



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, OCTOBER 16, 2000
Time: 4:30 p.m.

Present:

Mayor McCallum
Councillor Villeneuve
Councillor Tymoschuk
Councillor Steele
Councillor Eddington
Councillor Bose
Councillor Watts
Councillor Hunt
Councillor Higginbotham

Absent:

Staff Present:

City Manager
Acting City Clerk
General Manager, Planning & Development
Manager, Area Planning Division
Manager, North Surrey Section
Manager, South Surrey Section
Land Development Engineer
City Solicitor

A. ADOPTION OF MINUTES

B. CORPORATE REPORTS

Item No. R227 East Clayton Neighbourhood Concept Plan - Update
File: 2350-004/1

The General Manager, Planning and Development submitted a report providing an update on the status of the East Clayton Neighbourhood Concept Plan as background to a delegation (Patrick Condon from the University of British Columbia) that is scheduled to address Council at the Regular Council Land Use meeting on October 16, 2000, as requested by Council at the October 2, 2000 Regular Council Land Use Meeting.

The General Manager, Planning and Development was recommending that the report be received for information.

It was

Moved by Councillor Hunt
Seconded by Councillor Watts
That Corporate Report R227 be received for

information.

RES.R00-2358

Carried

Land Use Applications

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

CLOVERDALE

- 1. **7900-0211-00**
19061 & 19095 - 54 Avenue
Paul Quinn, c/o ReMax Colonial Pacific Realty/New Cory Investments,
Lenard & Kathleen Muzyka
 OCP Amendment/Rezoning
OCP amendment from Suburban to Industrial and rezoning from RA to IL to facilitate future industrial development.

The General Manager of Planning & Development submitted a report concerning an application to amend the OCP and a rezoning application on properties located at 19061 and 19095 - 54 Avenue.

The applicant is proposing:

- an OCP amendment from Suburban to Industrial; and
- a rezoning from RA to IL

in order to facilitate future industrial development.

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 Watts
 That:

- 1. a By-law be introduced to redesignate the property from Suburban to Industrial 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 Light Impact Industrial Zone (IL) (By-law No. 12000) and a date be set for Public Hearing; and
- 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; and

- (b) removal of the existing single family dwellings, and nursery structures.

RES.R00-2359 Carried with Councillor Bose against.

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 36 Amendment By-law 2000, No. 14147" pass its
first reading.

RES.R00-2360 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 Watts
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 36 Amendment By-law 2000, No. 14147" pass its
second reading.

RES.R00-2361 Carried with Councillor Bose against.

It was then Moved by Councillor Hunt
Seconded by Councillor Watts
That the Public Hearing on "Surrey Official
Community Plan By-law, 1996, No. 12900, No. 36 Amendment By-law 2000,
No. 14147" be held at the City Hall on November 20, 2000, at 7:00 p.m.

RES.R00-2362 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14148" pass its first reading.

RES.R00-2363 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 Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14148" pass its second reading.

RES.R00-2364 Carried with Councillor Bose against.

It was then
 Moved by Councillor Hunt
 Seconded by Councillor Watts
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14148" be held at the
 City Hall on November 20, 2000, at 7:00 p.m.
 RES.R00-2365 Carried

SOUTH SURREY

2. 7900-0215-00
3106 King George Highway
Bernie Rosenblatt/384451 B.C. Ltd.

Development Permit

To allow the construction of a McDonald's drive-through restaurant.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 3106 King George Highway.

The applicant is proposing:

- a Development Permit

in order to permit the development of a 395-square metre (4,235 sq. ft.) McDonald's drive-through restaurant.

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

In response to questions from Council, Rob Blackwell of McDonald's Restaurants commented that the proposal has been reviewed for CPTED requirements, and that McDonald's has an ex RCMP member on staff who reviews site plans for security.

It was
 Moved by Councillor Hunt
 Seconded by Councillor Watts
 That:
 1. Council approve the attached Development Permit No. 7900-0215-00 (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.R00-2366 Carried

3. 7900-0163-00**5446 - 152 Street****Hugh Carter, Carter Property Consultants Inc./Wilson Eric Norris**

Rezoning/Development Permit

Rezone from A-1 to CD to permit development of a private elementary school and future development of an industrial business park building.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on property located at 5446 - 152 Street.

