

Present:Chairperson - Councillor Hepner
Councillor Gill
Councillor Hayne
Councillor Martin
Councillor Rasode
Councillor Steele
Councillor Villeneuve**Absent:**

Mayor Watts

Staff Present:City Clerk
City Manager
City Solicitor
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****FLEETWOOD/GUILDFORD**

- 7914-0227-00**
10183 - 152A Street
Matthew Cheng, Matthew Cheng Architect Inc. / West Coast Hay
Management Ltd., Inc. No. 0593012
Development Variance Permit
to vary the front yard setback in order to facilitate the placement of a gas meter enclosure.

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

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That Council approve Development Variance

Permit No. 7914-0227-00 (Appendix III) to reduce the minimum front yard setback of the C-15 Zone from 2.0 metres (7 ft.) to 1.3 metres (4 ft.) for a gas meter enclosure, to proceed to Public Notification:

RES.R14-1650

Carried

- 7914-0212-00**
16016 Fraser Highway
Violet Detchev, Balkan Signs / 0898014 BC Ltd

Director Information: Harjit Sangha**Officer Information as at December 15, 2013 Harjit S. Sangha (President)**

Development Permit / Development Variance Permit

in order to increase the number of permitted fascia signs, on the same façade, from 1 to 2 for one tenant.

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 vary the Sign By-law to increase the number of fascia signs on the same façade from 1 to 2 for one tenant, as described in Appendix II.
2. Council approve Development Permit No. 7914-0212-00 for a comprehensive sign design package and authorize the Mayor and Clerk to execute the Permit.

RES.R14-1651

Carried**SOUTH SURREY**

3. **7914-0203-00**
3338 - 190 Street
Christian Hamm, Integrated Construction / Farrell Estates Ltd
 Development Permit / Development Variance Permit
in order to permit the development of a 4,136 sq. m. (44,524 sq. ft.) multi-tenant industrial building.

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

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

1. Council authorize staff to draft Development Permit No. 7914-0203-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7914-0203-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback (33 Avenue) of CD Bylaw No. 17146, as amended by Bylaw No. 17934, from 16 metres (52 ft.) to 15 metres (49 ft.); and

- (b) to reduce the minimum rear yard setback of CD Bylaw No. 17146, as amended by Bylaw No. 17934, from 7.5 metres (25 ft.) to 0 metres (0 ft.).

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.

RES.R14-1652

Carried

SURREY CITY CENTRE/WHALLEY

4. **7914-0210-00**
12930 - 96 Avenue
Kevin Fan, Priority Permits Ltd. / McDonald's Restaurants Of Canada Ltd
 Development Permit / Development Variance Permit
to permit one (1) additional fascia sign for an existing drive-through restaurant.

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 vary the Sign By-law, as described in Appendix II to Planning Report 7914-0210-00.
2. Council approve Development Permit No. 7914-0210-00 for a comprehensive sign design package and authorize the Mayor and Clerk to execute the Permit.

RES.R14-1653

Carried

5. **7914-0183-00**
10070 King George Boulevard
Jordan Desrochers, Priority Permits / Anstel Holdings Ltd.
 Development Permit / Development Variance Permit
in order to permit a new multi-tenant, free-standing sign.

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 authorize staff to draft Development Permit No. 7914-0183-00 generally in accordance with the attached drawings (Appendix II) to Planning Report 7914-0183-00.
2. Council approve Development Variance Permit No. 7914-0183-00 (Appendix III) varying Sign By-law No. 13656 to increase the height of a free-standing sign in the City Centre, from 2.4 metres (8 ft.) to 3.8 metres (12.4 ft., to proceed to Public Notification.

RES.R14-1654

CarriedRESIDENTIAL/INSTITUTIONALFLEETWOOD/GUILDFORD

6. **7914-0138-00**
7788, 7766 and 7736 – 156 Street
Roger Jawanda, CitiWest Consulting Ltd. / Kamaljeet K Randhawa,
Jasdev S Randhawa, Eastwest Construction Company Ltd,
Bluejay Development Ltd
 OCP Amendment from Suburban to Urban
 Rezoning from A-1 to CD (based on RF-G)
in order to allow subdivision into 46 single family lots and open space.

