

**Present:**

Mayor Hepner  
Councillor Gill  
Councillor Hayne  
Councillor LeFranc  
Councillor Martin  
Councillor Starchuk  
Councillor Steele  
Councillor Villeneuve  
Councillor Woods

**Absent:****Staff Present:**

City Clerk  
City Manager  
Acting City Solicitor  
General Manager, Engineering  
Acting 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. **7914-0088-00**  
**5219 - 188 Street**  
**Sunny Garcha of Royale Development Group Inc. /**  
**Royale Development Group Inc**  
Development Permit  
*in order to permit the development of a multi-tenant industrial park.*

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:

1. Authorize staff to draft Development Permit No. 7914-0088-00 generally in accordance with the attached drawings (Appendix II).
2. Instruct staff to resolve the following issues prior to approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
- (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

RES.R14-2148

Carried

2. **7914-0283-00**  
**17949 - Roan Place**  
**Coreen Windbiel, Surrey Association For Community Living /**  
**Surrey Association For Community Living**  
 Partial Land Use Contract Discharge  
*in order to allow the underlying IL Zone to regulate the site.*

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 discharge Land Use Contract No. 38 from the subject site in Development Application No.7914-0283-00 and a date for Public Hearing be set.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) approval from the Ministry of Transportation & Infrastructure;
  - (b) provision of truck turning movement drawings to the satisfaction of the General Manager of Engineering; and
  - (c) registration of an access easement with the lot to the west (17969 - Roan Place) to address the shared driveway.

RES.R14-2149

Carried

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Land Use Contract No. 38,  
 Authorization Bylaw, 1973, No. 4153, Amendment Bylaw, 1976, No. 4975, Partial  
 Discharge Bylaw, 2014, No. 18367" pass its first reading.

RES.R14-2150

Carried

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

RES.R14-2151 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Land Use Contract No. 38,  
Authorization Bylaw, 1973, No. 4153, Amendment Bylaw, 1976, No. 4975, Partial  
Discharge Bylaw, 2014, No. 18367" pass its second reading.  
Carried

RES.R14-2152 It was then Moved by Councillor Gill  
Seconded by Councillor Martin  
That the Public Hearing on "Surrey Land Use  
Contract No. 38, Authorization Bylaw, 1973, No. 4153, Amendment Bylaw, 1976,  
No. 4975, Partial Discharge Bylaw, 2014, No. 18367" be held at the City Hall on  
Monday, January 12, 2015, at 7:00 p.m.  
Carried

3. **7914-0254-00**  
**19418 - No 10 (Langley Bypass) Highway**  
**Shauna Johnson, Teck Construction / Georgian Properties Ltd**  
Development Permit  
*in order to allow a two-storey addition to an existing automobile dealership.*

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

RES.R14-2153 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That Council approve Development Permit  
No. 7914-0254-00 and authorize the Mayor and Clerk to execute the Permit.  
Carried

4. **7914-0211-00**  
**17325 - 48 Avenue**  
**Harjinder S Dhillon / Harjinder S Dhillon**  
Development Variance Permit  
*in order to increase the farm residential setback regulations to permit the  
construction of a replacement single family dwelling on an agricultural lot.*

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

Before the motion was put, Mayor Hepner called for the Applicant to speak to the  
denial.

H. S Dhillon, 17325 - 48 Avenue (Applicant): The Applicant explained that the  
rationale for the Development Variance Permit was to build the home without  
having to re-drill the existing water well and noted the variances proposed comply  
with the existing rules.



Staff, in response from a question from Council clarified there are two requested variances associated with the application. The first is to increase the maximum for the front yard setback from 50 to 60 metres and the second is a variance to the maximum depth of the farm/residential footprint. Staff explained that the Applicant, in his request for a variance indicates that the existing well is causing difficulties with the citing of the proposed new home. Staff clarified that the requested variance does not exceed the maximum area of the footprint permitted.

Council clarified that the Application went to the Agriculture and Food Security Committee for consideration and there was a split decision in terms of the request for a variance.

The Applicant, in response to a question from Council noted that in terms of the potential expense associated with re-drilling the water well, the cost estimate is in the \$100,000 range.

Staff clarified that securities would be required to ensure the removal of the existing structure when the new home is complete to ensure that the existing home would then be demolished in accordance with policy.

Councillor Gill noted that he would be voting in support of Application No. 7914-0211-00.

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That Council could approve Development  
Variance Permit No. 7914-0211-00 (Appendix V) varying the following, to proceed  
to Public Notification:

- (a) to increase the maximum front yard setback of a single family dwelling in the A-1 Zone, from 50 metres (164 ft.) to 60 metres (197 ft.); and
- (b) to increase the maximum depth of the farm residential footprint of the A-1 Zone from 60 metres (197 ft.) to 65 metres (213 ft.).

