



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, APRIL 23, 2001
Time: 3:00 p.m.

Present:

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

Absent:

Councillors Entering
Meeting in Progress:

Staff Present:

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

A. ADOPTION OF MINUTES

B. LAND USE APPLICATIONS

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

NEWTON

1. 7900-0276-00

8469 - 132 Street

Kal Chahal/Paramjit Singh Bains & Paramjeet Kaur Bains

Rezoning/Development Variance Permit

Rezone the easterly portion of the property from RA to IL and a DVP to vary the Zoning By-law requirement for paving the parking area with asphalt, concrete or similar pavement to permit the development of a truck parking facility.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Variance Permit application on property located at 8469 - 132 Street.

The applicant is proposing:

- a rezoning of the easterly portion of the property from RA to IL; and
- a Development Variance Permit to relax the following by-law regulations:
 - Surrey Zoning By-law, 1993, No. 12000, as amended, in Section 5(a) of Part 5 Off-Street Parking, the requirement that the truck parking area shall be surfaced with an asphalt, concrete or similar pavement is varied.

in order to permit the development of a truck parking facility.

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 Tymoschuk
That:

1. a By-law be introduced to rezone the easterly portion of 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.
2. Council approve Development Variance Permit No. 7900-0276-00, varying the following, to proceed to Public Notification:
 - (a) to vary the Zoning By-law requirement for paving the parking area with asphalt, concrete or similar pavement to allow gravel paving.
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) input from the Ministry of Environment;
 - (c) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (d) the applicant is to remove the existing damaged workshop buildings that encroach into the creek setback area.

Before the motion was put: -

It was Moved by Councillor Higginbotham
Seconded by Councillor Eddington
That the application be tabled until the
applicant is in attendance to discuss the application with Council.

RES.R01-830

Carried

2. **7901-0051-00**
6531 - 148 Street
Ionic Architecture Inc. (Sam Chan)/371773 B.C. Ltd.
Development Permit
To permit the construction of an industrial building.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 6531 - 148 Street.

The applicant is proposing:

- a Development Permit;

in order to permit the development of a 1,788 m² (19,247 sq.ft.) industrial 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 Tymoschuk
Seconded by Councillor Steele
That:

1. Council authorize staff to draft Development Permit No. 7901-0051-00 in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issue 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.

RES.R01-831

Carried

SURREY CITY CENTRE/WHALLEY

3. **7997-0330-00**
10815 - 132 Street
Allen Concepts/M.P. Marine Enterprises Ltd.
Development Permit/Development Variance Permit
Development Permit to allow the construction of a combined full-service and self-service gasoline station. Development Variance Permit to relax the rear setback.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 10815 - 132 Street.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to relax the rear yard setback of the CG-2 Zone from 12.0 metres (40 ft.) to 9.14 metres (30 ft.)

in order to permit the construction of a combined full-service and self-service gasoline station.

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

Delegation

Jim Allen of Mohawk Oil explained that the anticipated hours of operation are 6 a.m. to 12 a.m. and that a 24 hour operation is not anticipated in the near future. Mr. Allen pointed out that the original set back constricted the building, and that the proposed 30 foot buffer will provide better protection for the neighbouring residential properties. Mr. Allen indicated that previous objections to the proposal came from a neighbourhood store and proponents for that store. Mr. Allen stated that they will install security cameras at this site.

It was

Moved by Councillor Watts
Seconded by Councillor Hunt
That:

1. Council authorize staff to draft Development Permit No. 7997-0330-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7997-0330-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the CG-2 Zone from 12 metres (40 ft.) to 9.14 metres (30 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 road dedication plan for the widening along 132 Street and 108 Avenue to the satisfaction of the Approving Officer; and
 - (c) submission of a landscape cost estimate to the satisfaction of the City's Landscape Architect.