The applicant is proposing:

- a rezoning from A-1 to CD; and
- a Development Permit

in order to permit the development of a private elementary school and future development of a business park building.

The General Manager of Planning & Development was recommending that the application be denied.

Kristin Cassie, Principal, Roots and Wings Montessori Place, was in attendance to comment on the proposed denial of the application. Kristin Cassie stated that they have given a great deal of thought to this development and the concerns raised by Council; that schools must be more holistic learning centers and provide a natural environment in which children can immerse themselves, and that children delight in the natural world and the lessons it yields. Kristin Cassie stated that high schools fall short of meeting the needs of adolescents, and Montessori feels a farm is the ideal community to meet those needs. Kristin Cassie concluded by commenting on the benefits of the location, its nearness to industry and commerce, and asked Council to reflect on what will make the community a good one and accept the gift of the Roots and Wings Montessori Place to the City of Surrey.

Mark Ostry, architect, was present to comment on the proposed denial of the application and reviewed the site plan. Mr. Ostry advised that the total area proposed for school site is 2.1 acres; the full site could be developed for a school, but they have not done that because of the floodplain and fisheries setback; they are working with Aplin & Martin Engineers and there will be a net zero loss to the floodplain; 65% of the site is proposed for school use and 35% for business park use; commented on the economic analysis which as applied to the school is incorrect, as it appears to assume development of the whole site; they have worked to mitigate agricultural impact and any other concerns put forward. Mr. Ostry concluded that any other concerns would be addressed through the Development Permit process. In response to questions from Council, Mr. Ostry reviewed traffic and parking for the site.

Hugh Carter, Carter Property Consultants, was present to comment on the proposed denial of the application and stated several other sites were looked at, but were not feasible because of the cost of the land; the key issue seems to be loss of industrial land, but the property only has 3.28 developable acres with the balance being floodplain or creek. An economic analysis indicates that the difference between development of a school and an industrial development is that approximately .8 hectares of land is lost, which represents under 10 jobs and approximately \$33,000 a year in taxes. Mr. Carter asked Council to weigh the difference in these items versus the ability to provide both a business park and a unique opportunity for a school in City of Surrey. In response to questions, Mr. Carter stated that they do not feel aerial pesticide spraying to be a problem, as most pesticide spraying is done from the ground and during summer months when school is out. Any fumes from B.C. Hothouse would not reach the school because of the prevailing winds.

It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That Council receive the letter from B.C.

Hothouse.
RES.R00-2367 Carried

It was Moved by Councillor Watts
Seconded by Councillor Higginbotham
That the proposal be referred back to staff to
process the application through to Public Hearing.

RES.R00-2368 Carried with Councillors Hunt and
Tymoschuk and Mayor McCallum against.

It was Moved by Councillor Bose
Seconded by Councillor Watts
That staff review parking requirements prior
to the public hearing.

RES.R00-2369 Carried

Councillor Villeneuve requested clarification as to how traffic will be dealt with at 54A Avenue and 152 Street.

RESIDENTIAL/INSTITUTIONAL

FLEETWOOD/GUILDFORD

Councillor Watts left the meeting at 5:53 p.m. due to a potential conflict of interest with respect to Item 4.

4. **7999-0181-00**
13958, 13968 and 13997 - 96 Avenue and 9575, 9583 and 9591 - 140 Street
Joseph Scarlatti/513018 B.C. Ltd.

Rezoning

From RF to RF-SS in order to allow the construction of a single family dwelling containing one secondary suite on each of the 6 newly created lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 13958, 13968 and 13997 - 96 Avenue and 9575, 9583 and 9591 - 140 Street.

The applicant is proposing:

- a rezoning from RF to RF-SS

in order to permit the construction of a single family dwelling containing one secondary suite on each of the 6 newly created 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 Higginbotham
 That:

1. a By-law be introduced to rezone the site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential Secondary Suite Zone (RF-SS)" (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) discharge the existing Section 219 Restrictive Covenant securing the Building Scheme; and
 - (b) registration of a Section 219 Restrictive Covenant securing a revised set of Building Design Guidelines.

