

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

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

1. **7915-0151-00**
9760 – 190 Street
Jake Power, c/o Perfect Properties Inc. / Perfect Properties Inc.
Development Variance Permit
*to permit the installation of a replacement dust collection system for an existing
lumber yard.*

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

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That Council approve Development Variance

Permit No. 7915-0151-00 to increase the maximum height of an accessory structure of the IL Zone from 6.0 metres (20 ft.) to 15.5 metres (51 ft.), to proceed to Public Notification.

RES.R15-1128

Carried

RESIDENTIAL/INSTITUTIONALNEWTON

2. **7913-0210-00**
12424 - 80 Avenue
WSP Canada Inc. / Kulwant K Kang, Gurbir S Kang, Karmjit K Kang,
Gurmit S Kang
Rezoning from RF to RF-12
to allow subdivision into 4 small single family lots.

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

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

1. a By-law be introduced to rezone the subject site in Planning Application No. 7913-0210-00 from "Single Family Residential Zone (RF)" 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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) registration of a Section 219 Covenant on the title of proposed Lot 4 for tree protection, and to emphasize that no subdivision will be allowed while the Douglas Fir being retained remains healthy and safe for retention;
 - (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; and

- (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.
- RES.R15-1129 Carried
- It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18477" pass its first reading.
- RES.R15-1130 Carried
- The said Bylaw 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, 2015, No. 18477" pass its second reading.
- RES.R15-1131 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, 2015, No. 18477" be held at the City
Hall on July 13, 2015, at 7:00 p.m.
- RES.R15-1132 Carried

SOUTH SURREY

3. **7915-0155-00**
12642 - 23 Avenue
David Filipenko / Sharon L Filipenko, David G Filipenko
Development Variance Permit
to increase maximum lot coverage to permit the construction of an accessory structure.

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

- It was Moved by Councillor Gill
Seconded by Councillor Martin
That that Council approve Development
Variance Permit No. 7915-0155-00 to increase the maximum lot coverage of the CD
Zone (By-law Nos. 16743 & 16919) from 20% to 20.65%, to proceed to Public
Notification.
- RES.R15-1133 Carried

4. **7914-0142-00**
17373 - 1A Avenue
17379 - 1A Avenue
17391 - 1A Avenue
Maggie Koka, Aplin & Martin Consultants Ltd. / Landstar Projects Ltd.
 Development Variance Permit
to permit driveway access for three (3) single family residential lots from 1A Avenue instead of from the rear lane.

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

It was Moved by Councillor Gill
Seconded by Councillor Martin
That that Council approve Development
 Variance Permit No. 7914-0142-00 to vary the RF-12 Zone to permit driveway accesses along the fronting road (1A Avenue) rather than from the rear *lane*, to proceed to Public Notification.

RES.R15-1134

Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

NEWTON

5. **7915-0188-00**
6611 - 152A Street
Gurnam Hoth, Elegant Development Inc. / Elegant Holdings Ltd
 Development Permit / Temporary Use Permit
to permit the development of a temporary parking lot to service a proposed banquet hall on a neighbouring property.

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 authorized staff to draft Development Permit No. 7915-0188-00 generally in accordance with the attached drawings (Appendix II).
2. Council cancel Temporary Use Permit No. 7912-0086-00 in recognition that the permit was never used.
3. Council approve Temporary Industrial Use Permit No. 7915-0188-00 to proceed to Public Notification.
4. Council 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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
- (c) submission of a landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

RES.R15-1135

Carried
with Councillor Woods opposed

6. **7915-0148-00**
6638 - 152A Street
Dave Sanford, Sanford Design Group / Elegant Holdings Ltd
Development Permit / Development Variance Permit
to permit the development of an industrial/business park building with second-storey banquet hall.

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. 7915-0148-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7915-0148-00 varying the following, to proceed to Public Notification:
 - (a) to vary the maximum building height of CD By-law No. 17404 from 12.0 metres (40 ft.) to 12.6 m (41.5 ft); and
3. Council 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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and

- RES.R15-1136
- (d) Council's approval of a new TUP (7915-0188-00) to secure the required parking on the adjacent property at 6611 – 152A Street (Lot 4).
- Carried
with Councillor Woods opposed

SOUTH SURREY

7. 7914-0360-00
2579 - 188 Street
John Kristianson, CTA Design Group, Architecture and Engineering
0964377 BC Ltd
Director Information: Sandra Atkins, Rajwinder (Roger) Johal,
Chandru Narwani
Officer Information as at March 07, 2014: Sandra Atkins, Chandru Narwani
Development Permit / Development Variance Permit
to permit the development of a 8,082 sq.m (86,997 sq. ft) manufacturing facility.