RES.R14-2154

Carried

### **FLEETWOOD/GUILDFORD**

5. **7914-0332-00**  
**15105 - 105 Avenue**  
**Peter Joyce, City of Surrey Civic Facilities Division, City of Surrey**  
Development Permit / Development Variance Permit  
*in order to allow for a comprehensive sign design package for the Guildford civic buildings, including the new aquatic centre and the existing recreation centre and library.*

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



It was Moved by Councillor Villeneuve  
Seconded by Councillor Hayne  
That Council:

1. approve the applicant's request to vary the Sign By-law as described in Appendix II to Development Application No.7914-0332-00.
2. approve Development Permit No. 7914-0332-00, including a comprehensive sign design package, and authorize the Mayor and Clerk to execute the Permit.

RES.R14-2155

Carried**SOUTH SURREY**

6. **7914-0273-00**  
**556 - 192 Street**  
**Keith Evans / Keith F Evans / Patricia A Evans**  
Development Variance Permit  
*in order to permit an addition to an existing house.*

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

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That Council approve Development Variance Permit No. 7914-0273-00 (Appendix V) varying the following, to proceed to Public Notification:

- (a) to increase the maximum front yard setback of the A-1 Zone from 50 metres (164 ft.) to 100 metres (330 ft.); and
- (b) to increase the maximum depth of the farm residential footprint of the A-1 Zone from 60 metres (196 ft.) to 110 metres (360 ft.).

RES.R14-2156

Carried

7. **7914-0169-00**  
**2128 - 152 Street**  
**Oleg Verbenkov , Pacific Land Resource Group / Georgian Properties Ltd**  
Temporary Use Permit  
*in order to allow a temporary surface parking lot for 76 under-weight vehicles for a period not to exceed 3 years.*

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

It was Moved by Councillor Martin  
Seconded by Councillor Starchuk  
That Council:

1. Approve Temporary Use Permit No. 7914-0169-00 (Appendix V) to proceed to Public Notification.
2. Instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
  - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

RES.R14-2157

Carried

Councillor Villeneuve asked for clarification regarding the landscape screening plans associated to create a buffer along 152 Street. Staff clarified to the north it will be 6-metres and that the storage vehicles should not be visible from 152 Street.

Councillor Villeneuve requested staff to give some guidance to the Applicant regarding the landscaping requirements concerning the Application as it is situated along a major roadway.

#### SURREY CITY CENTRE/WHALLEY

8. **7914-0266-00**  
**Portion of 13056 - 114 Avenue**  
**Adam Donnelly, Wesgroup Properties /**  
**Perimeter View Investments Ltd., Inc. No. 1002029**  
Restrictive Covenant Amendment / Development Permit  
*in order to permit the development of a two-storey industrial building in Bridgeview.*

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:

1. Approve the applicant's request to amend Restrictive Covenant No. BV149566 to allow a reduction in the lot coverage from 25% to 12% for proposed Lot 2.
2. Approve Development Permit No. 7914-0266-00 and authorize the Mayor and Clerk to execute the Permit.

RES.R14-2158

Carried

9. **7914-0051-00**  
**13099 - 116 Avenue**  
**Gerry Blonski / Salikat Hamid / Abdul Hamid**  
Development Permit  
*in order to permit the development of a two-storey industrial building in Bridgeview.*

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. 7914-0051-00 and authorize the Mayor and Clerk to execute the Permit.

RES.R14-2159

CarriedRESIDENTIAL/INSTITUTIONALCLOVERDALE/CLAYTON

10. **7913-0120-01**  
**18072 - 67 Avenue**  
**6677 - 181 Street**  
**Dexter Hirabe, Hunter Laird Engineering Ltd. / 0970121 BC Ltd /**  
**Director Information: Kulvinder Singh Bharya / Mandeep Kaur Randhawa /**  
**No Officer Information Filed**  
Development Variance Permit  
*in order to relax the rear yard setback of the RF-12 Zone for one proposed, irregular shaped lot.*

Note: Council previously granted Third Reading to the related OCP Amendment Bylaw No. 18265 and Rezoning Bylaw No. 18266 on July 21, 2014.

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. 7913-0120-01 (Appendix IV) to reduce the minimum rear yard setback  
for the principal building of the RF-12 Zone from 7.5 metres (25 ft.) and 6.0 metres  
(20 ft.) to 5.5 metres (18 ft.) for proposed Lot 15 to proceed to Public Notification.  
RES.R14-2160 Carried

- 11. 7914-0265-00**  
**16990 Friesian Drive**  
**Roger Jawanda, Citiwest Consulting Ltd. /**  
**Northerncity Land Group Inc., Inc. No. BC0997111**  
Rezoning a portion from A-1 and RA to RF / Development Permit  
*in order to allow subdivision into five (5) single family RF lots and one (1) split-zoned  
RF and A-1 lot.*

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

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

1. a By-law be introduced to rezone a portion of the subject site in  
Development Application No.7914-0265-00 (Block A, as shown on the  
Survey Plan attached as Appendix I) from "General Agriculture Zone (A-1)"  
(By-law No. 12000) and "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 authorize staff to draft Development Permit No. 7914-0265-00  
generally in accordance with the attached drawing (Appendix IX).
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) submission of a landscaping plan and landscaping cost estimate to  
the specifications and satisfaction of the Planning and  
Development Department;