RES.R00-2370

Carried

It was

Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2000, No. 14135" pass its first reading.

RES.R00-2371

Carried

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

It was
 Moved by Councillor Higginbotham
 Seconded by Councillor Bose
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14135" pass its second reading.
 RES.R00-2372 Carried

It was then
 Moved by Councillor Higginbotham
 Seconded by Councillor Bose
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14135" be held at the
 City Hall on November 20, 2000, at 7:00 p.m.
 RES.R00-2373 Carried

SOUTH SURREY

5. 7900-0197-00

14968 - 24 Avenue

Mark Ankenman (Ankenman Associates Architects Inc.)

Four Sons Enterprises Ltd.

Development Permit/Development Variance Permit

DP to allow construction of a 56-unit townhouse development; and DVP to allow visitor parking stalls within the required setbacks and to reduce setbacks for entry canopies on units facing 24 Avenue and 150 Street.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit, and a Development Variance Permit on property located at 14968 - 24 Avenue.

The applicant is proposing:

- a Development Permit
- a Development Variance Permit to relax the following Zoning By-law regulations:
 - visitor parking stalls within required setbacks;
 - reduce setback for entry canopies to units facing/backing onto 24 Avenue and 150 Street from 7.5 metres to 6.0 metres

in order to permit the development of a 56-unit townhouse project at 14968 - 24 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 Higginbotham
Seconded by Councillor Tymoschuk
That:

1. Council authorize staff to draft Development Permit No. 6700-0197-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7900-0197-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the required front yard setback of the RM-15 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for the entrance canopy portion of the units along 24 Avenue;
 - (b) to reduce the required side yard setback of the RM-15 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for the entrance canopy portion of the unit directly abutting 150 Street; and
 - (c) to allow 7 visitor parking stalls within the required building setbacks.
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; and
 - (b) submission of an acceptable tree survey and a statement regarding tree preservation.

RES.R00-2374

Carried

Councillor Watts returned to the meeting at 5:56 p.m.

6. **7900-0262-00**
13697 - 16 Avenue, 1641 - 137 Street, 1653 - 137 Street, 1667 - 137 Street,
1681 - 137 Street and 1693 - 137 Street
Hunter Laird Engineering Ltd./Padwood Holdings Ltd./
LDS Developments Ltd.
Restrictive Covenant Amendment
To amend the Restrictive Covenant (Building Scheme) to remove the floor area cap of 316 square metres (3,400 sq.ft.) for six single family lots.

The General Manager of Planning & Development submitted a report concerning an application to amend the Restrictive Covenant on properties located at 13697 - 16 Avenue, 1641 - 137 Street, 1653 - 137 Street, 1667 - 137 Street, 1681 - 137 Street and 1693 - 137 Street.

The applicant is proposing:

- a Restrictive Covenant [Building Scheme] amendment

in order to remove the floor area cap of 316 square metres (3,400 square feet) in the Building Scheme.

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 Higginbotham
That Council approve the proposed

amendment to the registered Restrictive Covenant [Building Scheme] to allow the removal of the floor area cap of 316 square metres (3,400 square feet).

RES.R00-2375

Carried

C. ITEMS REFERRED BY COUNCIL

D. DELEGATIONS

East Clayton N.C.P. Update/Headwaters Project

This item was dealt with at the end of the agenda.

E. CORRESPONDENCE

F. NOTICE OF MOTION

G. BY-LAWS

FINAL ADOPTION

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14077"

7900-0066-00 - 592681 B.C. Ltd., c/o Brock Dorward

C-5 (BL 12000) to CD (BL 12000) - 12233 Beecher Street - to permit the development of a two-storey commercial building with retail on the main floor and a residence on the second floor, and a detached two-car garage with an office on the second floor.

Approved by Council: July 10, 2000

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14077" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R00-2376

Carried

FILED

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1997, No. 13070"

7996-0205-00 - Herman & Wilhelmina Wessel
c/o Nick Van Vliet & Sam Chan

IL (BL 12000) to CHI (BL 12000) - 11173, 11163 & 11157 - 128 Street,
12777 - 111A Avenue, and 12762 King George Highway - to permit the
construction of a restaurant and banquet facility

Approved by Council: March 18, 1997

- * Planning & Development advise that (reference memorandum dated
October 2, 2000 in by-law back-up) By-law No. 13070 should be filed as the
application has been inactive for two years and the applicant has not responded to
the registered letter sent on August 31, 2000 advising that unless outstanding
requirements were addressed within 30 days the file would be closed.

