



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, MAY 1, 2000
Time: 4:00 p.m.

Present:

Mayor McCallum
Councillor Villeneuve
Councillor Tymoschuk
Councillor Eddington
Councillor Bose
Councillor Watts

Absent:

Councillors Entering Meeting in Progress:

Councillor Steele
Councillor Hunt
Councillor Higginbotham

Staff Present:

Manager, Area Planning & Development
Division
Deputy Clerk
Manager, North Surrey Section
Manager, South Surrey Section
Land Development Engineer

A. ADOPTION OF MINUTES

B. CORPORATE REPORTS

Land Use Applications

COMMERCIAL/INDUSTRIAL

FLEETWOOD/GUILDFORD

1. 7999-0202-00

15318 Fraser Highway

Hakon Komm, Hallmark Poultry Processors Ltd./Clifford Murdoch Pollon

Development Permit/Development Variance Permit

Development Permit to allow construction of a fast food restaurant. Development Variance Permit to relax the minimum front yard setback and the minimum east side yard setback on a flanking street.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 15318 Fraser Highway.

The applicant is proposing:

- a Development Permit
- a Development Variance Permit to relax the following by-law regulations of the CHI Zone:

- to reduce the required front yard setback from 7.5 metres (25 ft.) to a minimum of 5.56 metres (18.3 ft.).
- to reduce the required east side yard setback on a flanking street from 7.5 metres (25 ft.) to a minimum of 3.05 metres (10 ft.).

in order to permit the development of a fast food restaurant of approximately 124.5 square metres (1,340 sq.ft.) in area.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

The Architect for the project was in attendance, and responded to questions from Council. He advised that the average restaurant stay is approximately 30 minutes, and added that 60% of the customers are carry out customers. The Architect added that there is not usually any congestion at their sites, and cited the restaurant at 108 Avenue and 148 Street as an example.

Councillors Steele and Hunt entered the meeting at 4:01 p.m.

It was
Moved by Councillor Villeneuve
Seconded by Councillor Watts
That:

1. Council authorize staff to draft Development Permit No. 7999-0202-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7999-0202-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the required front yard setback of the CHI Zone from 7.5 metres (25 ft.) to a minimum of 5.56 metres (18.3 ft.).
 - (b) to reduce the required east side yard setback on a flanking street of the CHI Zone from 7.5 metres (25 ft.) to a minimum of 3.05 metres (10 ft.).
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a landscaping cost estimate to the satisfaction of the City Landscape Architect; and

(c) issuance of Development Variance Permit No. 7999-0202-00.

RES.R00-1014

Carried

NEWTON

2. **7900-0103-00**
13072 - 88 Avenue
Urban Design Group Architects Ltd. (Lu Tang) /A.L. Sott Financial
(88th) Inc.
Development Permit
To allow renovation of an existing industrial building.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 13072 - 88 Avenue.

The applicant is proposing:

- a Development Permit

in order to permit the renovation of the existing industrial building located at 13072 - 88 Avenue.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was

Moved by Councillor Watts
Seconded by Councillor Hunt
That:

1. Council approve the attached Development Permit No. 7900-0103-00 (Appendix II), authorize the Mayor and Clerk to sign the Development Permit, and 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.R00-1015

Carried

SOUTH SURREY**3. 7900-0091-00****2336 - 156 Street****Dr. Philip Kanwischer/Pamela Bendall**

Rezoning/Development Permit/Development Variance Permit

Rezone from RF to C-5, Development Variance Permit to vary side yard setbacks and Development Permit in order to allow the upgrading of an existing dwelling unit in order to accommodate a chiropractor's clinic.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and applications for a Development Permit and a Development Variance Permit on property located at 2336 - 156 Street.