- (e) 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;
- (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 prohibit development and for the installation and maintenance of the 3-metre (10 ft.) wide landscape buffer along the ALR boundary, and to require building setbacks to be measured from the northern edge of the landscape buffer on proposed Lots 5 and 6;
- (h) registration of a Section 219 Restrictive Covenant on proposed Lots 1 to 6 advising future homeowners of the potential farm operations on the adjacent agricultural lands;
- (i) approval from the Ministry of Transportation and Infrastructure (MOTI);
- (j) the applicant satisfy the deficiency in tree replacement on the site by providing a cash-in-lieu payment of \$3,000 to the Green City Fund, to the satisfaction of the Planning and Development Department; and
- (k) registration of Section 219 "No Build" Restrictive Covenant to protect the 5.0-metre (16.5-ft.) wide riparian setback area located at the south-west corner of proposed

RES.R14-2161

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

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

Amendment Bylaw, 2014, No. 18368" pass its first reading.

RES.R14-2162

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. 18368" pass its second reading.

RES.R14-2163

Carried

It was then Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That the Public Hearing on "Surrey Zoning  
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18368" be held at the City  
 Hall on Monday, January 12, 2015, at 7:00 p.m.  
 RES.R14-2164 Carried

### FLEETWOOD/GUILDFORD

12. **7914-0310-00**  
**16411 - Fraser Hwy**  
**16441 - Fraser Hwy**  
**8388 - 164 Street**  
**Eleanor Enns, City of Surrey / Jantje Schoen / Hendrik Schoen /**  
**City Of Surrey**  
 Development Variance Permit  
*to vary the works and services requirements for proposed Lots 1 and 2, and to vary  
 the lot coverage and the rear yard setback for a new single family dwelling on  
 proposed Lot 1.*

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

It was Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That Council approve Development Variance  
 Permit No. 7914-0310-00 (Appendix IV) varying the following, to proceed to Public  
 Notification:

- (a) to vary the Subdivision & Development By-law No. 8830 by deferring the  
 provision of works and services for proposed Lots 1 and 2;
- (b) to reduce the minimum rear yard setback of the principal building in the  
 RA Zone from 7.5 metres (25 ft.) to 1.5 metres (5 ft.) for proposed Lot 1; and
- (c) to vary the maximum lot coverage of the RA Zone from 20% to 40% for  
 proposed Lot 1.

RES.R14-2165 Carried

### NEWTON

13. **7914-0117-00**  
**5708 - 144 Street**  
**Sunny Sandher, Citiwest Consulting Ltd. / Harjinder P. Kaur /**  
**Sarabjit S. Sandhu**  
 Rezoning from RH and RH-G to RF / Development Variance Permit  
*in order to allow subdivision into three (3) single family 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 Woods  
That:

1. a By-law be introduced to rezone the subject site in Development Application No.7914-0117-00 from "Half-Acre Residential Zone (RH)" and "Half-Acre Residential Gross Density Zone (RH-G)" (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 Development Variance Permit No. 7914-0117-00 (Appendix VII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum north side yard setback to the principal building of the RF Zone from 1.8 metres (6 feet) to 1.02 metres (3 feet) for proposed Lot 1; and
  - (b) to reduce the minimum setback of the south side yard on a flanking street to the principal building of the RF Zone from 3.6 metres (12 feet) to 2.0 metres (7 feet) for proposed Lot 1.
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) 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 satisfies the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

RES.R14-2166

Carried

RES.R14-2167 It was Moved by Councillor Martin  
Seconded by Councillor Woods  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2014, No. 18369" pass its first reading.  
Carried

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

RES.R14-2168 It was Moved by Councillor Martin  
Seconded by Councillor Woods  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2014, No. 18369" pass its second reading.  
Carried

RES.R14-2169 It was then Moved by Councillor Martin  
Seconded by Councillor Woods  
That the Public Hearing on "Surrey Zoning  
Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18369" be held at the City  
Hall on Monday, January 12, 2015, at 7:00 p.m.  
Carried

### SOUTH SURREY

14. **7914-0327-00**  
**1653 - 140 Street**  
**Wayne Maunder , Langley Awing & Sign / HRC Care Society**  
**Development Permit**  
*in order to allow replacement and upgrade of an existing free-standing sign for a  
Care Facility.*

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

RES.R14-2170 It was Moved by Councillor Gill  
Seconded by Councillor LeFranc  
That Council approve Development Permit  
No. 7914-0327-00 (Appendix II) and authorize the Mayor and Clerk to execute the  
Permit.  
Carried

15. **7914-0331-00**  
**2641 - 127A Street**  
**Michael and Valerie Wallace - Tarry / Marie S Wallace-Tarry /**  
**Michael T Wallace-Tarry**  
**Development Variance Permit**  
*in order to relax the maximum permitted floor area of a second storey to allow for  
expansion and renovation to the existing dwelling.*

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. 7914-0331-00 (Appendix III) to increase the maximum permitted floor area of the second story for the principal building from a maximum of 80% to 102% of the main floor area to proceed to Public Notification.