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 1997, No. 13070" be filed.

RES.R00-2377

Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1994, No. 12310"

5693-0381-00 - L.D.M. Services Ltd.

I-P(2) (BL 5942) to RC (BL 12000) - 10940 - 168 Street - to permit a suburban bare land strata subdivision at 2 units per gross acre, creating 29 lots.

Approved by Council: May 3, 1994

- * Planning & Development advise that (reference memorandum dated October 2, 2000 in by-law back-up) By-law No. 12310 should be filed as the application has been inactive for five years and the applicant has not responded to the registered letter sent on August 31, 2000 advising that unless outstanding requirements were addressed within 30 days the file would be closed.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 1994, No. 12310" be filed.

RES.R00-2378

Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1996, No. 12841"

7995-0187-00 - Jane Ventures Ltd., Nirmal S. Kalsi;
OK Soon Hwang; Angus and Margaret Patterson;
Carey Herberts; Metro Romanchuk, Steve and
Ruth Romanchuk, Tony and John Marinelli,
Marie Dorosh, Denali Investments.

RF & C-8 (BL 12000) to CD (BL 12000) - 13706, 13716, 13722, 13736,
13742, 13752, 13762, 13770, 13782 & 13790 - 108 Avenue and
10730 - 137 Street - to permit the construction of five, four-storey
apartment buildings comprised of approximately 422 units.

Approved by Council: April 30, 1996

- * Planning & Development advise that (reference memorandum dated October 2, 2000 in by-law back-up) By-law No. 12841 should be filed as the application has been inactive for two years and the Options to Purchase expired on March 17, 1998. In addition, the applicant has not responded to the registered letter sent on August 31, 2000 advising that unless outstanding requirements were addressed within 30 days the file would be closed.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 1996, No. 12841" be filed.
RES.R00-2379 Carried

H. CLERK'S REPORT

1. Formal Approval of Development Variance Permits

It is in order for Council to now pass resolutions authorizing the Mayor and Clerk to sign the following permits:

- (a) **Development Variance Permit No. 7900-0019-00**
Balmoral Holdings Inc./Jim Orr
15357- 104 Avenue

To vary "Surrey Sign By-law, 1999, No. 13656", Part 5, Section 27(3)(a), (b), (c) and (g) as follows:

1. To allow the three premises that have an egress on the west elevation to have an awning over the door in addition to the three awnings on the south elevation;
2. To relax the maximum combined sign area from 54.9 sq. m. to 107.77 sq. m.;
3. To allow the copy area for the awning sign located on the beam over the driveway access to be relaxed from 50% to 72.9%; and
4. To allow the requirement of having 80% of the length of the awning projecting at least 1.2 metres (4 ft.) from the building to be relaxed to 0.6 metres (2 ft.).

The proposal is to permit the installation of additional building signage.

No concerns had been expressed by abutting property owners prior to printing of the Agenda.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Development Variance Permit
 No. 7900-0019-00 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.R00-2380

Carried

- (b) **Development Variance Permit No. 7900-0132-00**
Marjorie Lorena Hillier/Leigh Hillier
 12652 Beckett Road

To vary "Surrey Subdivision and Development By-law, No. 8830" Part V,
 Section 24(a) as follows:

- (a) To vary the requirement of underground wiring for electrical and telecommunications to overhead wiring;
- (b) To vary the requirement of enclosed drainage system to allow open ditch;
- (c) To reduce the minimum pavement width requirement from 8 metres (26 ft.) to 4 metres (13 ft.);
- (d) To waive the requirement of curbs and gutters; and
- (e) To waive the requirement of ornamental street lighting.

The proposal is to permit the development of a 2-lot suburban residential
 ½ acre subdivision

No concerns had been expressed by abutting property owners prior to
 printing of the Agenda.