The applicant is proposing:

- a rezoning from RF to C-5;
- a Development Permit; and
- a Development Variance Permit to relax the following by-law regulations:
 - Section F. Yards and Setbacks of Part 35 Neighbourhood Commercial Zone (C-5) of Surrey Zoning By-law, 1993, No. 12000, as amended

in order to permit the upgrading of an existing dwelling unit that will accommodate a chiropractor's clinic.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was

Moved by Councillor Villeneuve

Seconded by Councillor Watts

That:

1. a By-law be introduced to rezone the property from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Neighbourhood Commercial Zone (C-5)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7900-0091-00 in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7900-0091-00 (Appendix III), varying the following, to proceed to Public Notification:
 - (a) to reduce the required north side yard setback of the C-5 Zone from 7.5 metres (25 ft.) to 2.45 metres (8.0 ft.).

- (b) to reduce the required south side yard setback of the C-5 Zone from 7.5 metres (25 ft.) to 1.95 metres (6.4 ft.).

4. Council instruct staff to resolve the following issues prior to final adoption:

- (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
- (b) submission of an acceptable tree survey and a statement regarding tree preservation.

RES.R00-1016

Carried

It was

Moved by Councillor Steele
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14020" pass its first reading.

RES.R00-1017

Carried

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

It was

Moved by Councillor Steele
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14020" pass its second reading.

RES.R00-1018

Carried

It was then

Moved by Councillor Steele
 Seconded by Councillor Tymoschuk
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14020" be held at the
 City Hall on May 15, 2000, at 7:00 p.m.

RES.R00-1019

Carried

- 4. **7900-0111-00**
3695 and 3833 - 160 Street
Mr. Kenneth Anderson/Morgan Creek Holdings Inc.
 OCP Amendment/Temporary Use Permit
Temporary Use Permit to allow soil screening as a component of site preparation.

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan and an application for a Temporary Use Permit on properties located at 3695 and 3833 - 160 Street.

The applicant is proposing:

- an OCP amendment to declare the site as a Temporary Use Permit Area;
- a Temporary Use Permit

in order to allow soil screening on the subject site as a component of site preparation activity.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

Mr. Ken Anderson was in attendance on behalf of Morgan Creek Holdings Inc., and advised Council that the only material being removed from the site is peat.

It was Moved by Councillor Watts
Seconded by Councillor Tymoschuk
That:

1. a By-law be introduced to declare the site a Temporary Use Permit Area in the Official Community Plan (Appendix II) and a date for Public Hearing be set.
2. Council authorize staff to draft Temporary Use Permit No. 7900-0111-00 (Appendix III).

RES.R00-1020

Carried

It was Moved by Councillor Watts
Seconded by Councillor Hunt
That "Surrey Official Community Plan
By-law, 1996, No. 12900, Text No. 14 Amendment By-law, 2000, No. 14021"
pass its first reading.

RES.R00-1021

Carried

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

It was Moved by Councillor Watts
Seconded by Councillor Hunt
That "Surrey Official Community Plan
By-law, 1996, No. 12900, Text No. 14 Amendment By-law, 2000, No. 14021"
pass its second reading.

RES.R00-1022

Carried

It was then
 Moved by Councillor Watts
 Seconded by Councillor Hunt
 That the Public Hearing on "Surrey Official
 Community Plan By-law, 1996, No. 12900, Text No. 14 Amendment By-law,
 2000, No. 14021" be held at the City Hall on May 15, 2000, at 7:00 p.m.
 RES.R00-1023 Carried

RESIDENTIAL/INSTITUTIONAL

FLEETWOOD/GUILDFORD

5. **7999-0253-00**
8235 - 146 Street
Dwight Heintz, McElhanney Consulting Services Ltd.
Ranbir Bhangu
 OCP Amendment/Rezoning
OCP amendment from Suburban Residential to Urban and rezoning from RA to RF to allow for a two-lot subdivision.

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan and a rezoning application on property located at 8235 - 146 Street.

The applicant is proposing:

- an OCP amendment from Suburban Residential to Urban; and
- a rezoning from One-Acre Residential Zone (RA) to Single Family Residential Zone (RF)

in order to permit a subdivision into two single family lots.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

- It was
 Moved by Councillor Villeneuve
 Seconded by Councillor Hunt
 That:
1. a By-law be introduced to redesignate the property from Suburban Residential to Urban and a date for Public Hearing be set.
 2. a By-law be introduced to rezone the property from "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.