RES.R14-2171

Carried

### SURREY CITY CENTRE/WHALLEY

16. **7914-0335-00**  
**13358 - 104 Avenue**  
**Bob Dominick, Westone Group / Weststone Properties 104 Ltd**  
 Development Permit / Development Variance Permit  
*in order to vary the maximum total area, height and minimum setback requirements for temporary off-site real estate development marketing signage under the Sign By-law.*

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:

1. Approve the applicant's request to vary the Sign By-law for temporary off-site real estate development/construction signage, as described in Appendix II.
2. Approve Development Permit No. 7914-0335-00 for a comprehensive sign design package and authorize the Mayor and Clerk to execute the Permit (see Appendix III).

RES.R14-2172

Carried

17. **7914-0343-00**  
**13438 - 103 Avenue**  
**Kelvin Poon, Magnum Projects Ltd. / 0741266 BC Ltd /**  
**Director Information: Robert Glass / Jon Stovell /**  
**Officer Information: Robert Glass / Robert Macdonald / Dennis Ng**  
 Development Permit / Development Variance Permit  
*in order to vary the total area and setback requirements for temporary on-site real estate development marketing signage under the Sign By-law.*

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:

1. Approve the applicant's request to vary the Sign By-law for temporary on-site real estate development/construction signage, as described in Appendix II to Planning Report No. 7914-0343-00.
2. Approve Development Permit No. 7914-0343-00 for a comprehensive sign design package and authorize the Mayor and Clerk to execute the Permit (see Appendix III).

RES.R14-2173

Carried

### COMMERCIAL/INDUSTRIAL/AGRICULTURAL

#### SURREY CITY CENTRE/WHALLEY

18. **7914-0231-00**  
**9808 - King George Blvd**  
**Greg Mitchell, PCI Developments Corp. / KGS Holdings Ltd.**  
 Development Permit / Development Variance Permit  
*in order to permit the development of Phase 2 of a mixed-use development, consisting of 2 residential towers (39-storey and 12-storey) and 13-storey office building with lower level commercial uses.*

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

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

1. Council approve the applicant's request to reduce the amount of required indoor amenity space for Tower 1 (at the southwest corner), from 708 square metres (7,621 square feet) to 633.2 square metres (6,816 square feet).
2. Council approve the applicant's request to reduce the amount of required outdoor amenity space for Tower 5 (at the southeast corner), from 519 square metres (5,586 square feet) to 504.7 square metres (5,433 square feet).
3. Council approve the applicant's request to vary the Sign By-law as described in Appendix II.
4. Council authorize staff to draft Development Permit No. 7914-0231-00, including a comprehensive sign design package, generally in accordance with the attached drawings (Appendix III).
5. Council instruct staff to resolve the following issues prior to final approval:

- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
- (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (e) registration of a statutory right-of-way for pedestrian right-of-passage through the plaza;
- (f) the applicant adequately address the impact of reduced indoor amenity space for Tower 1 (at the southwest corner); and
- (g) the applicant adequately address the impact of reduced outdoor amenity space for Tower 5 (at the southeast corner).

RES.R14-2174

Carried**RESIDENTIAL/INSTITUTIONAL****CLOVERDALE/CLAYTON**

19. **7914-0190-00**  
**7405 - 196 Street**  
**7414 - 194 Street**  
**Parm Garcha, Archstone Projects Ltd / 0995878 BC Ltd Director Information: Sukhdev Grewal / No Officer Information Filed / 0996756 BC Ltd / Director Information: Sukhdev Grewal / No Officer Information Filed**

OCP Amendment from Suburban – Urban Reserve to Urban / NCP Amendment to include site within the East Clayton Extension – North of 72 Avenue NCP and designate as 15 – 25 upa (Medium-High Density) / Rezoning from RA to CD (based on RM-30) / Development Permit  
*in order to permit the development of 129 townhouse units on 2 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 Starchuk  
That:

1. a By-law be introduced to amend the OCP by redesignating the subject site in Development Application No.7914-0190-00 from Suburban – Urban Reserve to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA )" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
4. a By-law be introduced to amend Schedule F, Area XXIII Map in Surrey Zoning By-law No. 12000 and a date for Public Hearing be set (Appendix IX).
5. Council approve the applicant's request to reduce the amount of required indoor amenity space from 387 square metres (4,166 square feet) to 161 square metres (1,733 square feet).
6. Council authorize staff to draft Development Permit No. 7914-0190-00 generally in accordance with the attached drawings (Appendix II).
7. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;



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

8. Council pass a resolution to amend the East Clayton Neighbourhood Concept Plan (NCP) Extension – North of 72 Avenue NCP to include the property within the NCP and to designate it as 15 - 25 upa (Medium-High Density) when the project is considered for final adoption.

RES.R14-2175 Carried

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2014, No. 18370" pass its first reading.

RES.R14-2176 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, 2013, No. 18020, Amendment Bylaw, 2014, No. 18370" pass its second reading.

RES.R14-2177 Carried

It was then Moved by Councillor Gill  
Seconded by Councillor Martin  
That the Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2014, No. 18370" be held at the City Hall on Monday, January 12, 2015, at 7:00 p.m.