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

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

1. Council authorize staff to draft Development Permit No. 7914-0360-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7914-0360-00 varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum width of a vehicle maneuvering aisle from 7.5 metres (25 ft.) to 5.6 metres (18.4 ft.).
3. Council 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 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;

- (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
- (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.
- RES.R15-1137 Carried

SURREY CITY CENTRE/WHALLEY

8. 7915-0116-00
12175 - 104 Avenue
Ron Zeeman, 421854 BC Ltd. / 421851 BC Ltd., Ron Zeeman

421854 BC Ltd.

Director Information: Ronald Zeeman, Lena Zeeman, Jacqueline Williams
Officer Information as of March 31, 2015: Lena Zeeman (President),
Jacqueline Williams (Secretary), Ronald Zeeman (Vice-President)

421851 B.C. LTD., Inc. No. 421851:

Director Information: Harry Gordon , George Gordon
Officer Information as of March 9, 2015: Harry Gordon (President),
George Gordon (Secretary)

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 Martin

That Council approve Temporary Use Permit

No. 7915-0116-00 to proceed to Public Notification.

RES.R15-1138

Carried

RESIDENTIAL/INSTITUTIONAL

SOUTH SURREY

9. 7915-0153-00
13765 - 27 Avenue
Keith Penner, Keith D Penner Construction Inc / Lisa B Castle, Ronald J Castle
Development Variance Permit
to relax the minimum allowable front yard setback for an accessory building.

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

- (b) submission of a landscape plan and landscape cost estimate to the specifications and satisfaction of the Planning and Development Department.

RES.R15-1140

CarriedSURREY CITY CENTRE/WHALLEY

2. **7915-0114-00**
9525 - King George Boulevard
Bob Dominick, WestStone Group / WestStone One King George Developments Ltd., WestStone Two King George Developments Ltd., WestStone Three King George Developments Ltd.
 OCP Amendment for a portion from Multiple Residential to Central Business District / Rezoning from CTA to CD (based upon RM-70, RMS-2 and C-35) Development Permit
to permit the development of two, 6-storey apartment buildings and a 12-storey mixed-use care facility and office 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 Hayne
 That:

1. a By-law be introduced to amend the OCP by redesignating the eastern portion of the subject site in Application No. 7915-0114-00 from Multiple Residential to Central Business District 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 "Tourist Accommodation Zone (CTA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft General Development Permit No. 7915-0114-00, generally in accordance with the attached drawings (Appendix III of initial Planning Report No. 7915-0114-00, dated June 15, 2015).
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) approval from the Department of Fisheries and Oceans Canada (DFO);
- (d) approval from the Ministry of Environment (MOE);
- (e) the applicant adequately compensate and/or relocate existing mobile home park residents on the subject site, in accordance with City Policy No. O-34A, as well as in accordance with the *Manufactured Home Park Tenancy Act*;
- (f) once no longer occupied, removal of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (g) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (h) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (i) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (j) 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;
- (k) the applicant to convey the riparian lot to the City and provide habitat compensation as per City Policy No. P-15 for the riparian relocation and setback relaxation from the watercourse, to the satisfaction of the General Manager, Engineering and the General Manager, Parks, Recreation and Culture;
- (l) the applicant to provide an access easement to allow for City access to maintain the riparian lot;
- (m) the applicant to secure an easement for work on the adjacent property to the west (13493 - 95 Avenue);

- (n) 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
- (o) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

RES.R15-1141

Carried

Before the motion was put, Mayor Hepner called for the motion to be divided. The Mayor noted that in 2006, City of Surrey Policy 034A - Manufactured Home Park Redevelopment and Strata Conversion Policy was sent to the Legal Department for review and consideration with the intent of being brought back to Council for review and approval as a Corporate Report. This work was in conjunction with an application received and in process regarding a proposed redevelopment of a mobile home park. Shortly after, the Applicant decided not to proceed with the development and work on the policy did not proceed any further.

The Mayor requested that the Public Hearing date on this application be deferred until the fall so that Policy Development process can be suitably addressed and further approved by Council before proceeding any further. The Mayor clarified that the new plan will need to be flexible and multidimensional and will respond to the needs of the tenants.

The motion was put forward for the vote with this consideration:

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2015, No. 18472" pass its first reading.

RES.R15-1142

Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2015, No. 18472" pass its second reading.

RES.R15-1143

Carried

It was then Moved by Councillor Gill
Seconded by Councillor Hayne
That a date for a Public Hearing relative to Application No. 7915-0114-00 will be determined after receipt and approval of a Corporate Report regarding a review and further development of Policy 0-34A "Manufactured Home Park Redevelopment and Strata Conversion Policy".

RES.R15-1144

Carried

RES.R15-1145 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18473" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R15-1146 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18473" pass its second reading.
Carried

RES.R15-1147 It was then Moved by Councillor Gill
Seconded by Councillor Steele
That a date for a Public Hearing relative to
Application No. 7915-0114-00 will be determined after receipt and approval of a
Corporate Report regarding a review and further development of Policy 0-34A
"Manufactured Home Park Redevelopment and Strata Conversion Policy".
Carried

D. CORPORATE REPORTS

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BYLAWS AND PERMITS

BYLAW READINGS

- "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18230"
7913-0292-00 -EKAM Development Ltd.
c/o Coastland Engineering & Surveying Ltd. (Michael Helle)
RA to RF - 15815 and 15825 - 105A Avenue, Portion of Lane - to subdivide into
2 single family lots.

