of the habitat corridor of 18 percent and what impact it might have going forward. Staff in response noted that the 18 percent refers to the habitat corridor and the road allowance. There was some overlap with the cross-section on 166 Street which will keep the habitat corridor intact at the original intent.

Council requested clarification from staff regarding the impact the reduction would have on the adjacent property to the north. Staff noted they are exploring it and the issue with the north will be dealt with at the same time.

Staff clarified that the road realignment has addressed the concerns raised during the Public Hearing; the road corridor is split equally between the lands to the west.

D. CORPORATE REPORTS

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

FINAL ADOPTION

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17966" 7912-0206-00 – Prado Holdings Ltd. c/o Ionic Architecture Inc. (Samuel Chan) IB and CD (BL 14165) to IB-3 - 15250 and 15330 – 54A Avenue - to permit the development of 3 business park buildings with a total floor area of 15,873 sq. m. (171, 000 sq. ft.).

Approved by Council: June 17, 2013

Note: See Development Variance Permit No. 7912-0206-00 and Development Permit No. 7912-0206-00 under Section I.

It was Moved by Councillor Martin
Seconded by Councillor Gill
That Council amend the East Panorama
Ridge Local Area Plan to redesignate the parcel at 15330 – 54A Avenue from
"Agro-Industrial" to "Business Park".

RES.R14-974 Carried

It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 17966" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R14-975 Carried

2. "Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 368 Amendment Bylaw, 2013, No. 18065"
7911-0287-00 – 0882090 B.C. Ltd
c/o Canadian Horizons Land Investment Corp. (Gordon Cameron)
To redesignate the site located at 2880 Helc Place, 15656, 15712, 15736, 15758 and 15792 Mountain View Drive from Suburban (SUB) to Urban (URB).

Approved by Council: September 9, 2013

This Bylaw is proceeding in conjunction with Bylaw Nos. 18066 and 18067.

Note: See Development Variance Permit No. 7911-0287-00 under Section I.

It was Moved by Councillor Martin
Seconded by Councillor Hepner
That "Surrey Official Community Plan Bylaw,
1996, No. 12900, No. 368 Amendment Bylaw, 2013, No. 18065" be finally adopted,
signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R14-976 Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18066"
7911-0287-00 – RA to CD - 2880 Helc Place, 15656, 15712, 15736, Portion of 15758
and Portion of 15792 Mountain View Drive - to allow subdivision into forty-four
(44) single family lots.

Approved by Council: September 9, 2013

This Bylaw is proceeding in conjunction with Bylaw No. 18065 and 18067.

It was Moved by Councillor Martin
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2013, No. 18066" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
RES.R14-977 Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18067"
7911-0287-00 – RA to RF-12 - 2880 Helc Place, 15656, 15712, 15736, Portion of 15758
and Portion of 15792 Mountain View Drive - to allow subdivision into forty-four
(44) single family lots.

Approved by Council: September 9, 2013

This Bylaw is proceeding in conjunction with Bylaw Nos. 18065 and 18066.

It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2013, No. 18067" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
RES.R14-978 Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17990"
7912-0335-00 – Mann Investment (88 Ave) Ltd.
c/o Urban Design Group Architects Ltd. (Eric Ching)
CG-2 to CD - 8820 – 120 Street - to permit the development of a 3-storey
commercial retail and office building.

Approved by Council: July 8, 2013

Note: See Development Permit No. 7912-0335-00 under Section I.

It was Moved by Councillor Martin
Seconded by Councillor Gill
That Council amend the Newton Local Area
Plan to redesignate the site from "General Industrial" to "Commercial".
RES.R14-979 Carried

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2013, No. 17990" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
 RES.R14-980 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. 7912-0206-00**
 Prado Holdings Ltd.
 15250 and 15330 – 54A Avenue

Note: See By-law No. 17966 under Section H and Development Permit No. 7912-0206-00 in Section I.2.

To vary "Surrey Zoning By-law, 1993, 12000", as amended, as follows:

- (i) To reduce the minimum westerly side yard setback from 7.5 metres (25 feet) to 1.47 metres (5 feet) for the building face and a 0.65 metres (2 feet) encroachment into the setback area for the eaves to retain the heritage McKettrick House; and
- (ii) To reduce the minimum front yard setback from 7.5 metres (25 feet) to 6.7 metres (22 feet) for weather protection canopies.

To permit the development of 3 business park buildings with a total floor area of 15,873 sq. m. (171, 000 sq. ft.) and relax setbacks.

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That Development Variance Permit
 No. 7912-0206-00 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.R14-981 Carried

- (b) **Development Variance Permit No. 7911-0287-00
o882090 B.C. Ltd.**
2880 Helc Place, 15712 and 15792 Mountain View Drive

Note: See Bylaw Nos. 18065, 18066 and 18067 under Section H.