RES.R14-2178 Carried

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18371" pass its first reading.

RES.R14-2179 Carried

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

RES.R14-2180 It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2014, No. 18371" pass its second reading.  
Carried

RES.R14-2181 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. 18371" be held at the City Hall  
on Monday, January 12, 2015, at 7:00 p.m.  
Carried

RES.R14-2182 It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Text Amendment Bylaw, 2014, No. 18372" pass its first reading.  
Carried

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

RES.R14-2183 It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Text Amendment Bylaw, 2014, No. 18372" pass its second reading.  
Carried

RES.R14-2184 It was then Moved by Councillor Gill  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Zoning  
Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2014, No. 18372" be held at the  
City Hall on Monday, January 12, 2015, at 7:00 p.m.  
Carried

### SOUTH SURREY

20. **7913-0295-00**  
**15250 – 28 Avenue**  
**Ted Dawson, Lakewood Sunnyside Development Ltd. /**  
**Lakewood Sunnyside Development Ltd.**  
OCP Amendment from Urban to Multiple Residential / Rezoning from RF to RM-  
30 / Development Permit / Development Variance Permit  
*in order to permit the development of a 123 ground-oriented townhouse complex.*

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

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

1. a By-law be introduced to amend the OCP by redesignating the subject site in Development Application No. 7913-0295-00 from "Urban" to "Multiple Residential" and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 369 square metres (3,972 sq. ft.) to 112 square metres (1,200 sq. ft.).
5. Council authorize staff to draft Development Permit No. 7913-0295-00 generally in accordance with the attached drawings (Appendix II).
6. Council approve Development Variance Permit No. 7913-0295-00 (Appendix VII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum north yard setback of the RM-30 Zone for Building 1, 2, 3 and 10 from 7.5 metres (25 ft.) to 4.5 metres (14.8 ft.);
  - (b) to reduce the minimum east yard setback of the RM-30 Zone for Building 11 and 14 from 7.5 metres (25 ft.) to 4.0 metres (13.1 ft.);
  - (c) to reduce the minimum south yard setback of the RM-30 Zone for Building 8 and 14 from 7.5 metres (25 ft.) to 4.5 metres (14.8 ft.) as well as reduce the minimum south yard setback for Building 9 from 7.5 metres (25 ft.) to 6.47 metres (21.2 ft.);
  - (d) to reduce the minimum west yard setback of the RM-30 Zone for Building 3 and 4 from 7.5 metres (25 ft.) to 4.5 metres (14.8 ft.) as well as reduce the minimum west yard setback for Building 12, 13, 15 and 16 from 7.5 metres (25 ft.) to 5.5 metres (18 ft.);
  - (e) to reduce the minimum west side yard setback of the RM-30 Zone for Building 8 from 7.5 metres (25 ft.) to 6.35 metres (20.8 ft.) for the deck posts; and



- (f) to permit forty-five (45) townhouse units to have unenclosed tandem parking stalls.
7. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a road dedication plan to the satisfaction of the Approving Officer;
  - (c) final approval from the Ministry of Transportation & Infrastructure;
  - (d) the applicant provide a revised Traffic Impact Study to the satisfaction of the General Manager, Engineering;
  - (e) the applicant satisfactorily address the comments from the Surrey Fire Department;
  - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (g) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (h) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (i) 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;
  - (j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (k) submission of an acoustical report for the units adjacent to King George Boulevard as well as 152 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
  - (l) 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;
  - (m) 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;

- (n) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (o) the applicant satisfactorily address the required OCP Amenity contribution; and
- (p) the applicant adequately address the impact of reduced indoor amenity space.

8. Council pass a resolution to amend the King George Highway Corridor Land Use Plan in order to redesignate a portion of the property from "School" to "Townhouses (25 u.p.a.)" when the proposal is considered for final adoption.

RES.R14-2185 Carried

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2014, No. 18373" pass its first reading.

RES.R14-2186 Carried

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

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2014, No. 18373" pass its second reading.

RES.R14-2187 Carried

It was then Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That the Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2014, No. 18373" be held at the City Hall on Monday, January 12, 2015, at 7:00 p.m.

RES.R14-2188 Carried

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18374" pass its first reading.

RES.R14-2189 Carried

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

RES.R14-2190 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2014, No. 18374" pass its second reading.  
Carried

RES.R14-2191 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. 18374" be held at the City  
Hall on Monday, January 12, 2015, at 7:00 p.m.  
Carried

Council requested staff to pay careful attention to the tandem parking associated with the development and to ensure diagrams are provided clearly illustrating the tandem designated areas at the Monday, January 12, 2015, Public Hearing.

