

City of Surrey

Regular Council - Land Use Agenda (Clerk's)

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, NOVEMBER 28, 2005
Time: 5:30 p.m.



C. CORPORATE REPORTS

1. The following Corporate Report to be considered:

PLANNING & DEVELOPMENT

Item No. L011

Status Report on Development Application
No. 7904-0306-00 & Rezoning By-law No. 15647 Related to Property at
9004 156 Street, South of Woodland Park Elementary School
File: 7904-0306-00

D. ITEMS TABLED BY COUNCIL

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

TO BE FILED

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14584"

7999-0051-00 - Blaak's Enterprises Ltd., c/o Bart Blaak

CG-2 (BL 12000) to CHI (BL 12000) - 3635 King George Highway - to permit the existing automotive use as a principal use as the existing gas station is decommissioned.

Approved by Council: November 26, 2001

Note: Planning & Development advise that (see memorandum dated November 15, 2005 in by-law back-up) By-law No. 14584 should be filed as the file has been inactive for more than two years and the applicant has not responded to a registered letter sent on October 11, 2005 advising that unless outstanding requirements were addressed within 30 days the file would be

closed.

Council is requested to file By-law No. 14584.

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15826"

7905-0162-00 - Joseph, Bruno and Carol Papais, c/o Pro Consul Realty Ltd. (Eric Trygg)

RA to IL (BL 12000) - 9455 - 190 Street - to allow for future industrial development.

Approved by Council: September 6, 2005

Note: Planning & Development advise that (see memorandum dated November 21, 2005 in by-law back-up) By-law No. 15826 should be filed as the owners have requested that the file be closed.

Council is requested to file By-law No. 15826.

FINAL ADOPTIONS

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15601"

7904-0125-00 - Islamic Heritage Society, City of Surrey,
c/o H.Y. Engineering Ltd.(Holden Yip)

RA (BL 12000) to PA-2 (BL 12000) - 11619 Surrey Road and Portion of Lane - to permit the consolidation with the existing school site located west of the subject site at 14590 - 116A Avenue and the expansion of the Islamic Heritage Society School.

Approved by Council: November 29, 2004

Final Adoption

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15523"

7903-0297-00 - Coventry Developments Ltd., c/o Ankenman Architects & Associates (Darrin Collie)

RA (BL 12000) to CD (BL 12000) - 18434 - 64 Avenue - to allow the construction of 2 neighbourhood commercial buildings accommodating retail uses, medical clinic, child care facility, and one dwelling unit.

Note: A Development Permit (7903-0297-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(a) of this agenda.

Approved by Council: November 1, 2004

Final Adoption

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15461"

7904-0067-00 - Babu and Mohan Hoonjan, c/o McElhanney Consulting Services Ltd. (James Pernu)

RA (BL 12000) to RF-9C (BL 12000) - 6820 - 192 Street - to allow subdivision into approximately 9 small single family lots with coach houses in East Clayton.

Approved by Council: July 19, 2004

- * Planning & Development advise that (see memorandum dated November 22, 2005 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. The building scheme will be registered concurrently with the subdivision plan pursuant to Section 220 of the Land Title Act. A 219 Restrictive Covenant will also be registered to tie the building scheme to the land.

Final Adoption

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15530"

7903-0464-00 - Lakewood Madrona Development Ltd.,
c/o Aplin & Martin Consultants Ltd.

RA (BL 12000) to RF-9C (BL 12000) - Portion of 6782 - 192 Street - to allow subdivision into approximately 40 small single family lots and one remainder lot in East Clayton.

Approved by Council: November 1, 2004

Note: Planning & Development advise that (see memorandum dated November 24, 2005 in by-law backup) the applicant has decided to proceed with a reduced number of lots (reduced from the original 40 to 30 and a remainder lot), as the property located to the south of the subject site at 6735 - 194 Street) is not being developed at this time. This results in the applicant not having municipal services available to service the most easterly 10 proposed lots. Therefore, the applicant wishes not to proceed with the creation of these 10 lots and this area will be left as a remainder lot. The applicant has indicated that they will proceed with a separate subdivision application for the remainder lot at a future time.

