

Regular Council Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
THURSDAY, JULY 29, 2010
Time: 10:05 a.m.

Present:

Chairperson - Mayor Watts
Councillor Hepner
Councillor Hunt
Councillor Martin
Councillor Rasode
Councillor Steele
Councillor Villeneuve

Absent:

Councillor Bose
Councillor Gill

**Councillors Entering
Meeting as Indicated:**

Staff Present:

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

A. ADOPTION OF MINUTES

1. Special (Regular) Council - July 26, 2010

<p>It was</p> <p>Council meeting held on July 26, 2010, be adopted.</p> <p>RES.R10-1532</p>	<p>Moved by Councillor Martin Seconded by Councillor Steele That the minutes of the Special (Regular) Council meeting held on July 26, 2010, be adopted. <u>Carried</u></p>
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2. Council-in-Committee - July 26, 2010

<p>It was</p> <p>Council-in-Committee meeting held on July 26, 2010, be received.</p> <p>RES.R10-1533</p>	<p>Moved by Councillor Martin Seconded by Councillor Steele That the minutes of the Council-in-Committee meeting held on July 26, 2010, be received. <u>Carried</u></p>
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3. Finance Committee - July 26, 2010

<p>(a) It was</p> <p>meeting held on July 26, 2010, be received.</p> <p>RES.R10-1534</p>	<p>Moved by Councillor Steele Seconded by Councillor Hepner That the minutes of the Finance Committee meeting held on July 26, 2010, be received. <u>Carried</u></p>
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(b) The recommendations of these minutes were considered and dealt with as follows:

Item No. F017	2010 Late Grant Applications File: 1850-20
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It was Moved by Councillor Steele
Seconded by Councillor Hepner
That Council:

1. Approve a grant of \$740 to the Surrey/White Rock Branch of the Navy League of Canada to assist with off-setting the 2010 property taxes for their leased building in Green Timbers;
2. Approve a grant of \$100 to the Whalley Little League in support of the Drew Henderson Memorial Tournament to be hosted in Surrey City Centre;
3. Approve a grant of \$1,400 to Women Against Violence Against Women to provide 40 survival kits to Surrey students participating in the Super Power School Outreach Program; and
4. Approve the reallocation of \$2,500 from the 2010 Special Recognition grants allocation and \$700 from the 2010 Dry Grad grants allocation to One-Time Grant Funding allocation all as contained in the 2010 Budget.

RES.R10-1535

Carried

4. Regular Council - Land Use - July 26, 2010

It was Moved by Councillor Martin
Seconded by Councillor Steele
That the minutes of the Regular Council -
Land Use meeting held on July 26, 2010, be adopted.

RES.R10-1536

Carried

5. Regular Council - Public Hearing - July 26, 2010

It was Moved by Councillor Martin
Seconded by Councillor Steele
That the minutes of the Regular Council -
Public Hearing meeting held on July 26, 2010, be adopted.

RES.R10-1537

Carried

B. CORPORATE REPORTS

1. The Corporate Reports, under date of July 29, 2010, were considered and dealt with as follows:

Item No. R185 Strata Title Conversion of Residential Townhouse Buildings
Located at 12730 - 66 Avenue
File: 12730-06600

The General Manager, Planning and Development submitted a report concerning Strata Title Conversion of Residential Townhouse Buildings Located at 12730 - 66 Avenue.

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

It was Moved by Councillor Hepner
Seconded by Councillor Martin
That Council approve, upon completion of the items noted in the letter attached as Appendix III to Corporate Report R185, the issuance of a Certificate of Approval for the strata conversion of the residential townhouse buildings located at 12730 - 66 Avenue (the "Property"), in accordance with the *Strata Property Act*, S.B.C. 1998, c.43 (the "*Strata Property Act*").

RES.R10-1538

Carried**C. BY-LAWS**

TO BE FILED

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15331"
7903-0249-00 - Central City Church
RF (BL 12000) to CD (BL 12000) - 13478 - 105 Avenue - to permit the development of a phased, mixed use development consisting of a church and a separate commercial building on City Parkway and future seniors housing on 105 Avenue in Surrey City Centre.