21. **7914-0037-00**  
**2421 - 164 Street**  
**16349 - 24 Avenue**  
**Wojciech Grzybowicz, WG Architecture Inc / IK Homes Inc.**  
NCP Amendment from 10-15 upa Medium Density to 20-30 upa Medium-High  
Density / Rezoning from RA to RM-30 / Development Permit /  
Development Variance Permit  
*in order to permit the development of a 36 unit townhouse development*

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

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

1. A By-law be introduced to rezone the subject site in Development Application No.7914-0037-00 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 authorize staff to draft Development Permit No. 7914-0037-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7914-0037-00 (Appendix VII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum south setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (14.7 ft.) and 3.9 metres (12.8 ft.);



- (b) to reduce the minimum east setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.) and 6.0 metres (19.7 ft.);
  - (c) to reduce the minimum west setback of the RM-30 Zone from 7.5 metres (25 ft.) to 7.0 metres (23 ft.);
  - (d) to reduce the minimum north setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (9.8 ft.) and 4.5 metres (14.7 ft.); and
  - (e) to permit four (4) visitor parking stalls to be located within the north setback of the RM-30 Zone.
5. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (g) submission of an acoustical report for the units adjacent to 24 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
  - (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 adequately address the impact of reduced indoor amenity space.

6. Council pass a resolution to amend the Morgan Heights NCP to redesignate the site from 10-15 upa Medium Density to 20-30 upa Medium-High Density when the project is considered for final adoption.  
 RES.R14-2192 Carried

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2014, No. 18375" pass its first reading.  
 RES.R14-2193 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. 18375" pass its second reading.  
 RES.R14-2194 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. 18375" be held at the City  
 Hall on Monday, January 12, 2015, at 7:00 p.m.  
 RES.R14-2195 Carried

22. **7914-0225-00**  
**16442 - 28 Avenue**  
**Clarence Arychuk, Hunter Laird Engineering Ltd. / 1006162 B.C. Ltd., Inc.**  
**No. BC1006162 / Director Information: Diane Balsor / Brock Dorward /**  
**No Officer Information Filed**  
 OCP Amendment from Suburban-Urban Reserve to Urban  
 Amendment to Surrey Zoning By-law No. 12000 to add the subject site as an infill  
 area / Rezoning from RA to CD and RF-12 / GLUP Amendment from "Suburban 1-2  
 upa" to "Transitional Density (2-4 upa)" and "Urban Residential (4 to 15 upa)"  
*in order to allow subdivision into 7 single family lots.*

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

Before the motion was put Councillor Villeneuve noted she is not supporting this project to Public Hearing and further commented that she made it very clear she was not supporting any projects in this area until there is an official Neighbourhood Community Plan (NCP).

Mayor Hepner requested clarification from staff regarding the rationale surrounding this Application for the benefit of the newest members of Council to provide some background.

Staff, in response noted there was a recent Application in this area that Council did support that went through a Public Information Session which is similar to a Public Hearing. As a result of that, this concept that is currently before Council was created to present an enclave along with a parcel to the East. The Public Information Session process was held to establish the general layout, density and zoning which was specifically developed as part of the Application to the South.

Mayor Hepner asked staff if the approval of this application will have an impact on the previous development to the South. Staff, in response, noted that Council previously adopted a motion that designates the area to the East as 1-acre.

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

1. a By-law be introduced to amend the OCP by redesignating the subject site in Development Application No. 7914-0225-00 from Suburban-Urban Reserve to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to amend Surrey Zoning By-law, 1993, No. 12000 by replacing the Schedule F Area XXVI map with a map that includes the subject site as an Infill Area as documented in Appendix IX.
4. a By-law be introduced to rezone the portion of the property shown as Block A on Appendix II from "One-Acre Residential Zone (RA )" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
5. a By-law be introduced to rezone the portion of the property shown as Block B on Appendix I from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
6. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;



- (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
- (f) registration of a Section 219 Restrictive Covenant for tree preservation.

7. Council pass a resolution to amend the Grandview Heights General Land Use Plan to redesignate the land from "Suburban Residential (1 to 2 upa)" to "Transitional Density (2 to 4 upa)" and "Urban Residential (4-15 upa)" when the project is considered for final adoption.

RES.R14-2196

Carried

With Councillors Villeneuve and Woods  
opposed

It was

Moved by Councillor Steele

Seconded by Councillor Hayne

That "Surrey Official Community Plan Bylaw,

2013, No. 18020, Amendment Bylaw, 2014, No. 18376" pass its first reading.

RES.R14-2197

Carried

With Councillors Villeneuve and Woods  
opposed

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

It was

Moved by Councillor Steele

Seconded by Councillor Hayne

That "Surrey Official Community Plan Bylaw,

2013, No. 18020, Amendment Bylaw, 2014, No. 18376" pass its second reading.

RES.R14-2198

Carried

With Councillors Villeneuve and Woods  
opposed

It was then

Moved by Councillor Steele

Seconded by Councillor Hayne

That the Public Hearing on "Surrey Official

Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2014, No. 18376" be held at the City Hall on Monday, January 12, 2015, at 7:00 p.m.