3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, 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 an acceptable tree survey and a statement regarding tree preservation; and
 - (d) satisfactory resolution of providing a significant community benefit, to be consistent with all recently approved rezonings in this North-East Newton Pocket area.
4. Council pass a resolution to amend the Fleetwood Local Area Plan to redesignate the land from Suburban Residential to Urban Residential when the project is considered for final adoption.
5. Council instruct staff to consider redesignation from Suburban to Urban of the remaining lands in the surrounding area, in the next annual OCP review.

RES.R00-1024

Carried with Councillor Bose against.

It was

Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 30 Amendment By-law, 2000, No. 14022" pass its first reading.

RES.R00-1025

Carried with Councillor Bose against.

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

It was

Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 30 Amendment By-law, 2000, No. 14022" pass its second reading.

RES.R00-1026

Carried

It was then Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That the Public Hearing on "Surrey Official
 Community Plan By-law, 1996, No. 12900, No. 30 Amendment By-law, 2000,
 No. 14022" be held at the City Hall on May 15, 2000, at 7:00 p.m.
 RES.R00-1027 Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14023" pass its first reading.
 RES.R00-1028 Carried

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

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14023" pass its second reading.
 RES.R00-1029 Carried

It was then Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14023" be held at the
 City Hall on May 15, 2000, at 7:00 p.m.
 RES.R00-1030 Carried

NEWTON

6. **7999-0245-00**
8084 - 120A Street
Sharif Senbel. Studio Senbel/Katat Development Corporation
 Rezoning/Development Permit
*Rezone from CD (By-law No. 8234) to CD to permit development of a 4-storey,
 53-unit apartment building.*

The General Manager of Planning & Development submitted a report concerning
 an application for rezoning and a Development Permit application on property
 located at 8084 - 120A Street.

The applicant is proposing:

- a rezoning from CD (By-law No. 8234) to CD (By-law No. 12000).
- a Development Permit

in order to permit the development of a 53-unit, 4-storey apartment building.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That:

1. a By-law be introduced to rezone the property from "Comprehensive Development Zone (CD)" (By-law No. 8234) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7999-0245-00 in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issue prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering.

RES.R00-1031

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14024" pass its first reading.

RES.R00-1032

Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14024" pass its second reading.

RES.R00-1033

Carried

It was then Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14024" be held at the
City Hall on May 15, 2000, at 7:00 p.m.

RES.R00-1034

Carried

7. **7999-0249-00**
5722, 5738, 5776 - 148 Street
Wayne Jackson, Portrait Homes Ltd./Portrait Homes Panorama Ltd.
(Inc. 588407)

NCP Amendment/Rezoning

1. Amend the South Newton NCP from Single Family Residential to Single Family Small Lots for a portion of the site; 2. Rezone from RA & RF to CD to allow for the development of approximately 33 single family small lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a NCP Amendment on properties located at 5722, 5738, 5776 - 148 Street.

The applicant is proposing:

- an NCP amendment from Single Family Residential to Single Family Small Lots.
- a rezoning from RF and RA to CD.

in order to permit the development of approximately thirty-two (32) Single Family Small Lots.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was

Moved by Councillor Eddington

Seconded by Councillor Hunt

That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) and "Single Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. the George Rankin House presently located at 5776 - 148 Street be placed on the Heritage Register.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, 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 and Highways;
- (d) submission of an acceptable tree survey and a statement regarding tree preservation;
- (e) relocation of the George Rankin House to 5718 - 148 Street and an appropriate landscaping plan be prepared to the satisfaction of the Planning & Development Department;
- (f) establishment of a Heritage Revitalization Agreement to allow for the long-term protection of the George Rankin House;
- (g) completion of the road exchange for the creation of proposed Lot 31; and
- (h) Council pass a resolution to amend the South Newton NCP to redesignate a portion of the lands fronting 148 Street between 57 and 58 Avenue from Single Family Residential to Single Family Small Lot.

RES.R00-1035

Carried

It was

Moved by Councillor Eddington
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14025" pass its first reading.