Approved by Council: May 26, 2014

Note: Change of owner and agent

It was Moved by Councillor Villeneuve
 Seconded by Councillor Hayne
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2014, No. 18230" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
 RES.R15-1148 Carried

BYLAWS WITH PERMITS

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18192"
 7913-0286-00 – 1011911 BC Ltd.
 c/o 1011911 BC Ltd. (Stephen Luking)
 RA to RM-30- 246, 260, 276 – 171 Street - to allow the development of
 67 townhouse units.

Approved by Council: March 31, 2014

Note: Change of owner and agent

Planning and Development advise (see memorandum dated June 23, 2015 in
 back-up) that it is in order for Council to pass a resolution amending the Douglas
 Local Area Plan to redesignate the site from Townhouses (15 upa) to Townhouses
 (30 upa) and Open Space.

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That Council amend the Douglas Local Area
 Plan to redesignate the site from Townhouses (15 upa) to Townhouses (30 upa)
 and Open Space.
 RES.R15-1149 Carried

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2014, No. 18192" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
 RES.R15-1150 Carried

Development Variance Permit No. 7913-0286-00 246, 260, 276 – 171 Street

Supported by Council: April 14, 2014

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

- (a) In Section F. of Part 22 Multiple Residential 30 Zone (RM-30) the minimum front (west) yard setback of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 4.68 metres (15ft.) fronting 171 Street and 3.0 metres (10 ft.) fronting City parkland;
- (b) In Section F. of Part 22 Multiple Residential 30 Zone (RM-30) the minimum rear (east) yard setback of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 5.0 metres (16 ft.);
- (c) In Section F. of Part 22 Multiple Residential 30 Zone (RM-30) the minimum side (north) yard setback of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 4.5 metres (15 ft.);
- (d) In Section F. of Part 22 Multiple Residential 30 Zone (RM-30) the minimum side (south) yard setback of the RM-30 Zone is reduced from 7.5 metres (25 ft.) to 5.0 metres (16 ft.) for Building Nos. 8 and 9, and 4.0 metres (13 ft.) for Building No. 10, as shown on Schedule A;
- (e) Sub-section H.2 of Part 22 Multiple Residential 30 Zone (RM-30) is varied to allow one (1) visitor parking space to be partially located within the south yard setback, as shown on Schedule A; and
- (f) Sub-section H.5(b) of Part 22 Multiple Residential 30 Zone (RM-30) is varied to allow one unenclosed tandem parking space for each of the 44 units with tandem parking, as shown on Schedule A.

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

It was

Moved by Councillor Gill
 Seconded by Councillor Martin
 That Development Variance Permit

No. 7913-0286-00 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.R15-1151

Carried

Development Variance Permit No. 7913-0286-01

246, 260, 276 – 171 Street

Supported by Council: May 25, 2015

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

- (a) In sub-section H.5 of Part 22 Multiple Residential 30 Zone (RM-30) the maximum percentage of resident tandem parking spaces is varied from 50% to 66%.

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

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That Development Variance Permit
 No. 7913-0286-01 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.R15-1152

Carried

Development Permit No. 7913-0286-00

246, 260, 276 – 171 Street

To permit the development of 67 townhouse units.

Authorized to Draft: March 31, 2014

Memo received from Planning and 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. 7913-0286-00 .

RES.R15-1153

Carried

PERMIT APPROVALS

3. **Development Permit No. 7914-0159-00**
 7914-0159-00 - Mosaic 24th Ave Holdings Ltd.
 c/o Mosaic Avenue Developments Ltd. (Stephanie Bird)
 16272 – 24 Avenue

To develop a 94-unit townhouse complex.

Authorized to Draft: October 20, 2014

Note: The associated Bylaw and Development Variance Permits to this Development Application were approved by Council on June 15, 2015. It is now in order for Council to consider issuance of this related Development Permit.

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

It was
executed Development Permit No. 7914-0159-00.
RES.R15-1154

Moved by Councillor Gill
Seconded by Councillor Steele
That the Mayor and Clerk be authorized to
Carried

I. CLERKS REPORT

J. OTHER BUSINESS


K. ADJOURNMENT

It was
Land Use meeting be adjourned.
RES.R15-1155

Moved by Councillor Gill
Seconded by Councillor Martin
That the June 29, 2015 Regular Council -
Carried

The Regular Council - Land Use meeting adjourned at 5:46 p.m.

Certified correct:



Jane Sullivan, City Clerk



Mayor Linda Hepner