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 amend the OCP by redesignating the subject site in Planning Application No. 7914-0138-00 from Suburban to Urban and a date be set for Public Hearing.
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 "General Agriculture Zone (A-1)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council instruct staff to resolve the following issues prior to final adoption:

- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
- (b) submission of a subdivision layout to the satisfaction of the Approving Officer; and
- (c) submission of a finalized tree survey and a statement regarding tree preservation, and adequately address the deficiency in tree replacement to the satisfaction of the City Landscape Architect.

RES.R14-1655

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 397, Amendment Bylaw, 2014, No. 18305" pass its first reading.

RES.R14-1656

Carried

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

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 397, Amendment Bylaw, 2014, No. 18305" pass its second reading.

RES.R14-1657

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Martin

That the Public Hearing on "Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 397, Amendment Bylaw, 2014, No. 18305" be held at the City Hall on October 20, 2014, at 7:00 p.m.

RES.R14-1658

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18306" pass its first reading.

RES.R14-1659

Carried

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

- RES.R14-1660 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18306" pass its second reading.
Carried
- RES.R14-1661 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. 18306" be held at the City
Hall on October 20, 2014, at 7:00 p.m.
Carried

NEWTON

7. **7913-0281-00**
14441 - 68 Avenue
14451 - 68 Avenue
Colin Hogan, Focus Architecture Inc. / Jane L Bryson, Debbie Aikins
NCP Amendment from "Townhouses (max. 15 upa)" to "Single Family Small Lots"
Rezoning from RA to RF-10
in order to allow subdivision into 8 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 Hayne
That:
1. a By-law be introduced to rezone the subject site in Planning Application No. 7913-0281-00 from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (10) Zone (RF-10)" (By-law No. 12000) and a date be set for Public Hearing.
 2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation;

- (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) registration of a Section 219 Restrictive Covenant for tree preservation;
 - (g) registration of a Section 219 'no-build' Restrictive Covenant on proposed Lot 8;
 - (h) registration of a Section 219 Restrictive Covenant for 6.0 metre rear yard setback for the garages on proposed Lots 1-8; and
 - (i) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.
3. Council pass a resolution to amend the South Newton Neighbourhood Concept Plan to redesignate the land from "Townhouses (max. 15 upa) to "Single Family Small Lots" when the project is considered for final adoption.

RES.R14-1662

Carried

Council requested clarification regarding the Neighbourhood Concept Plan (NCP) amendments regarding Townhouses to Single Family Small Lots in the subject neighbourhood. Staff in response noted that this particular area is comprised of a mix of Townhouses and Single Family Small Lots and the development proposal is in keeping with the context of the neighbourhood and noted that the area directly south of 68 Avenue is Single Family Small Lots. In terms of parking, the application before Council has sufficient parking to support the proposed development.

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

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

Amendment Bylaw, 2014, No. 18307" pass its first reading.

RES.R14-1663

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. 18307" pass its second reading.

RES.R14-1664

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. 18307" be held at the City
 Hall on October 20, 2014, at 7:00 p.m.
 RES.R14-1665 Carried

8. **7914-0048-00**
14185 - 59A Avenue
Roger Jawanda, Citiwest Consulting Ltd. / Balbir S. Nijjar, Paljit K. Nijjar
 Rezoning from RA to RF-10
in order to allow subdivision into four (4) single family residential lots.

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

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

1. A By-law be introduced to rezone the subject site in Planning Application No. 7914-0048-00 from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (10) Zone (RF-10)" (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;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

RES.R14-1666 Carried

It was Moved by Councillor Gill
 Seconded by Councillor Villeneuve
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2014, No. 18308" pass its first reading.
 RES.R14-1667 Carried

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

It was Moved by Councillor Gill
 Seconded by Councillor Villeneuve
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2014, No. 18308" pass its second reading.
 RES.R14-1668 Carried

It was then Moved by Councillor Gill
 Seconded by Councillor Villeneuve
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18308" be held at the City
 Hall on October 20, 2014, at 7:00 p.m.
 RES.R14-1669 Carried

9. **7914-0043-00**
8065 - 124 Street
Sukhpal S. Sran / Raymond P. Berkenbos
 Rezoning from RA to RF
in order to allow subdivision into seven (7) single family residential lots.