RES.R14-2199

Carried

With Councillors Villeneuve and Woods  
opposed

RES.R14-2200 It was Moved by Councillor Steele  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Text Amendment Bylaw, 2014, No. 18377" pass its first reading.  
Carried  
With Councillors Villeneuve and Woods  
opposed

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

RES.R14-2201 It was Moved by Councillor Steele  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Text Amendment Bylaw, 2014, No. 18377" pass its second reading.  
Carried  
With Councillors Villeneuve and Woods  
opposed

RES.R14-2202 It was then Moved by Councillor Steele  
Seconded by Councillor Hayne  
That the Public Hearing on "Surrey Zoning  
Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2014, No. 18377" be held at the  
City Hall on Monday, January 12, 2015, at 7:00 p.m.  
Carried  
With Councillors Villeneuve and Woods  
opposed

RES.R14-2203 It was Moved by Councillor Steele  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2014, No. 18378" pass its first reading.  
Carried  
With Councillors Villeneuve and Woods  
opposed

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

RES.R14-2204 It was Moved by Councillor Steele  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2014, No. 18378" pass its second reading.  
Carried  
With Councillors Villeneuve and Woods  
opposed

It was then  
Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18378" be held at the City Hall on Monday, January 12, 2015, at 7:00 p.m.

RES.R14-2205

Moved by Councillor Steele  
Seconded by Councillor Hayne  
That the Public Hearing on "Surrey Zoning  
Carried  
With Councillors Villeneuve and Woods  
opposed

It was  
Amendment Bylaw, 2014, No. 18379" pass its first reading.

RES.R14-2206

Moved by Councillor Steele  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Carried  
With Councillors Villeneuve and Woods  
opposed

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

It was  
Amendment Bylaw, 2014, No. 18379" pass its second reading.

RES.R14-2207

Moved by Councillor Steele  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Carried  
With Councillors Villeneuve and Woods  
opposed

It was then  
Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18379" be held at the City Hall on Monday, January 12, 2015, at 7:00 p.m.

RES.R14-2208

Moved by Councillor Steele  
Seconded by Councillor Hayne  
That the Public Hearing on "Surrey Zoning  
Carried  
With Councillors Villeneuve and Woods  
opposed



**C. ITEMS REFERRED BACK****RESIDENTIAL/INSTITUTIONAL****FLEETWOOD/GUILDFORD**

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

The Planning & Development Department recommends that Council consider Third Reading of By-law No. 18306, rezoning the subject site from "General Agriculture Zone (A-1)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000).

It was Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2014, No. 18306" pass its third reading.

RES.R14-2209

Carried**SURREY CITY CENTRE/WHALLEY**

2. **7914-0059-00**  
**9687 - 137 Street / 9677 - 137 Street / 9671 - 137 Street**  
**Ken Woodward, City of Surrey / City of Surrey**  
 Rezoning from RF to CD (based upon RM-45)  
*in order to accommodate a future combined emergency shelter/transition house facility.*

The Planning & Development Department recommends that Council consider Third Reading of By-law No. 18233, rezoning the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)"

It was Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2014, No. 18233" pass its third reading.

RES.R14-2210

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

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BYLAWS AND PERMITS

BYLAW READINGS

- 1. "Prime Time (Abby Lane) Inc. Housing Agreement Authorization By-law, 2014, No. 18332"  
7914-0281-00 – 15333 – 16 Avenue - Prime Time (Abby Lane) Inc.  
c/o DGBK Architects (Sebastian Butler)  
To enter into a new housing agreement to permit a care facility and eating establishment within a mixed-use commercial and residential senior's facility.

Approved by Council: November 3, 2014

**Note:** Bylaw No. 18331 associated with this project to rezone the site was adopted at the December 1, 2014 Regular Council - Public Hearing meeting.

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Prime Time (Abby Lane) Inc. Housing  
 Agreement Authorization By-law, 2014, No. 18332" be finally adopted, signed by the  
 Mayor and Clerk, and sealed with the Corporate Seal.

RES.R14-2211

Carried

"Prime Time (Abby Lane) Inc. Housing Agreement, Authorization Bylaw, 2013,  
 No. 17948, Repeal Bylaw, 2014, No. 18366"  
 7914-0281-00 – 15333 – 16 Avenue

- \* Planning and Development advise (see memorandum dated November 27, 2014 in back-up) that it is in order to repeal Housing Agreement Bylaw 17948 upon execution of the new Housing Agreement.

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Prime Time (Abby Lane) Inc. Housing  
 Agreement, Authorization Bylaw, 2013, No. 17948, Repeal Bylaw, 2014, No. 18366"  
 pass its first reading.

RES.R14-2212

Carried

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

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Prime Time (Abby Lane) Inc. Housing Agreement, Authorization Bylaw, 2013, No. 17948, Repeal Bylaw, 2014, No. 18366" pass its second reading.

RES.R14-2213 Carried

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

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Prime Time (Abby Lane) Inc. Housing Agreement, Authorization Bylaw, 2013, No. 17948, Repeal Bylaw, 2014, No. 18366" pass its third reading.

RES.R14-2214 Carried

Councillor Hayne noted that he is pleased to support the facility and it will be state-of-the-art, and purpose built.

Councillor Villeneuve thanked staff and noted that this project has been a long time coming; it will provide 50 emergency beds and transitional housing to get people into permanent housing with support.

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17818" 7912-0097-00 - Sieghard Weiss  
c/o CitiWest Consulting Ltd. (Roger Jawanda)  
RF to RF-12 - 819 - 164 Street - to permit subdivision into 3 lots.