To vary "Surrey Zoning By-law, 1993, 12000", as amended, as follows:

- (i) To allow for a double garage in the rear of the lot without access from a lane or side street for proposed Lots 2 and 3;
- (ii) To reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 6 metres (20 ft.) for proposed Lot 6;
- (iii) To reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 5 metres (16 ft.) and the minimum front yard setback from 6.0 metres (20 ft.) to 3.5 metres (11 ft.) for the front of the house and to 5.5 metres (18 ft.) for the garage, for proposed Lot 17; and
- (iv) To reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for proposed Lot 43.

To allow for a double garage in the rear of the lot without access from a lane and for setback relaxations.

It was Moved by Councillor Martin
Seconded by Councillor Gill
That Development Variance Permit
No. 7911-0287-00 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.R14-982

Carried

- (c) **Development Variance Permit No. 7914-0019-00
Rosemary Gate Properties Ltd.**
3303 Rosemary Heights Crescent

Supported by Council: April 14, 2014

Note: See Development Permit No. 7914-0019-00 under Section I.2.

To vary "Surrey Zoning By-law, 1993, 12000", as amended, Part 21, Section F, as follows:

- (i) To reduce the minimum setback from the west property line of the RM-15 Zone from 7.5 metres (25 ft.) to 5.26 metres (17.26 ft.);

- (ii) To reduce the minimum setback from the east property line of the RM-15 Zone from 7.5 metres (25 ft.) to 1.5 metres (4.9 ft.); and
- (iii) To allow three (3) visitor parking spaces to be located within the setback of the RM-15 Zone.

In order to permit changes to the overall site layout, architecture and landscaping and an increase in the number of townhouse units.

It was Moved by Councillor Martin
Seconded by Councillor Gill
That Development Variance Permit
No. 7914-0019-00 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.R14-983

Carried

- (d) **Development Variance Permit No. 7913-0258-00**
Amar Kaur
12716 King George Boulevard

Supported by Council: May 26, 2014

To vary "Surrey Zoning By-law, 1993, 12000", as amended, Part 30, Section J.4, to permit only the outside storage of landscaping supply material between the principal building and the highway.

To allow the storage of landscaping material between the principal building and the front lot line for a landscape supply business.

It was Moved by Councillor Martin
Seconded by Councillor Gill
That Development Variance Permit
No. 7913-0258-00 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.R14-984

Carried

- (e) **Development Variance Permit No. 7914-0082-00
0882090 B.C. Ltd.**
15736 Mountain View Drive

Supported by Council: April 28, 2014

To vary "Surrey Zoning By-law, 1993, 12000", as amended, Part 17A, Section F, to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 feet) to 5.5 metres (20 feet) for proposed lot 12.

To allow for retention of an existing house.

It was
 Moved by Councillor Martin
 Seconded by Councillor Gill
 That Development Variance Permit
 No. 7914-0082-00 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.R14-985

Carried

- (f) **Development Variance Permit No. 7914-0109-00
Various Owners**
13048 to 13090 – 60 Avenue (even numbers)

Supported by Council: May 26, 2014

To vary "Surrey Zoning By-law, 1993, 12000", as amended, Part 17E, Section F, to reduce the minimum front yard setback of the RF-9 Zone for the principal building from 3.5 metres (11.6 feet) to 2.5 metres (8.2 feet).

To reduce the front yard setbacks for 12 single family lots impacted by the road allowance requirements.

It was
 Moved by Councillor Martin
 Seconded by Councillor Gill
 That Development Variance Permit
 No. 7914-0109-00 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.R14-986

Carried

2. **Formal Issuance of Development Permits**

- (a) **Development Permit No. 7912-0206-00**
Prado Holdings Ltd.
 15250 and 15330 – 54A Avenue

Note: See By-law No. 17966 under Section H and Development Variance Permit No. 7912-0206-00 under Section I.1.

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

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7912-0206-00.

RES.R14-987

Carried

- (b) **Development Permit No. 7912-0335-00**
Mann Investments (88 Ave) Ltd.
 8820 – 120 Street

Note: See By-law No. 17990 under Section H.

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

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7912-0335-00.

RES.R14-988

Carried

- (c) **Development Permit No. 7914-0019-00**
Rosemary Gate Properties Ltd.
 3303 Rosemary Heights Crescent

Note: See Development Variance Permit No. 7914-0019-00 under Section I.1.

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

K. ADJOURNMENT

It was

Moved by Councillor Martin
Seconded by Councillor Gill
That the June 9, 2014 Regular Council – Land


Use meeting be adjourned.

RES.R14-992


Carried

The Regular Council - Land Use meeting adjourned at 5:53 p.m.

Certified correct:



Jane Sullivan, City Clerk



Acting Mayor Judy Villeneuve