Approved by Council: March 22, 2004

- * Planning & Development advise that (see memorandum dated July 19, 2010 in by-law back-up) By-law 15331 should be filed as a registered letter was sent to the applicant on September 24, 2009 advising that unless outstanding requirements were addressed within 30 days, the file would be closed. The applicant replied that they needed additional time and were granted additional 6 months. The applicant was contacted again by email on July 8, 2010 and has not responded.

It was Moved by Councillor Martin
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15331" be filed.

RES.R10-1539

Carried

FINAL ADOPTIONS

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16342, Amendment By-law, 2010, No. 17184"
7910-0078-00 - 0701115 B.C. Ltd., c/o Rajinder Mann

To amend Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16342, as follows:

- (a) Part 2, Section B.4 to be replaced with:
"Eating establishment limited to a total gross floor area of 1,399 square metres [15,067 sq. ft.] and excluding drive-through restaurants. " and
- (b) Part 2 Section B by adding one additional use:
"7. Child care centres".

The purpose of the amendment is to increase the permitted floor area for an existing banquet hall and to add a childcare centre as a permitted use on the property located at 12025 Nordel Way.

Approved by Council: June 7, 2010

It was Moved by Councillor Hepner
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16342, Amendment By-law, 2010, No. 17184" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R10-1540

Carried

- 3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16883" 7908-0037-00 - 785193 B.C. Ltd., c/o Ray Mand and Amritpal Gill RA to IL (BL 12000) - 7867 - 128 Street - to permit the development of a 1,510 square metre (16,250 sq. ft.) multi-tenanted industrial building.

Approved by Council: February 23, 2009

Note: See Development Permit 7908-0037-00 under Clerk's Report, Item D.1(a).

- * Planning & Development advise (see memorandum dated July 27, 2010 in By-law backup) that following third reading of By-law 16883 the existing building located on the subject site 7867 - 128 Street was demolished. As a result, City staff assigned a new civic address of 7877 - 128 Street to the site. As a result it is recommended that the by-law be amended accordingly prior to consideration of Final Adoption.

It was Moved by Councillor Steele
 Seconded by Councillor Martin
 That Council rescind Resolution R09-375 of the March 9, 2009 Regular Council-Public Hearing meeting passing Third Reading of "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16883".

RES.R10-1541

Carried

- RES.R10-1542 It was Moved by Councillor Steele
Seconded by Councillor Martin
That Council amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16883" in Part 1 by replacing "7867 - 128 Street" with "7877 - 128 Street".
Carried
- RES.R10-1543 It was Moved by Councillor Steele
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16883" pass its third reading as amended.
Carried
- RES.R10-1544 It was Moved by Councillor Steele
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16883" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16892" 7907-0332-00 - Gurpal and Charanjit Gill, c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)
RA to RF-SD and RF-9C (BL 12000) - 7070 - 144 Street - to permit the development of 4 semi-detached single-family lots and a remnant parcel for future subdivision for small lots with coach houses.

Approved by Council: March 9, 2009

- * Planning & Development advise that (see memorandum dated July 27, 2010 in by-law back-up) the building scheme which has been filed with the City Clerk has been developed by a Design Consultant based on a character study of the surrounding neighbourhood. This building scheme will be registered concurrently with the subdivision plan pursuant to Section 220 of the Land Title Act. A Section 219 Restrictive Covenant will also be registered to tie the building scheme to the land.
- * Planning & Development further advise that it is now in order for Council to pass a resolution to amend the East Newton South Neighbourhood Concept Plan to redesignate the site from "Townhouses (15 upa max)" to "Semi-Detached" and "Single Family Small Lots".

