

Present:

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

Absent:

Councillor Martin

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
Acting Manager, Area Planning & Development, North Division
Acting Manager, Area Planning & Development, South Division
Land Development Engineer

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

1. **7915-0072-00**
15551 - Fraser Hwy
Sam Bogetti, Dillon Consulting Limited / Eskaylee Enterprises Ltd.
Development Variance Permit
to permit a total of five (5) fascia signs for an existing Tim Hortons restaurant in Fleetwood.

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. 7915-0072-00, varying the following, to proceed to Public Notification:

- (a) to vary Part 5 Section 27(2)(a) of Sign By-law, 1999, No. 13656 to increase the number of allowable fascia signs from two (2) to five (5), with three (3) fascia signs on the south elevation and two (2) fascia signs on the west elevation, for an existing Tim Hortons restaurant located at the west end of the building on the subject site; and

- (b) to vary Part 5 Section 27(2)(6) of Sign By-law, 1999, No. 13656 to increase the maximum allowable combined sign area of all fascia signs on the west and south façades of the Tim Hortons restaurant on the subject site, from 15.0 square metres (160 sq.ft.) to 20 square metres (215 sq.ft.).

RES.R15-806

Carried**SURREY CITY CENTRE/WHALLEY**

2. **7914-0297-00**
10692 - Scott Road
Terry Mander , Mander Holdings Ltd / Mander Holdings Ltd
Temporary Use Permit
to permit a temporary truck parking facility for an additional 3 years from the date of expiry.

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 Temporary Use Permit No. 7914-0297-00 to proceed to Public Notification.
2. Council instruct staff to resolve the following issues prior to approval:
 - (a) remediation of existing landscaping, to the satisfaction of the Planning and Development Department;
 - (b) removal of the unauthorized tent structure, to the satisfaction of the Planning and Development Department; and
 - (c) submission of a temporary trailer permit application to the satisfaction of the Planning and Development Department.
3. Council direct staff to bring forward this application approximately 3 months from the date of approval to proceed (i.e. first Council meeting of September 2015) for consideration of filing, if the above-noted issues have not been adequately fulfilled by the applicant.

RES.R15-807

Carried

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

- 3. **7915-0033-00**
5948 - 184 Street
5956 - 184 Street
Avril Wright, City of Surrey, Realty Services Div. / City of Surrey
 Rezoning from C-4 to RF-12
to allow subdivision into five (5) 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 Bylaw be introduced to rezone the subject site in Planning Application No. 7915-0033-00 from "Local Commercial Zone (C-4)" to "Single Family Residential (12) Zone (RF-12)" 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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture.

RES.R15-8o8

Carried

RES.R15-809 It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2015, No. 18452" pass its first reading.
Carried

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

RES.R15-810 It was Moved by Councillor Gill
 Seconded by Councillor Starchuk
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2015, No. 18452" pass its second reading.
Carried

RES.R15-811 It was then Moved by Councillor Gill
 Seconded by Councillor Starchuk
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18452" be held at the City
 Hall on May 25, 2015, at 7:00 p.m.
Carried

- 4. **7912-0122-01**
7080 - 188 Street
Maciej Dembek, Barnett Dembek Architects Inc. / 1005139 B.C. Ltd.,
Inc. No. BC1005139
Director Information: **Naranjan Singh Dhanoya, Hardev Singh Dhillon,**
Parmjit Singh Sandhu
No Officer Information Filed
 Development Variance Permit
to vary the amount of tandem parking permitted for an approved 18-unit townhouse development.