RES.R01-832

Carried with Councillor Bose against

RESIDENTIAL/INSTITUTIONAL**FLEETWOOD/GUILDFORD****4. 7900-0219-00****18974 - 92 Avenue****H.Y. Engineering Ltd./Thomas David Halford**

Development Variance Permit

To relax road improvements and servicing requirements along 92 Avenue and to waive the requirement of providing municipal water services to each proposed lot.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 18974 - 92 Avenue.

The applicant is proposing:

- a Development Variance Permit to relax the following by-law regulations:
 - to waive the road improvements and servicing requirements along 92 Avenue; and
 - to waive the requirement of providing municipal water system to service each proposed lot

in order to allow subdivision into 3 suburban 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 Tymoschuk

Seconded by Councillor Steele

That:

1. Council approve Development Variance Permit No. 7900-0219-00, varying the following, to proceed to Public Notification:
 - (a) to waive the requirement of the Subdivision and Development By-law to provide road improvement and servicing requirements along 92 Avenue; and
 - (b) to waive the requirement of the Subdivision and Development By-law to provide the municipal water system to service each of the proposed lots.

RES.R01-833

Carried

5. **7900-0351-00**
15920 - 111 Avenue and a Portion of 159A Street
CitiWest Consulting Ltd. /617445 B.C. Ltd.

Rezoning

From RA to RF to allow subdivision into approximately 12 single family lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 15920 - 111 Avenue and a portion of 159A Street.

The applicant is proposing:

- a rezoning from RA to RF

in order to permit subdivision into approximately 12 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 Watts
Seconded by Councillor Tymoschuk
That:

1. a By-law be introduced to rezone the property and a portion of 159A Street from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and 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) submission of an acceptable tree survey and a statement regarding tree preservation; and
 - (d) completion of the proposed road exchange/closure at 159A Street and 111 Avenue.

RES.R01-834

Carried

RES.R01-835 It was Moved by Councillor Watts
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14384" pass its first reading.
Carried

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

RES.R01-836 It was Moved by Councillor Watts
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14384" pass its second reading.
Carried

RES.R01-837 It was then Moved by Councillor Watts
Seconded by Councillor Tymoschuk
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14384" be held at the
City Hall on May 22, 2001, at 7:00 p.m.
Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL (Cont'd.)

SOUTH SURREY

6. **7900-0356-00**
3355 Rosemary Heights Drive, 15360 - 34 Avenue
Hunter Laird Engineering Ltd./Rosemary Developments Ltd.
(Inc. No. 410635)
NCP Amendment/Rezoning/Development Permit
To amend the Rosemary Heights Central NCP to redesignate 3355 Rosemary Heights Drive from Institutional Residential to Commercial; rezoning from C-5 & CD (B/L No. 13516) to CD to permit a neighborhood scale commercial development.

The General Manager of Planning & Development submitted a report concerning an application to amend the NCP, a rezoning application, and a Development Permit application on properties located at 3355 Rosemary Heights Drive, 15360 - 34 Avenue.

The applicant is proposing:

- an NCP amendment from Institutional Residential to Commercial;
- a rezoning from C-5 and CD (By-law No. 13516) to CD; and

- a Development Permit;

in order to permit the development of a neighbourhood scale commercial centre.

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 rezone the property from "Comprehensive Development Zone (CD)" (By-law No. 13516) and "Neighbourhood Commercial Zone (C-5)" (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. 7900-0356-00 in accordance with the attached drawings (Appendix II and VI).
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.
4. Council pass a resolution to amend Rosemary Heights Central NCP to redesignate the land from Institutional Residential to Commercial when the project is considered for final adoption.

RES.R01-838

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14385" pass its first reading.

RES.R01-839

Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14385" pass its second reading.

RES.R01-840

Carried

It was then

Moved by Councillor Hunt

Seconded by Councillor Steele

That the Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14385" be held at the City Hall on May 22, 2001, at 7:00 p.m.

RES.R01-841

Carried

RESIDENTIAL/INSTITUTIONAL (Cont'd.)