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

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

1. A By-law be introduced to rezone the subject site in Planning Application No. 7914-0043-00 from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;

- (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (d) the applicant addresses 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; and
- (f) the applicant satisfies the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

RES.R14-1670

Carried

It was

Moved by Councillor Martin

Seconded by Councillor Hayne

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

Amendment Bylaw, 2014, No. 18309" pass its first reading.

RES.R14-1671

Carried

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

It was

Moved by Councillor Martin

Seconded by Councillor Hayne

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

Amendment Bylaw, 2014, No. 18309" pass its second reading.

RES.R14-1672

Carried

It was then

Moved by Councillor Martin

Seconded by Councillor Hayne

That the Public Hearing on "Surrey Zoning

Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18309" be held at the City Hall on October 20, 2014, at 7:00 p.m.

RES.R14-1673

Carried**SOUTH SURREY****10. 7914-0270-00****13078 Marine Drive****Nathan Orgettas / Maria L Orgettas, Antonios Orgettas**

Development Variance Permit

in order to permit renovations to an existing dwelling.

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

It was Moved by Councillor Martin
 Seconded by Councillor Steele
 That Council approve Development Variance
 Permit No. 7914-0270-00 to increase the maximum permitted floor area of the
 second storey for a *principal building* from 80% to 90% of the floor area of the
 main floor level, and allow the resulting offset at the second storey level from the
 front, side or rear of the dwelling at the main floor level or a combination thereof,
 to proceed to Public Notification.

RES.R14-1674

Carried

11. 7914-0142-00
 17372 - 2 Avenue
 17384 - 2 Avenue
 Aplin & Martin Consultants Ltd.
 0701492 BC Ltd.
Director Information: Scott Edward Cressey, Norman Edward Cressey
Officer Information as at August 6, 2014: Norman Edward Cressey (CEO),
 Scott Edward Cressey (President)
 0924193 B C Ltd.
Director Information: Satwinder Aujla, Kuldip Aujla, Kamal Dhami
No Officer Information Filed as at November 1, 2013
 Rezoning from RF to RF-10 and RF-12
in order to allow subdivision into 7 single family small lots.

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

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

1. a By-law be introduced to rezone portions of the subject site in Planning
 Application No. 7914-0142-00 from "Single Family Residential Zone (RF)"
 (By-law No. 12000) to "Single Family Residential (10) Zone (RF-10)" (By-law
 No. 12000) for Block A in the survey block plan attached as Appendix VI,
 and "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) for
 Block B in the survey block plan attached as Appendix VI, and a date be set
 for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including
 restrictive covenants, dedications, and rights-of-way where
 necessary, are addressed to the satisfaction of the General Manager,
 Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the
 Approving Officer;

- (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (e) the applicant adequately address the tree replacement deficit.
- RES.R14-1675 Carried

It was Moved by Councillor Martin
Seconded by Councillor Villeneuve
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18310" pass its first reading.
RES.R14-1676 Carried

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

It was Moved by Councillor Martin
Seconded by Councillor Villeneuve
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18310" pass its second reading.
RES.R14-1677 Carried

It was then Moved by Councillor Martin
Seconded by Councillor Villeneuve
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18310" be held at the City Hall
on October 20, 2014, at 7:00 p.m.
RES.R14-1678 Carried

SURREY CITY CENTRE/WHALLEY

12. **7913-0285-00**
10598, 10606 and 10620 - 132 Street
Don Andrew, Creekside Architects Ltd. / Marcus S Tan
Rezoning from RF to CD (based on RM-70) / Development Permit
in order to permit the development of a 5-storey apartment building with a 2-storey townhouse base, consisting of 65 dwelling units.