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

RES.R15-812 It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That Council approve Development Variance
 Permit No. 7912-0122-01, to vary the maximum percentage of resident tandem
 parking spaces allowed in the RM-30 Zone from 50% to 100%, to proceed to Public
 Notification.
Carried

FLEETWOOD/GUILDFORD

5. 7913-0201-01
8745 - 162 Street
Lance Barnett, Barnett Dembek Architects Inc. / 0978883 BC Ltd.,
Inc. No. 0978883
Director Information: Rajan Dhanowa, Bahadar Sandhu
Officer Information as at August 27, 2014: Parm Garcha (President)
Development Variance Permit
to vary the amount of tandem parking permitted for an approved 23-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 Council approve Development Variance
Permit No. 7913-0201-01, varying the following, to proceed to Public Notification:

- (a) to vary the maximum percentage of resident tandem parking spaces allowed in the RM-30 Zone from 50% to 78%; and
- (b) to reduce the minimum east setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for the principal building face.

RES.R15-813

CarriedNEWTON

6. 7913-0106-01
6140, 6130 and 6092 - King George Boulevard;
13724 and 13732 - 62 Avenue
Parmjit Randhawa, King George Station 64th Ltd., Inc. No. BC1024406 / King
George Station 64th Ltd., Inc. No. BC1024406
Development Variance Permit
to vary the amount of tandem parking permitted for a proposed 138-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 Council approve Development Variance
Permit No. 7913-0106-01, to vary the maximum percentage of resident tandem parking spaces allowed in the RM-30 Zone from 50% to 69%, to proceed to Public Notification.

RES.R15-814

Carried

SOUTH SURREY

7. **7914-0159-01**
16272 - 24 Avenue
Stephanie Bird, Mosaic Homes / Mosaic 24th Ave Holdings Ltd.
 Development Variance Permit
to vary the amount of tandem parking permitted for a proposed 94-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 Council approve Development Variance Permit No. 7914-0159-01, to vary the maximum percentage of resident tandem parking spaces allowed in the RM-30 Zone from 50% to 72%, to proceed to Public Notification.

RES.R15-815

Carried

Mayor Hepner requested clarification from staff regarding changing the maximum tandem parking allowed in the RM-30 Zone. Staff clarified that the projects impacted by the change are in between the third reading and building permit issuance. In response to a question from Council, staff noted that there are 10 or 12 more additional projects that are in a similar transition stage.

8. **7913-0286-01**
276 - 171 Street / 260 - 171 Street / 246 - 171 Street
Stephen Luking, 1011911 B.C. Ltd., Inc. No. BC1011911 / 1011911 B.C. Ltd., Inc. No. BC1011911
Director Information: Daphne Lynn Luking, Stephan M. Luking
No Officer Information Filed
 Development Variance Permit
to vary the amount of tandem parking permitted for a proposed 67-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 Council approve Development Variance Permit No. 7913-0286-01, to vary the maximum percentage of resident tandem parking spaces allowed in the RM-30 Zone from 50% to 66%, to proceed to Public Notification.

RES.R15-816

Carried

C. ITEMS REFERRED BACK

D. CORPORATE REPORTS

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BYLAWS AND PERMITS

BYLAW READINGS

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18281"
7914-0009-00 – Bachiter and Jasbir Kalar
c/o Aplin & Martin Consultants Ltd. (Maggie Koka)
RH-G to CD – 5772 – 152 Street - to subdivide into 2 half-acre (gross density) type residential lots.

Approved by Council: July 21, 2014

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18281" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R15-817

Carried

PERMIT APPROVALS

2. **Development Variance Permit No. 7913-0179-00**
South Coast BC Transportation Authority
c/o Howard Consulting Ltd. (Steve Howard)
17622 and 17664 – 96 Avenue

Supported by Council: January 13, 2014

To vary "Surrey Subdivision and Development By-law, 1986, No. 8830", as amended, as follows:

- (a) In Part V – Highway Dedication, Servicing and Construction Standards, Section 24(a), the requirement to provide vehicular highway systems,

pedestrian highway systems, pedestrian highway systems, water supply, sanitary sewer, drainage works, underground wiring, and street lighting is:

- i. Waived for proposed Lot 2; and
- ii. Deferred for proposed Lots 1 and 3 until building permit stage.