SOUTH SURREY

7. 7998-0315-00

**15387 - 34 Avenue, Portion of 15337, 15365 - 34 Avenue
Hunter Laird Engineering Ltd. /Rosemary Developments Ltd. and
Richard Russell Daniel Scott**

NCP Amendment/Rezoning/Development Permit

To amend the Rosemary Heights Central NCP for a portion of the property at 15387 - 34 Avenue from Clustering at Single Family Density to Compact Single Family; rezoning from A-1 to CD and RF-G.

The General Manager of Planning & Development submitted a report concerning an application to amend the NCP, a rezoning application, and a Development Permit application on properties located at 15387 - 34 Avenue, Portion of 15337, 15365 - 34 Avenue.

The applicant is proposing:

- an NCP amendment from Clustering at Single Family Density to Compact Single Family;
- a rezoning from A-1 to RF-G and CD; and
- a Development Permit

in order to permit the development of 37 single family lots and future neighbourhood commercial buildings.

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 Steele

That:

1. a By-law be introduced to rezone a portion of 15337 and 15365 - 34 Avenue from "General Agriculture Zone (A-1)" (By-law

- No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) (Appendix VII) and a date be set for Public Hearing.
2. a By-law be introduced to rezone 15387 - 34 Avenue and a portion of 15337 and 15365 - 34 Avenue from "General Agriculture Zone (A-1)" (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;
 3. Council authorize staff to draft Development Permit No. 7998-0315-00 in accordance with the attached drawings (Appendix IX).
 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;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer; and
 - (c) submission of an acceptable tree survey and statement regarding tree preservation.
 5. Council pass a resolution to amend the Rosemary Heights Central NCP to redesignate a portion of land at 15387 - 34 Avenue from Clustering at Single Family Density to Compact Single Family when the project is considered for final adoption.

RES.R01-842 Carried

It was Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2001, No. 14386" pass its first reading.

RES.R01-843 Carried

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

It was Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2001, No. 14386" pass its second reading.

RES.R01-844 Carried

It was then

Moved by Councillor Higginbotham

Seconded by Councillor Tymoschuk

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14386" be held at the City Hall on May 22, 2001, at 7:00 p.m.

RES.R01-845

Carried

8. 7900-0339-00

15273 - 34 Avenue and Portion of 15337 - 34 Avenue

Hunter Laird Engineering Ltd./Rosemary Developments Ltd.

NCP Amendment/Rezoning

To amend the Rosemary Heights Central NCP to redesignate the site from Townhouse to Single Family Small Lots; and to rezone from A-1 to CD to develop approximately 40 single family small lots.

The General Manager of Planning & Development submitted a report concerning an application to amend the NCP, and a rezoning application on properties located at 15273 - 34 Avenue and portion of 15337 - 34 Avenue.

The applicant is proposing:

- an NCP amendment from Townhouse to Single Family Small Lots; and
- a rezoning from A-1 to CD;

in order to permit the development of 40 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 Hunt

Seconded by Councillor Watts

That:

1. Third Reading for By-law No. 13517 be rescinded, amend By-law No. 13517 by deleting the property 15273 - 34 Avenue (Application No. 7996-0307-00), and By-law No. 13517 proceed to Third Reading, as amended.
2. a By-law be introduced to rezone the property from "General Agriculture Zone (A-1)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) (Appendix VI) 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) input from the Ministry of Environment; and
 - (d) submission of an acceptable tree survey and a statement regarding tree preservation.
4. Council pass a resolution to amend Rosemary Heights Central NCP to redesignate the land from Townhouse to Single Family Small Lots when the project is considered for final adoption.

RES.R01-846 Carried with Councillor Bose against.

It was Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 That Council rescind Resolution
 No. R98-2684 of the September 14, 1998 Regular Council minutes passing third reading of By-law No. 13517.

RES.R01-847 Carried with Councillor Bose against.

It was Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 That Council amend By-law No. 13517 by
 deleting the property at 15273 - 34 Avenue.

RES.R01-848 Carried with Councillor Bose against.

It was Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 That Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law 1998, No. 13517, pass its third reading, as amended.