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

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

1. a By-law be introduced to rezone the subject site in Planning Application No. 7913-0285-00 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 approve the applicant's request to reduce the amount of required indoor amenity space from 195 square metres (2,099 square feet) to 39 square metres (425 square feet).
3. Council authorize staff to draft Development Permit No. 7913-0285-00 generally in accordance with the attached drawings (Appendix II).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a 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) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
 - (g) 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) the applicant adequately address the impact of reduced indoor amenity space; and

- (j) registration of statutory right-of-way and Section 219 Restrictive Covenant to support the installation and operation of the District Energy system.
- RES.R14-1679 Carried
- It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 1831" pass its first reading.
- RES.R14-1680 Carried
- The said By-law was then read for the second time.
- It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 1831" pass its second reading.
- RES.R14-1681 Carried
- It was then Moved by Councillor Villeneuve
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 1831" be held at the City Hall
on October 20, 2014, at 7:00 p.m.
- RES.R14-1682 Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

FLEETWOOD/GUILDFORD

13. 7913-0189-00
10473 - 157 Street / 10470 - 156 Street / 15689 - 104 Avenue / 10458 - 156 Street
15673 - 104 Avenue / 15659 - 104 Avenue / 15641 - 104 Avenue
15619 - 104 Avenue / 15611 - 104 Avenue / 10432 - 156 Street
15644 - 104A Avenue / 15658 - 104A Avenue / 15672 - 104A Avenue
10441 - 157 Street / 10482 - 156 Street / Portion of 10492 - 156 Street
Portion of 10491 - 157 Street / Portion of 104A and 105 Avenue Road
Allowances and Lanes
Michael Burton-Brown, Abbarch Architecture Inc. / 673168 BC Ltd.
Director Information: Ryan Barrington-Foote, Nick Desmarais
Michael Korenberg
Officer Information as at July 10, 2013:
Ryan Barrington-Foote (Vice President)
Nick Desmarais (Secretary), Michael J. Korenberg (President)
OCP Amendment from Urban to Commercial
Rezoning from RA to C-8 / Development Permit /Development Variance Permit
in order to permit the development of a community commercial 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 Steele
That:

1. a By-law be introduced to amend the OCP by redesignating the subject site from Urban to Commercial and a date for Public Hearing be set (Appendix V).
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 shown as Block A on the Survey Plan attached as Appendix I from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Community Commercial Zone (C-8)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7913-0189-00 generally in accordance with the attached drawings (Appendix II).
5. Council approve Development Variance Permit No. 7913-0189-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side yard (south) setback of the C-8 Zone, from 7.5 metres (25 ft.) to 1.9 metres (6 ft.);
 - (b) to reduce the minimum rear yard (west) setback of the C-8 Zone, from 7.5 metres (25 ft.) to 4.4 metres (14 ft.);
 - (c) to reduce the minimum front yard (east) setback of the C-8 Zone, from 7.5 metres (25 ft.) to 4.4 metres (14 ft.); and
 - (d) to reduce the minimum side yard (north) setback of the C-8 Zone, from 7.5 metres (25 ft.) to 4.4 metres (14 ft.).
6. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;

- (c) final approval from the Ministry of Transportation & Infrastructure;
- (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (f) the applicant provide habitat compensation as per City Policy No. P-15 for the dedicated portion of the riparian setback area and for the portion within the existing 105 Avenue road right-of-way, to the satisfaction of the General Manager, Engineering and the General Manager, Parks, Recreation and Culture;
- (g) completion of the road closure and acquisition of the City roads and lanes that currently extend through the development site;
- (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; and
- (i) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

RES.R14-1683

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That "Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 398, Amendment Bylaw, 2014, No. 18312" pass its first reading.

RES.R14-1684

Carried

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

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That "Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 398, Amendment Bylaw, 2014, No. 18312" pass its second reading.

RES.R14-1685

Carried

- RES.R14-1686 It was then Moved by Councillor Gill
Seconded by Councillor Steele
That the Public Hearing on "Surrey Official
Community Plan Bylaw, 1996, No. 12900, No. 398, Amendment Bylaw, 2014,
No. 18312" be held at the City Hall on October 20, 2014, at 7:00 p.m.
Carried
- RES.R14-1687 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18313" pass its first reading.
Carried
- The said By-law was then read for the second time.
- RES.R14-1688 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18313" pass its second reading.
Carried
- RES.R14-1689 It was then Moved by Councillor Gill
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18313" be held at the City Hall
on October 20, 2014, at 7:00 p.m.
Carried