RES.R00-1036

Carried

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

It was

Moved by Councillor Eddington
 Seconded by Councillor Hunt
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14025" pass its second reading.

RES.R00-1037

Carried

It was then

Moved by Councillor Eddington
 Seconded by Councillor Hunt
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14025" be held at the
 City Hall on May 15, 2000, at 7:00 p.m.

RES.R00-1038

Carried

8. **7900-0054-00**
13669/77/95 & 13707 - 80 Avenue
Hunter Laird Engineering Ltd./Kyuweon Hwang
Rezoning
From RA and RH to RF-G to permit subdivision into approximately 26 single family lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 13669/77/95 and 13707 - 80 Avenue.

The applicant is proposing:

- a rezoning from One-Acre Residential Zone (RA) and Half-Acre Residential Zone (RH) to Single Family Residential Gross Density Zone (RF-G).

in order to permit the development of approximately 26 single family lots.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

Councillor Higginbotham entered the meeting at 4:24 p.m.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" and "Half-Acre Residential Zone (RH) (By-law No. 12000)" to "Single Family Residential Gross Density Zone (RF-G)" (By-law No. 12000) 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, 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) input from the Ministry of Environment;
 - (d) submission of an acceptable tree survey and a statement regarding tree preservation;

- (e) completion of a road exchange between a section of unopened road allowance and the proposed cul-de-sac;
- (f) provision of a Section 219 Restrictive Covenant on the eastern portion of the park lot to ensure future rezoning and consolidation with adjacent lots; and
- (g) Council pass a resolution to amend the Newton Local Area Plan to redesignate the land from Suburban Residential to Urban Residential when the project is considered for final adoption.

RES.R00-1039

Carried with Councillor Bose against.

It was

Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14026" pass its first reading.

RES.R00-1040

Carried with Councillor Bose against.

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

It was

Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14026" pass its second reading.

RES.R00-1041

Carried with Councillor Bose against.

It was then

Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14026" be held at the
 City Hall on May 15, 2000, at 7:00 p.m.

RES.R00-1042

Carried**SOUTH SURREY****9. 7900-0100-00****14144 - 20 Avenue****Jeff Dighton/Victor and Joyce Dighton**

Development Variance Permit

To allow a reduction in rear yard setback and increase in lot coverage.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 14144 - 20 Avenue.

The applicant is proposing:

- a Development Variance Permit to relax the following Land Use Contract No. 451 regulations:
 - Schedule C (Minimum Yards and Setbacks) from 7.5 metres (25 ft.) to 3.9 metres (12.79 ft.); and
 - Schedule D (Maximum Site Coverage) from 33% to 34.8%.

in order to permit the retention of an existing sunroom.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was Moved by Councillor Hunt
Seconded Councillor Steele
That:

1. Council approve Development Variance Permit No. 7900-0100-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the required rear yard setback of the Development Agreement 451-2 of Land Use Contract No. 451 from 7.5 metres (25 ft.) to 3.9 metres (12.79 ft.); and
 - (b) to vary the required lot coverage of the Development Agreement 451-2 of Land Use Contract No. 451 from 33% to 34.8%.

RES.R00-1043

Carried

SURREY CITY CENTRE/WHALLEY

- 10. 7999-0247-00**
11860 River Road
Mr. Kian Tey , c/o Nupointe Development Corporation
Nupointe Royal Heights Development Corporation
 Development Permit
To allow the development of a 50-unit townhouse project.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 11860 River Road.

The applicant is proposing:

- a Development Permit

in order to allow the development of 50 townhouse units.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That:

1. Council approve the attached Development Permit No. 7999-0247-00 (Appendix III), authorize the Mayor and Clerk to sign the Development Permit, and 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.R00-1044

Carried

- 11. 7900-0001-00**
12966 - 96 Avenue
Joseph Scarlatti/Zuen - Yuen Chan
Rezoning/Development Permit
Rezoning from RA to CD and Development Permit to allow the development of 27 townhouse units.

The General Manager of Planning & Development submitted a report concerning an application for rezoning and a Development Permit on property located at 12966 - 96 Avenue.