RES.R01-849 Carried with Councillor Bose against

It was Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2001, No. 14387" pass its first reading.

RES.R01-850 Carried with Councillor Bose against.

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

RES.R01-851 It was Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14387" pass its second reading.
Carried with Councillor Bose against.

RES.R01-852 It was then Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14387" be held at the
City Hall on May 22, 2001, at 7:00 p.m.
Carried

9. 7900-0357-00

3333 Rosemary Heights Crescent

Hunter Laird Engineering Ltd./Rosemary Developments Ltd. (No. 410635)

NCP Amendment/Rezoning

To amend the Rosemary Heights Central NCP from Townhouse to Single Family Small Lots and to rezone the site from RM-15 to CD to allow development of 6 small single family residential lots.

The General Manager of Planning & Development submitted a report concerning an application to amend the NCP, and a rezoning application on property located at 3333 Rosemary Heights Crescent.

The applicant is proposing:

- an NCP amendment from Townhouse to Single Family Small Lots;
- a rezoning from RM-15 to CD;

in order to permit the development of 6 small single family residential 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 Hunt
Seconded by Councillor Watts
That:

1. a By-law be introduced to rezone the property from "Multiple Residential 15 Zone (RM-15)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) (Appendix VI) 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; and
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
3. Council pass a resolution to amend the Rosemary Heights Central NCP to redesignate the land from Townhouse to Single Family Small Lots when the project is considered for final adoption.

RES.R01-853 Carried with Councillor Bose against.

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2001, No. 14388" pass its first reading.
 RES.R01-854 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, 2001, No. 14388" pass its second reading.
 RES.R01-855 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, 2001, No. 14388" be held at the
 City Hall on May 22, 2001, at 7:00 p.m.
 RES.R01-856 Carried

10. **7900-0362-00**
15342 & 15394 - 36 Avenue
Hunter Laird Engineering Ltd./Sheila Hubert
Thomas Van Der Meer and Sjoukaje Van Der Meer
 NCP Amendment/Rezoning
To amend the Rosemary Heights Central NCP to redesignate a portion of the site from Townhouses to Compact Single Family, and rezoning from A-1 to RA and RF-G.

The General Manager of Planning & Development submitted a report concerning an application to amend the Rosemary Heights Central NCP, and a rezoning application on properties located at 15342 and 15394 - 36 Avenue.

The applicant is proposing:

- an NCP amendment from Townhouses to Compact Single Family for a portion of the site; and
- a rezoning from A-1 to RA and RF-G;

in order to permit the development of 30 Compact Single Family lots and retain the proposed RA lot for future 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 rezone the property from "General Agriculture Zone (A-1)" (By-law No. 12000) to "One-Acre Residential Zone (RA)" (By-law No. 12000) and "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) submission of an acceptable tree survey and statement regarding tree preservation.
3. Council pass a resolution to amend Rosemary Heights Central NCP to redesignate a portion of the land from Townhouse to Compact Single Family when the project is considered for final adoption.

RES.R01-857

Carried with Councillor Bose against.

RES.R01-858 It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14389" pass its first reading.
Carried with Councillor Bose against.

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

RES.R01-859 It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14389" pass its second reading.
Carried with Councillor Bose against.

RES.R01-860 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, 2001, No. 14389" be held at the
City Hall on May 22, 2001, at 7:00 p.m.
Carried

The agenda was varied by bringing Item H. By-Laws, forward, to permit for a more complete discussion on the East Clayton Neighbourhood Plan, Item C. Corporate Reports.

H. BY-LAWS

FINAL ADOPTION

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14080"

7900-0096-00 - Jasbir and Santosh Gill, c/o Harold Guy

RA (BL 12000) to RF (BL 12000) - 6205 - 128 Street - to permit
subdivision into 2 single family lots.

Approved by Council: July 10, 2000

- * Planning & Development advise that (reference memorandum dated February 27, 2001 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.