RESIDENTIAL/INSTITUTIONAL**NEWTON**

14. **7911-0111-00**
13812 - 64 Avenue / 13856 - 64 Avenue / 13890 - 64 Avenue
13928 - 64 Avenue / 13906 - 64 Avenue
Matthew Cheng, Matthew Cheng Architect Inc.
0801212 BC Ltd
Director Information: Harjit S. Atwal, Parmjit Singh Randhawa
Officer Information as at August 29, 2013: Harjit S. Atwal (President)
Parmjit Singh Randhawa (Secretary)
0887525 BC Ltd
Director Information: Harjit S. Atwal
Officer Information as at August 5, 2014: Harjit S. Atwal (President,
Secretary)
Partial NCP Amendment from "Townhouses (15 u.p.a. max.)" and "Detention
Ponds" to "Townhouses (25 u.p.a. max)" and elimination of road
Rezoning from RA to RM-30 and RF / Development Permit
Development Variance Permit

in order to permit the development of 202 townhouses and one single family lot.

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

It was Moved by Councillor Rasode
 Seconded by Councillor Villeneuve
 That Application No. 7911-0111-00 be referred
 back to staff to address concerns raised during the Regular Council- Land Use
 meeting regarding ingress and egress on 64 Avenue.

RES.R14-1690

Carried

The Chair noted that the ingress and egress is appears tight on 64 Avenue. In response staff clarified that the Applicant is providing a lane and mutual access with the development to the east and that the application before Council is based on an alternative to a public road as stipulated in the NCP.

Council expressed concern regarding the road access due to the heavy traffic on 64 Avenue and suggested the application be referred back to staff to resolve the access to 64 Avenue.

C. ITEMS REFERRED BACK

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

1. **7913-0284-00**
6159 - 170 Street
Theresa Rawle, H.Y. Engineering Ltd. / Ujjal Dosanjh
 Rezoning from RS (By-law No. 5942) and RA to RF and RF-12
in order to allow subdivision into 20 single family lots.

The Planning & Development Department recommends that Council consider Third Reading of Bylaw 18279", rezoning Block A of the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) and "Suburban Residential Zone (RS)" (By-law No. 5942) to "Single Family Residential (12) Zone (RF-12)", Block B of the subject site from "Suburban Residential Zone (RS)" (By-law No. 5942) to "Single Family Residential Zone (RF)" and Block C of the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)".

Staff, in response to a question from the Chair, noted that in order to address the concerns raised by residents, the Applicant could host an additional community consultation meeting; staff could attend the session and provide a further report back to Council detailing the outcome.

It was Moved by Councillor Gill
 Seconded by Councillor Villeneuve
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2013, No. 18279" be referred back to staff to work with the
 Applicant to host an additional community consultation meeting with the
 objective of mitigating concerns raised by residents during the September 8, 2014
 Regular Council Public Hearing meeting.

RES.R14-1691

Carried**SURREY CITY CENTRE/WHALLEY**

2. **7912-0192-00**
10630 - 127 Street
10628 - 127 Street

Agent: Dexter Hirabe
 Hunter Laird Engineering Ltd.
 Owner: Ashburn Construction Ltd

Development Variance Permit

*in order to enable greater tree retention and on-site parking in a proposed 11-lot
 single family 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 Steele
 That Council approve Development Variance
 Permit No. 7912-0192-01 (Appendix 7) varying the following, to proceed to Public
 Notification:

- (a) to reduce the minimum interior side yard setback of the RF Zone from
 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for proposed Lots 7 to 11;
- (b) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres
 (25 ft.) to 6 metres (20 ft.) for proposed Lots 10 and 11;
- (c) to reduce the minimum front yard setback of the RF Zone from 7.5 metres
 (25 ft.) to 6 metres (20 ft.) to the garage for proposed Lot 10;
- (d) to reduce the minimum front yard setback of the RF Zone from 7.5 metres
 (25 ft.) to 4 metres (13 ft.) to the building face and 6 metres (20 ft.) to the
 garage for proposed Lots 7 to 9;
- (e) to reduce the minimum east side yard setback of the RF Zone from
 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for proposed Lot 3;

- (f) to reduce the minimum west side yard setback of the RF Zone from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for proposed Lots 2 and 4; and
- (g) to reduce the minimum side yard on flanking street setback of the RF Zone from 3.6 metres (12 ft.) to 3 metres (10 ft.) for proposed Lots 1, 5 and 6.

RES.R14-1692

Carried

Council is advised that Development Variance Permit No. 7912-0192-00 that was approved to proceed to public notification by Council on November 15, 2013, is no longer applicable. It is therefore in order to file the associated Bylaws to Development Variance permit No. 7912-0192-00.