- RES.R10-1545 It was Moved by Councillor Villeneuve
Seconded by Councillor Martin
That Council amend the East Newton South Neighbourhood Concept Plan to redesignate the site from "Townhouses (15 upa max)" to "Semi-Detached" and "Single Family Small Lots".
Carried

It was Moved by Councillor Villeneuve
 Seconded by Councillor Martin
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2009, No. 16892" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
 RES.R10-1546 Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16371,
 Amendment By-law, 2010, No. 17177"
 7910-0064-00 - Nuvo Living Inc., c/o Hugh Carter
 To amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007,
 No. 16371", as follows:
- (a) Part 1: Housekeeping amendment to reflect the current legal description
 and address; and
 - (b) Part 2 Sections B.3(a) i and ii, B.3(b), D.3(b) i and ii to increase the
 allowable density for ground-oriented work-live units from 0.62 FAR and 11
 upa to 0.66 FAR and 18 upa.
- The purpose of the amendment is to permit the development of 75 live/work
 townhouse units on the property located at 15405 - 31 Avenue.

Approved by Council: May 17, 2010

Note: See Development Permit 7910-0064-00 under Clerk's Report, Item D.1(d).

It was Moved by Councillor Hepner
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2007, No. 16371, Amendment By-law, 2010, No. 17177" be
 finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate
 Seal.
 RES.R10-1547 Carried

6. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 260 Amendment
 By-law, 2010, No. 17151"
 7909-0171-00 - 546598 B.C. Ltd., Apex Management Services Ltd.,
 Span Projects Inc., 0693108 B.C. Ltd., 0762235 B.C. Ltd.,
 c/o Focus Architecture (Colin Hogan)
 To authorize the redesignation of a portion of 17480 - 4 Avenue from Suburban
 (SUB) to Urban (URB).

Approved by Council: March 22, 2010

This By-law is proceeding in conjunction with By-law 17152.

RES.R10-1548

It was Moved by Councillor Hepner
Seconded by Councillor Steele
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 260 Amendment By law, 2010, No. 17151" be finally
adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Carried

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17152"
7909-0171-00 - 546598 B.C. Ltd., Apex Management Services Ltd.,
Span Projects Inc., 0693108 B.C. Ltd., 0762235 B.C. Ltd.,
c/o Focus Architecture (Colin Hogan)
RA to CD (12000) - 17480 and 17510 - 4 Avenue - to permit the development
of 88 townhouse units.

Approved by Council: March 22, 2010

This By-law is proceeding in conjunction with By-law 17151.

Note: See Development Permit 7909-0171-00 under Clerk's Report, Item D.1(c).

- * Planning & Development advise that (see memorandum dated July 27, 2010 in
by-law back-up) at the April 12, 2010 Regular Council Public Hearing meeting
Council requested that By-laws 17151 and 17152 be deferred back to staff to report
on transportation barriers at the Canada/US border area prior to third reading. In
addition, the issue of access/egress transportation barriers at the Canada/US
border be referred to the Intergovernmental Advisory Committee and the
Transportation Advisory Committee.
- * On May 17, 2010, Council approved the recommendations of Corporate Report
R106 which addressed the concerns raised at the Public Hearing and third reading
was granted.
- * Planning & Development further advise, it is in order for Council to amend
Douglas Neighbourhood Concept Plan/Local Area Plan to redesignate the land
from Detention Pond/Open Space and "Small Lot Single Family Strata" to
"Townhouse (15 upa)"

RES.R10-1549

It was Moved by Councillor Hepner
Seconded by Councillor Martin
That Council amend the Douglas
Neighbourhood Concept Plan/Local Area Plan to redesignate the land from
Detention Pond/Open Space and "Small Lot Single Family Strata" to "Townhouse
(15 upa)"
Carried

It was Moved by Councillor Hepner
 Seconded by Councillor Martin
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2010, No. 17152" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
 RES.R10-1550 Carried

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16663"
 7907-0230-00 - Suraj Home Builders Inc. c/o Aplin & Martin Consultants Ltd.
 (Eric Aderneck)
 RA to RM-30 (BL 12000) - 9521 and 9553 - 130A Street - to permit the
 development of approximately 51 townhouse units.

Approved by Council: May 12, 2008

Note: See Development Permit No. 7907-0230-00 under Clerk's Report, Item
 No. D.1(e).

Note: The Public Hearing on this application was held on May 26, 2008. As more
 than two years have passed since the Public Hearing, Council may wish to
 hold a new Public Hearing.