- * In addition, 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. The building scheme will be registered concurrently with the subdivision plan pursuant to Section 220 of the Land Title Act. A 219 Restrictive Covenant will also be registered to tie the building scheme to the land.

Furthermore, Planning & Development advise that it is now in order for Council to pass a resolution amending the East Clayton Neighbourhood Concept Plan to redesignate a portion of the site from Low Density (6-10 upa) to Medium Density (10-15 upa).

- * **Council is requested to pass a resolution amending the East Clayton Neighbourhood Concept Plan to redesignate a portion of the site from Low Density (6-10 upa) to Medium Density (10-15 upa).**

Final Adoption

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15770"

7905-0034-00 - Rempel St. Andrews Development Ltd., c/o Focus Architecture Inc. (Mr.

Carson Nofle)

RM-15 (BL 12000) to CD (BL 12000) - 16423 and 16553 - 64 Avenue, 6410 - 164 Street - to allow the construction of eight, three-storey apartment buildings with approximately 219 dwelling units.

Approved by Council: June 13, 2005

Note: A Development Permit (7905-0034-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(b) of this agenda.

- * Planning & Development advise that (see memorandum dated November 24, 2005 in bylaw back-up) at the July 11, 2005 Regular Council-Public Hearing meeting, Council instructed staff as follows:

"That staff consider the request for the immediate installation of a traffic light and also advise Council if school children need to cross 64 Avenue in this vicinity."

In response, Planning and Development advise that the Engineering Department did a traffic analysis and forwarded a recommendation to Mayor and Council in a letter dated November 24, 2005 (see by-law backup). Planning also requested information from the School District on the issue of children crossing 64 Avenue. Staff were advised that based on 2004-2005 statistics, there were 3 children from the existing townhouse site located between east of 164 Street and west of 168 Street who were potentially crossing 64 Avenue to reach A.J. McLellan Elementary located to the south. Current figures for school year 2005-2006 were still not available at the time of the inquiry.

Planning & Development advise that it is now in order for Council to pass a resolution amending the West Cloverdale North Neighbourhood Concept Plan to redesignate the site from Townhouses 8-15 upa to Townhouses/Apartments 1525 upa.

- * **Council is requested to pass a resolution amending the West Cloverdale North Neighbourhood Concept Plan to redesignate the site from Townhouses 8-15 upa to Townhouses/Apartments 15-25 upa.**

Final Adoption

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15094"

7903-0150-00 - 0693573 BC Ltd., c/o Pacific Land Resource Group Inc.
(Oleg Verbenkov)

IA (BL 12000) to IB (BL 12000) - 5355 - 152 Street - to permit a broader range of uses to be compatible with the surrounding developments and to enhance the marketability of the undeveloped portion of the subject property.

Approved by Council: July 21, 2003

Note: The Public Hearing on this application was held on September 8, 2003. As more than two years have passed since the Public Hearing, Council may wish to hold a new Public Hearing. Planning & Development advise that the reason for the delay in bringing this application to Final Adoption was due to the applicant working on some detailed engineering issues pertaining to rights-of-ways.

Final Adoption

I. CLERK'S REPORT

1. Formal Approval of Development Permits

- (a) **Development Permit No. 7903-0297-00**
Darrin Collie/Coventry Development Ltd.
18434 - 64 Avenue

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

"That Development Permit No. 7903-0297-00 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."

Note: See By-law 15523 under Clerk's Report, Item H.4 of this agenda.

- (b) **Development Permit No. 7905-0034-00**
Mr. Carson Nofle, Focus Architecture Inc./Rempel St. Andrews Development Ltd.
6410 - 164 Street; 16423 & 16553 - 64 Avenue

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

"That Development Permit No. 7905-0034-00 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."

Note: See By-law 15770 under Clerk's Report, Item H.7 of this agenda.

J. OTHER BUSINESS

K. ADJOURNMENT