Council noted that this application is a success story and thanked staff for working with the developer to address resident concerns previously raised regarding the site.

It was

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

Amendment Bylaw, 2013, No. 18146" be filed.

RES.R14-1693

Carried

It was

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

Amendment Bylaw, 2013, No. 18147" be filed.

RES.R14-1694

Carried

D. CORPORATE REPORTS

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BYLAWS AND PERMITS

BYLAW READINGS

1. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 299 Amendment By-law, 2011, No. 17469"
7906-0247-00 - Satnam Education Foundation
c/o CitiWest Consulting Ltd. (Roger Jawanda)
To redesignate the properties 12455 and 12499 - 105A Avenue from Industrial (IND) to Urban (URB).

Approved by Council: July 25, 2011

This By-law is proceeding in conjunction with By-law No. 17470.

It was Moved by Councillor Gill
Seconded by Councillor Villeneuve
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 299 Amendment By law, 2011, No. 17469" be finally
adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R14-1695

Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17470"
7906-0247-00 - A-1 to CD - 12455 and 12499 - 105A Avenue - to permit subdivision
into 32 small single family lots and one (1) lot for open space purposes in South
Westminster.

Approved by Council: July 25, 2011

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17470" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R14-1696

Carried

BYLAWS WITH PERMITS

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18043"
7912-0096-00 - Ryan Scott, Joao and Corinna Sousa
c/o Haven Properties Ltd. (Trevor Scott)
RA to RF and RF-12 - 17245 and 17265 - 2 Avenue - to permit subdivision into four
(4) lots (1 RF and 3 RF-12).

Approved by Council: July 22, 2013

- * Planning and Development advise (see memorandum dated September 22, 2014 in back-up) that it is in order for Council to pass a resolution amending the Douglas Neighbourhood Concept Plan (NCP) to redesignate the site from "Urban Single Family 6.0 upa" to "Single Family residential Flex 6 – 14.5 upa".

RES.R14-1697 It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That Council amend the Douglas
Neighbourhood Concept Plan (NCP) to redesignate the site from "Urban Single
Family 6.0 upa" to "Single Family residential Flex 6 – 14.5 upa".
Carried

RES.R14-1698 It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2013, No. 18043" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

Development Variance Permit No. 7912-0096-00

17245 and 17265 – 2 Avenue

Supported by Council: September 23, 2013

Surrey Zoning By-law, 1993, No. 12000, as amended is varied in Section F, Part 16 as follows:

The minimum side yard setback is varied from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) from the west side of the property line of Lot 4 only.

RES.R14-1699 It was Moved by Councillor Villeneuve
Seconded by Councillor Gill
That Development Variance Permit
No. 7912-0096-00 be approved; that the Mayor and Clerk be authorized to sign the
Development Variance Permit; and that Council authorize the transfer of the
Permit to the heirs, administrators, executors, successors, and assigns of the title
of the land within the terms of the Permit.
Carried

3. "Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 380 Amendment Bylaw, 2014, No. 18179"
7913-0218-00 – Jasdildar Gill, Manjit and Shainaz Bains, Sukhdev and
Jasvir Bhandal c/o CitiWest Consulting Ltd. (Roger Jawanda)
To redesignate 18841 – 54 Avenue, 5442 and 5472 – 188 Street from Suburban (SUB)
to Urban (URB).

Approved by Council: February 24, 2014

This Bylaw is proceeding in conjunction with Bylaw No. 18180

It was Moved by Councillor Villeneuve
Seconded by Councillor Gill
That "Surrey Official Community Plan Bylaw,
1996, No. 12900, No. 380 Amendment Bylaw, 2014, No. 18179" be finally adopted,
signed by the Mayor and Clerk, and sealed with the Corporate Seal.
RES.R14-1700 Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18180"
7913-0218-00 – RA to RF: 18841 – 54 Avenue, 5442 and 5472 – 188 Street – to
subdivide into 21 single family lots.