- * Planning & Development advise that (see memorandum dated July 27, 2010 in
 by-law back) the reason for the delay in bringing this application to Final Adoption
 was due to downturn in the economy and a change in ownership.

It was Moved by Councillor Hepner
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2008, No. 16663" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
 RES.R10-1551 Carried

9. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 104
 Amendment By-law, 2010, No. 17224"
 7909-0216-00 - 4239431 Canada Inc., c/o Musson Cattell Mackey Partnership
 Architects (Jacques Beaudreault)
 To amend "Surrey Official Community Plan By-law, 1996, No. 12900" as amended,
 in Division A. Schedule B Temporary Use Permit Areas, under the heading
 "Temporary Commercial Use Permit Areas" by adding a new heading "Temporary
 Commercial Use Permit Area No. 24 – Temporary Parking Lot". This application
 will allow the development of a temporary parking lot located at 10520 - 150 Street
 to serve the Guildford Town Centre Mall for a period not to exceed two (2) years.

Note: See Temporary Commercial Use Permit No. 7909-0216-00 under
 Clerk's Report, Item No. D.2(a).

Approved by Council: July 12, 2010

- * Planning & Development advise that (see memorandum dated July 27, 2010 in by-law back) in response to residents' concerns raised at the Regular Council Public Hearing on July 26, 2010 regarding lighting within the parking lot, the applicant has added light shields to the light standards proposed along 150 Street, in order to direct lighting downwards and has submitted revised landscape plans, which reflect upsized shrubs and trees, to assist in screening vehicular lighting.

It was Moved by Councillor Hepner
 Seconded by Councillor Steele
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, Text No. 104 Amendment By-law, 2010, No. 17224" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R10-1552

Carried

10. "Surrey Heritage Advisory Commission Establishment By-law, 1997, No. 13282, Amendment By-law, 2010, No. 17229"
 3900-20-17229 – Regulatory By-law Text Amendment
 "Surrey Heritage Advisory Commission Establishment By-law, 1997, No. 13282", as amended is further amended in Section 14(e) to increase the authorization limit up to and including \$1000 for expenditures necessary to fulfill the Heritage Commission mandate.

Approved by Council: July 26, 2010

It was Moved by Councillor Hepner
 Seconded by Councillor Steele
 That "Surrey Heritage Advisory Commission
 Establishment By-law, 1997, No. 13282, Amendment By-law, 2010, No. 17229" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R10-1553

Carried

11. "Surrey Subdivision and Development By-law, 1986, No. 8830, Amendment By-law 2010, No. 17243"
 3900-20-17243 – Regulatory By-law Text Amendment
 "Surrey Subdivision and Development By-law, 1986, No. 8830", as amended is further amended in multiple sections to reflect a new Schedule K – "Surrey Major Road Allowance Map."

Approved by Council: July 26, 2010
 Corporate Report Item No. R166

It was Moved by Councillor Hepner
 Seconded by Councillor Steele
 That "Surrey Subdivision and Development
 By-law, 1986, No. 8830, Amendment By-law 2010, No. 17243" be finally adopted,
 signed by the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R10-1554 Carried

D. CLERK'S REPORT

1. Formal Approval of Development Permits

- (a) **Development Permit No. 7908-0037-00**
785193 BC Ltd.
c/o Ray Mand
 7877 - 128 Street

Note: See By-law No. 16883 under Item C.3.

Memo received from the Manager, Area Planning & Development - South Division, Planning & Development, requesting Council to pass the following resolution:

It was Moved by Councillor Martin
 Seconded by Councillor Steele
 That Development Permit No. 7908-0037-00
 be approved; that the Mayor and Clerk be authorized to sign the
 Development 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.R10-1555 Carried

- (b) **Development Permit No. 7910-0076-00**
Station Tower Developments Ltd.
c/o Dundee Realty Management Corp. (Dawn Surette)
 13401 - 108 Avenue

Memo received from the Manager, Area Planning & Development - North Division, Planning & Development, requesting Council to pass the following resolution:

It was Moved by Councillor Martin
Seconded by Councillor Steele
That Development Permit No. 7910-0076-00
be approved; that the Mayor and Clerk be authorized to sign the
Development 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.R10-1556

Carried

- (c) **Development Permit No. 7909-0171-00**
546598 B.C. Ltd.
Apex Management Services Ltd.
Span Projects Inc.
0693108 B.C. Ltd.
0762235 B.C. Ltd.
Colin Hogan, Focus Architecture
17480 and 17510 - 4 Avenue

Note: See By-law No. 17152 under Item C.7.