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That Development Variance Permit
 No. 7900-0132-00 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.R00-2381

Carried

2. **Formal Approval of Development Permits**

- (a) **Development Permit No. 7900-0040-00**
Chevron Canada Ltd.
 2795 - 128 Street

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

"That Development Permit No. 7900-0040-00 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."

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That Development Permit

No. 7900-0040-00 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.R00-2382

Carried

- (b) **Development Permit No. 7900-0066-00**
592681 BC Limited
 12233 Beecher Street

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

"That Development Permit No. 7900-0066-00 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."

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That Development Permit

No. 7900-0066-00 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.R00-2383

Carried

3. Application/By-laws/Permits to be Filed

(a) Rezoning and Development Permit Application 7996-0205-00

Herman and Wilhelmina Wessel

By-law 13070

12777 - 111A Avenue; 11157, 11163 and 11173 - 128 Street; 12776;
 12786 and 12762 King George Highway

Memo from the Manager, North Surrey Section, Planning & Development Department advising that the above-referenced application should be filed as the file has been inactive for two years and the applicant has not responded to a registered letter dated August 31, 2000 regarding outstanding requirements.

Planning & Development are recommending to Council that Rezoning and Development Permit Application 7996-0205-00 be filed.

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That Rezoning and Development Permit

Application 7996-0205-00 be filed.

RES.R00-2384

Carried

(b) Rezoning and Development Permit Applications 5693-0381-00 & 6793-0381-00

Parsons Channel Properties

By-law 12310

10940 - 168 Street

Memo from the Manager, North Surrey Section, Planning & Development Department advising that the above-referenced application should be filed as the file has been inactive for two years; the applicant has not responded to a registered letter dated August 31, 2000 regarding outstanding requirements, and the Preliminary Layout Approval for the subdivision application that was proceeding in association with this application expired on August 18, 1995.

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That Development Permit and Development
Variance Permit Application 7996-0146-00 and be filed.
RES.R00-2387 Carried

D. DELEGATIONS

East Clayton N.C.P. Update/Headwaters Project

Patrick Condon was in attendance to provide an overview of the East Clayton Neighbourhood Concept Plan.

Mr. Condon stated that the University of British Columbia has had a positive relationship with the City of Surrey, partnering on many projects in the past. The East Clayton Neighbourhood Concept Plan incorporates sustainable development principles, standards and practices. Mr. Condon continued that Surrey leads the Region and even Canada and North America in these initiatives, and other communities such as the City of Vancouver and the City of Coquitlam are following Surrey's lead.

Mr. Condon advised that Canada is not making its commitment under the Kyoto Convention in the reduction of greenhouse gases, and people are driving more than they want to.

Mr. Condon reviewed overhead slides with Council that highlighted the set of principles which were adopted as the guiding principles for the East Clayton Neighbourhood Concept Plan, and reviewed the principles of the Plan, which included:

- Increased density to conserve energy
- A mix of housing types and broad range of densities in the same neighbourhood
- Dwellings which present a friendly face to the street
- Car storage and services in lanes at the rear of dwellings
- Interconnected street networks
- Narrow streets which provide a green environment
- Preservation of the natural environment and promotion of natural drainage systems

Mr. Condon also commented on:

- Housing affordability
- Replacement cost of infrastructure
- Cost of building structures using alternate construction standards
- Cost of maintaining infrastructure
- Environmental aspects of development

Mr. Condon advised that he spoke at Nelson, B.C., and has been invited to speak in Saskatoon, Saskatchewan, Portland, Oregon and Billings, Montana, and that all these areas are interested in the advance work Surrey is doing.

Mr. Condon reviewed development of the East Clayton Neighbourhood Concept Plan, which showed that green systems were a most important part of the emerging Plan, and advised that the final Plan which meets all seven sustainability principles.

I. ADJOURNMENT

It was

Moved by Councillor Hunt
Seconded by Councillor Watts
That the Regular Council - Land Use

meeting do now adjourn.

RES.R00-2388

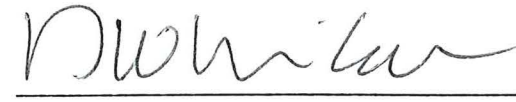
Carried

The Regular Council - Land Use adjourned at 6:17 p.m.

Certified correct:



Acting City Clerk



Mayor