Approved by Council: February 24, 2014

It was Moved by Councillor Villeneuve
Seconded by Councillor Gill
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18180" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
RES.R14-1701 Carried

Development Variance Permit No. 7913-0218-01

18841 – 54 Avenue
5472 and 5442 – 188 Street

Supported by Council: June 9, 2014

Surrey Zoning By-law, 1993, No. 12000, as amended is varied in Section K, Part 16 as
follows:

- (a) The minimum east side yard setback is reduced from 1.8 metres (6 ft.) to
1.2 metres (4 ft.) for proposed Lots 4, 6, 9, 11 and 19; and
- (b) The minimum west side yard setback is reduced 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.

It was Moved by Councillor Villeneuve
Seconded by Councillor Gill
That Development Variance Permit
No. 7913-0218-01 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.R14-1702 Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16679"
7906-0147-00 - Seagate Properties (Gateway) Ltd., c/o Buttjes Architecture
(Dirk Buttjes)
RF and CHI to CD - 13394, 13402, 13412, 13424 King George Boulevard - to permit
the development of two high-rise residential towers and podium townhouse units
in Surrey City Centre.

Approved by Council: May 26, 2008

It was Moved by Councillor Villeneuve
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2008, No. 16679" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R14-1703

Carried

Development Permit No. 7906-0147-00

13394, 13402, 13412, and 13424 King George Boulevard

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

It was Moved by Councillor Villeneuve
Seconded by Councillor Gill
That the Mayor and Clerk be authorized to
execute Development Permit No. 7906-0147-00.

RES.R14-1704

Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17987"
7912-0327-00 - 0741266 BC Ltd. and the City of Surrey c/o Bingham Hill Architects
(Doug Nelson)
RF to CD (based on RMC-150) - 13438 - 103 Avenue and 10299 University Drive - to
permit the development of a mixed-use development, consisting of a 37-storey
high rise building with approximately 374 dwelling units and 3 ground floor
commercial/retail units.

Approved by Council: July 8, 2013

Note: Change of Company name

- * Planning and Development advise (see memorandum dated September 24, 2014 in
back-up) that due to the completion of a land exchange and consolidation of
properties with a road closure, the subject site now has new civic and legal
addresses. In addition, the number of dwelling units has increased from 372 to
374, and revisions to the amenity spaces and commercial floor area have been
made.

- * To accommodate the changes to the legal description, it is in order for Council to rescind third reading of Bylaw No. 17987 and amend it accordingly to reflect these changes.

It was Moved by Councillor Villeneuve
Seconded by Councillor Martin
That Council is requested to rescind
Resolution R13-1576 of the July 22, 2013 Regular Council-Public Hearing passing
Third Reading of "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law,
2013, No. 17987"

RES.R14-1705

Carried

It was Moved by Councillor Villeneuve
Seconded by Councillor Martin
That Council amend "Surrey Zoning By-law,
1993, No. 12000, Amendment By-law, 2013, No. 17987" by deleting all of the existing
parcel identifiers, legal description and addresses and replacing with:

"Parcel identifier: 029-294-819

Lot A Section 27 Block 5 North Range 2 West New Westminster District Plan BCP
52190

13438 - 103 Avenue and 10299 University Drive"

RES.R14-1706

Carried

It was Moved by Councillor Villeneuve
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 17987" pass its third reading, as amended.

RES.R14-1707

Carried

It was Moved by Councillor Villeneuve
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 17987" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R14-1708

Carried

Development Permit No. 7912-0327-00
13438 - 103 Avenue and 10299 University Drive

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

Surrey Zoning By-law, 1993, No. 12000, as amended is varied in Part 48 as follows:

- (a) In Section E.1, the lot coverage is increased from 60% to 71% for Lot A; and
- (b) In Section H.1, the number of required off-street parking spaces is reduced from 165 spaces to 141 spaces.

It was Moved by Councillor Villeneuve
 Seconded by Councillor Martin
 That Development Variance Permit
 No. 7914-0097-00 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.R14-1712 Carried

I. CLERK'S REPORT

J. OTHER BUSINESS

K. ADJOURNMENT


It was Moved by Councillor Villeneuve
 Seconded by Councillor Martin
 That the September 29, 2014 Regular Council

- Land Use meeting be adjourned.

RES.R14-1713 Carried

The Regular Council - Land Use meeting adjourned at 6:08 p.m.

Certified correct:



 Jane Sullivan, City Clerk



 Councillor Hepner, Acting Mayor