Memo received from the Manager, Area Planning & Development -
South Division, Planning & Development, requesting Council to pass the
following resolution:

It was Moved by Councillor Martin
Seconded by Councillor Steele
That Development Permit No. 7909-0171-00
be approved; that the Mayor and Clerk be authorized to sign the
Development 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.R10-1557

Carried

- (d) **Development Permit No. 7910-0064-00**
Nuvo Living Inc.
Hugh Carter, Nuvo Living Inc.
15405 - 31 Avenue

Note: See By-law No. 17177 under Item C.5.

Memo received from the Manager, Area Planning & Development -
South Division, Planning & Development, requesting Council to pass the
following resolution:

It was Moved by Councillor Martin
Seconded by Councillor Steele
That Development Permit No. 7910-0064-00
be approved; that the Mayor and Clerk be authorized to sign the
Development 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.R10-1558

Carried

- (e) **Development Permit No. 7907-0230-00**
Suraj Home Builders Inc.
Eric Aderneck, Aplin & Martin Consultants Ltd.
9553 - 130A Street

Note: See By-law No. 16663 under Item C.8.

Memo received from the Manager, Area Planning & Development -
North Division, Planning & Development, requesting Council to pass the
following resolution:

It was Moved by Councillor Martin
Seconded by Councillor Steele
That Development Permit No. 7907-0230-00
be approved; that the Mayor and Clerk be authorized to sign the
Development 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.R10-1559

Carried

- (f) **Development Permit No. 7910-0080-00**
o866233 B.C. Ltd.
Chris Kay
14838 - 61 Avenue

Memo received from the Manager, Area Planning & Development -
South Division, Planning & Development, requesting Council to pass the
following resolution:

It was Moved by Councillor Martin
Seconded by Councillor Steele
That Development Permit No. 7910-0080-00
be approved; that the Mayor and Clerk be authorized to sign the
Development 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.R10-1560

Carried

2. Temporary Use Permits

- (a) Temporary Commercial Use Permit No. 7909-0216-00
4239431 Canada Inc.
c/o Musson Cattell Mackey Partnership Architects
(Jacques Beaudreault)
10520 - 150 Street

To permit the development of a temporary parking lot to serve the Guildford Town Centre Mall for a period not to exceed two (2) years.

Note: See By-law No. 17224 under Item C.9.

Memo received from the Manager, Area Planning & Development - North Division, Planning & Development requesting Council to pass the following resolution:

It was

Moved by Councillor Martin
Seconded by Councillor Steele
That Temporary Commercial Use Permit
No. 7909-0216-00 be issued to 4239431 Canada Inc. to permit the development of a temporary parking lot to serve the Guildford Town Centre Mall for a period not to exceed two (2) years on the site more particularly described as Lot 54, Section 20, Block 5 North, Range 1 West, New Westminster District, Plan 31513, and that the Mayor and Clerk be authorized to sign the necessary documents.

RES.R10-1561

Carried

E. ADJOURNMENT

It was

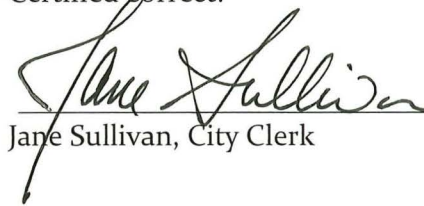
Moved by Councillor Martin
Seconded by Councillor Hepner
That the Regular Council meeting do now adjourn.

RES.R10-1562


Carried

The Regular Council adjourned at 10:08 a.m.

Certified correct:



Jane Sullivan, City Clerk



Mayor Dianne Watts