Approved by Council: November 26, 2012

It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17818" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R14-2215 Carried

#### BYLAWS WITH PERMITS

3. "Surrey Official Community Plan By-law, 2013, No. 18020 Amendment By-law, 2012, No. 17788" 7912-0028-00 - 0956321 B.C. Ltd. c/o WG Architecture Inc. (Wojciech Grzybowicz)  
To redesignate the site - 13314, 13326 and 13344 - 96 Avenue - from Urban (URB) to Multiple Residential (RM).

Approved by Council: October 22, 2012

**Note:** Change in ownership



It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Official Community Plan  
 By-law, 2013, No. 18020 Amendment By law, 2012, No. 17788" be finally adopted,  
 signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R14-2216 Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17789"  
 7912-0028-00 -RF to CD - 13314, 13326 and 13344 - 96 Avenue - to permit the  
 development of approximately 22 townhouse units.

Approved by Council: October 22, 2012

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2012, No. 17789" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.

RES.R14-2217 Carried

**Development Permit No. 7912-0028-00**  
 13314, 13326 and 13344 - 96 Avenue

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

It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That the Mayor and Clerk be authorized to  
 execute Development Permit No. 7912-0028-00.

RES.R14-2218 Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17994"  
 7912-0119-00 - 0956024 B.C. Ltd.  
 c/o Bill Kang Investments Ltd. (Jatwinder Sidhu)  
 RA to CD: 6045 - 138 Street and Portion of 138 Street unopened road allowance - to  
 permit the development of 21 townhouse units.

Approved by Council: November 12, 2013

- \* Planning and Development advise (see memorandum dated December 9, 2014 in  
 back-up) that it is in order for Council to pass a resolution amending the South  
 Newton Local Area Plan to redesignate the site from Townhouses 15 upa max to  
 Townhouse 20 upa max.

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That Council amend the South Newton Local  
 Area Plan to redesignate the site from Townhouses 15 upa max to Townhouse 20  
 upa max.

RES.R14-2219 Carried

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2013, No. 17994" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.

RES.R14-2220 Carried

**Development Permit No. 7912-0119-00**  
 6045 – 138 Street

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

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That the Mayor and Clerk be authorized to  
 execute Development Permit No. 7912-0119-00.

RES.R14-2221 Carried

5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18275"  
 7914-0091-00 – Berezan Management (Ocean Park) Ltd.  
 c/o Berezan Management Ltd. (Babu Kadiyala)  
 CG-2 to C-8 – 1611 – 128 Street - to allow for the development of a commercial  
 building accommodating a TD Bank.

Approved by Council: July 21, 2014

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2014, No. 18275" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.

RES.R14-2222 Carried

**Development Variance Permit 7914-0091-00**  
 1611 – 128 Street

Supported by Council: September 8, 2014

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

- (a) In Section F of Part 36, Community Commercial (8) Zone (C-8) the minimum setback from the property line is varied:
  - (i) from 7.5 metres (25 ft.) to 3.3 metres (10.8 ft.) for the south property line; and
  - (ii) from 7.5 metres (25 ft.) to 0 metres (0 ft.) for the north property line.
- (b) In Section C of Part 5, Off-street parking and loading/Unloading, the minimum number of required off-street parking spaces is reduced from 8 to 6.

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That Development Variance Permit  
 No. 7914-0091-00 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.R14-2223

Carried

**Development Permit No. 7914-0091-00**  
 1611 – 128 Street

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

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That the Mayor and Clerk be authorized to  
 execute Development Permit No. 7914-0091-00.

RES.R14-2224

Carried

MISCELLANEOUS

- 6. "Surrey Official Community Plan Bylaw, 1996, No. 12900, Text No. 129, Amendment Bylaw, 2014, No. 18201"  
 7913-0297-00 – Donald and Donna Dadey c/o Citiwest Consulting Ltd.  
 (Sunny Sandher)
- \* Council is advised that the associated Bylaw No. 18201, to redesignate the site is no longer required due to the adoption of the new Official Community Plan. Council is requested to file Bylaw 18201.



RES.R14-2225 It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That "Surrey Official Community Plan Bylaw,  
 1996, No. 12900, Text No. 129, Amendment Bylaw, 2014, No. 18201" be filed.  
Carried

**Temporary Use Permit No. 7913-0297-00**

9575 - 180 Street  
Donald and Donna Dadey

Supported by Council: April 28, 2014

To allow the storage of cranes and shipping containers for a period not to exceed three years.

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

RES.R14-2226 It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That the Mayor and Clerk be authorized to  
 execute Temporary Use Permit No. 7913-0297-00.  
Carried

**I. CLERKS REPORT**


**J. OTHER BUSINESS**

**K. ADJOURNMENT**

RES.R14-2227 It was Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That the Monday, December 15, 2014 Regular  
 Council - Land Use meeting be adjourned.  
Carried

The Regular Council - Land Use meeting adjourned at 5:58 p.m.

Certified correct:

  
 \_\_\_\_\_  
 Jane Sullivan, City Clerk

  
 \_\_\_\_\_  
 Mayor Linda Hepner