The applicant is proposing:

- a rezoning from "One-Acre Residential Zone (RA)" to Comprehensive Development Zone (CD); and
- a Development Permit

in order to permit the development of 27 townhouse units.

Councillor Steele noted that Parks, Recreation & Culture have some concerns with this application, and asked for additional information.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That:

1. a By-law be introduced to rezone the property 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.
2. Council authorize staff to draft Development Permit No. 7900-0001-00 in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a tree survey and statement on tree preservation to the satisfaction of the General Manager, Planning & Development Department;
 - (c) resolution of the concerns of the Parks, Recreation & Culture Department; and
 - (d) registration of a restrictive covenant to prohibit the conversion of the tandem parking spaces.

RES.R00-1045

Carried

It was Moved by Councillor Villeneuve
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14027" pass its first reading.

RES.R00-1046

Carried

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

It was Moved by Councillor Villeneuve
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14027" pass its second reading.

RES.R00-1047

Carried

It was then
 Moved by Councillor Villeneuve
 Seconded by Councillor Tymoschuk
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14027" be held at the
 City Hall on May 15, 2000, at 7:00 p.m.
 RES.R00-1048 Carried

It was
 Moved by Councillor Steele
 Seconded by Councillor Tymoschuk
 That staff report back to Council on the
 negotiations to resolve the concerns of the Parks, Recreation & Culture
 Department.
 RES.R00-1049 Carried

C. DELEGATIONS

D. BY-LAWS

E. ITEMS TABLED BY COUNCIL

1. **7900-0089-00**
15290/15310 - 103A Avenue
Denis Turco Architect Inc./Yorkson Investment Company Ltd. &
Yee-Ming Investment Company Ltd.
 Development Variance Permit
To amend the building design in the Land Use Contract to allow renovations to
an existing commercial building.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on properties located at 15290/15310 - 103A Avenue.

The applicant is proposing:

- a Development Variance Permit to relax the following by-law regulations:
 - to amend the building design as shown on Drawings Numbered 79-RZ-34(A), (B) and (C) of Land Use Contract No. 342 Development Agreement No. 5

in order to permit the renovations of the existing commercial building.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

Representatives of the applicant were in attendance and circulated a copy of the elevations for the project, along with displaying photographs of the existing building.

The Delegation advised that there will be concrete curbs at the front entrance to discourage parking at the front entrance. The delegation added that the concrete curbs could be done as planters to make it more aesthetically pleasing.

The delegation advised that they are trying to make the building usable, and trying to get light into the rear of the building.

It was Moved by Councillor Bose
Seconded by Councillor Hunt
That:

- 1. Council approve Development Variance Permit No. 7900-0089-00, varying the following, to proceed to Public Notification:
 - (a) to amend the building design as shown on Drawings Numbered 79-RZ-34(A), (B) and (C) of Land Use Contract No. 342 Development Agreement No. 5 and replace with Drawings Numbered 7900-0089-00(A) to 7900-0089-00(D).

RES.R00-1050

Carried

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. ANY OTHER COMPETENT BUSINESS

1. City Owned Land - Royal Heights

Councillor Bose made reference to Item #11 on the agenda, and questioned the status of the city owned land. Councillor Bose noted that some time ago, there was a request from the residents of Royal Heights to have the city owned land made parkland.

It was Moved by Councillor Bose
Seconded by Councillor Eddington
That the matter of city owned land in Royal
Heights be reviewed by staff and reported back to Council in memo form, the
status of the lands and any recommendations they may have with respect to
preserving the land for park purposes.

RES.R00-1051

Carried

I. ADJOURNMENT

It was Moved by Councillor Watts
Seconded by Councillor Hunt
That the Regular Council - Land Use
meeting do now adjourn and that the next Regular Council meeting be held on Monday,
May 8, 2000.

RES.R00-1052

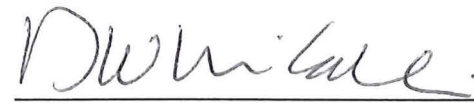
Carried

The Regular Council- Land Use meeting adjourned at 4:44 p.m.

Certified Correct:



Deputy Clerk



Mayor