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

It was Moved by Councillor Villeneuve
 Seconded by Councillor Hayne
 That Development Variance Permit
 No. 7913-0179-00 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.R15-818 Carried

- 3. **Development Variance Permit No. 7915-0012-00**
 Murugayah Thangiah and Amar Singh
 c/o Murugayah Thangiah
 11361 - 96 Avenue

Supported by Council: April 27, 2015

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

- (a) In Section F yards and Setbacks, Part 16 "Single Family residential Zone (RF)", the minimum east side yard setback is reduced from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for the principal building.

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

It was Moved by Councillor Villeneuve
 Seconded by Councillor Gill
 That Development Variance Permit
 No. 7915-0012-00 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.R15-819 Carried

- 4. **Development Variance Permit No. 7914-0306-00**
 Kelfor Properties Inc.
 c/o Teck Construction (Shauna Johnson)
 18877 - 96 Avenue

Supported by Council: March 23, 2015

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

- (a) Section F Yards and Setback of Part 48 Light Impact Industrial Zone (IL) the minimum front yard setback of a principal building is varied from 7.5 metres (25 ft.) to 5.0 metres (16.5 ft.) and
- (b) Section F Yards and Setback of Part 48 Light Impact Industrial Zone (IL) the minimum rear yard setback of a principal building is varied from 7.5 metres (25 ft.) to 0 metres.

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

It was Moved by Councillor Villeneuve
Seconded by Councillor Gill
That Development Variance Permit
No. 7914-0306-00 be approved; that the Mayor and Clerk be authorized to sign the 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.R15-820

Carried

Development Permit No. 7914-0306-00

18877 - 96 Avenue

To permit the construction of a single tenant industrial building in Port Kells.

Authorized to draft: February 23, 2015

Memo received from Planning and 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. 7914-0306-00.

RES.R15-821

Carried

5. **Development Permit No. 7914-0361-00**

1022269 BC Ltd.

c/o CTA Design Group, Architecture and Engineering (John Kristianson)

19068 - 36 Avenue

Authorized to draft: March 23, 2015

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

RES.R15-822
It was
execute Development Permit No. 7914-0361-00.
Moved by Councillor Gill
Seconded by Councillor Villeneuve
That the Mayor and Clerk be authorized to
Carried

I. CLERKS REPORT

1. Delegation Requests

- (a) **Doug Tennant, Executive Director, Semiahmoo House Society**
File: 1850-20; 0550-20-10

Requesting to appear before Council as a delegation to seek consideration for reduced Development Cost Charges (DCC) where non-profit building projects are concerned.

RES.R15-823
It was
Semiahmoo House Society be heard as a delegation at Council-in-Committee.
Moved by Councillor Gill
Seconded by Councillor Steele
That Doug Tennant, Executive Director,
Carried

2. FCM Board of Director Appointment

File: 0250-03

RES.R15-824
It was
Council is requested to appoint Councillor David Woods to serve as a Director on the Homelessness and Housing Society.
Moved by Councillor Villeneuve
Seconded by Councillor Gill
That Councillor Barbara Steele stand for election on the Federation of Canadian Municipalities (FCM) Board of Directors for the period starting in June 2015 and ending June 2016; and that Council will assume all costs associated with Councillor Steele attending FCM's Board of Directors meetings.
Carried

3. Councillor Appointment to Homelessness and Housing Society
File: 0250-20

Council is requested to appoint Councillor David Woods to serve as a Director on the Homelessness and Housing Society.

It was Moved by Councillor Gill
Seconded by Councillor Villeneuve
That Councillor David Woods be appointed
to serve as a Director on the Homelessness and Housing Society.
RES.R15-825 Carried


J. OTHER BUSINESS

K. ADJOURNMENT

It was Moved by Councillor Gill
Seconded by Councillor Steele
That the May 11, 2015 Regular Council – Land
Use meeting be adjourned.
RES.R15-826 Carried

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

Certified correct:



Jane Sullivan, City Clerk



Mayor Linda Hepner