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14080" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R01-861 Carried with Councillor Eddington against

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14141"
 7900-0154-00 - Padwood Holdings Ltd, Kelly and Teresa Shannon,
 LDS Developments Ltd., c/o Hunter Laird Engineering Ltd.

RF (BL 12000) to CD (BL 12000) - 15740 - 24 Avenue and
 15767 Cranley Drive - to permit subdivision into approximately 18 single-
 family small lots.

Approved by Council: October 2, 2000

- * Planning & Development advise that (reference memorandum dated April 9, 2001
 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.

In addition, the applicant has submitted a Section 219 Restrictive Covenant to
 identify a "no build" area and a landscape buffer along 24 Avenue. A Letter of
 Credit to ensure installation of landscaping identified in the covenant has been
 supplied by the applicant.

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14141" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R01-862 Carried with Councillor Bose against.

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14336"
 7900-0354-00 - Cambridge Shopping Centres Limited, c/o Chevron Canada
 Limited (Larry Hardisty)

CG-1 (BL 12000) to C-8 (BL 12000) - Portion of 10483 - 152 Street and
 C-8 (BL 12000) to CG-1 (BL 12000) - Portion of 1730 Guildford Town
 Centre - to permit a lot line adjustment.

Approved by Council: February 19, 2001

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2001, No. 14336" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R01-863 Carried

C. CORPORATE REPORTS

1. At the April 9, 2001 Council-in-Committee meeting, Council referred Corporate Reports C002 and C003 to the April 23, 2001 Regular Council - Land Use meeting. These reports were considered and dealt with as follows:

Item No. C002 Sustainable Aspects of the East Clayton Neighbourhood
 Concept Plan (NCP) and Implications for the First
 Development Application
 File: 2350-004/1

The General Manager, Planning & Development submitted a report:

1. To provide background information and an up-date on the implementation of sustainable development principles in East Clayton and to provide comments respecting a preliminary rezoning/subdivision proposal submitted by BWF Developments Ltd.;
2. To seek Council's direction with respect to implementing the sustainable development principles in the review of rezoning/subdivision applications within the East Clayton NCP area; and
3. To recommend a strategy for the City to continue its role as a leader of sustainable initiatives in Canada, in balance with the needs of the development industry in this initiative.

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

The General Manager, Planning & Development reviewed the East Clayton area planning process, stating that the plan is based on sustainability. The General Manager, Planning & Development added that an initial application has been received, and there are some concerns with the initial proposal to the degree that it achieves sustainability. He noted that the proposal falls short by having a prevalence of front driveways, reduced overall density, modified street interconnectivity, and a narrower range of housing types and sizes; and that the proposal does not include small neighbourhood parks.

The General Manager, Planning & Development continued that currently there ample areas designated for residential development, and commented that less than ideal market conditions may contribute to developer reluctance to try new ideas in the Clayton area. He added that there are additional costs to the development, particularly in implementing the drainage requirements.

The General Manager, Planning & Development noted that Council can maintain the status quo, insist on full sustainability standards, or require a significant sustainability standard to gain experience and to form a basis for full implementation in the next phase.

The General Manager, Planning & Development noted that staff are recommending that Council require a significant sustainability standard with financial assistance to the developer, and suggested that financial assistance would come from the Federal and Provincial Governments, the City of Surrey and the GVRD, with the monies to be administered by the City. He pointed out that discussions have shown that there is strong Federal/Provincial support. The General Manager, Planning & Development then clarified that the anticipated cost to the City would be \$650 per lot, with the GVRD also paying \$650.

The General Manager, Engineering stated that over the last 20 years, the City has done a great deal of work to improve the environmental aspects of drainage systems to get more water back into the ground, and reduce surface runoff.

The General Manager, Engineering continued that this will improve the long-term environment; that the more water which gets into the water table, the more water returns to the creeks and streams. He pointed out that there is a lot of uncertainty with this type of development; and that initially storm sewers will not be downsized in the event the short-term permeability does not work. That the sustainability standards do require additional cost to the developer and that financial assistance should be considered.

Delegation

John Turner, Land Development Manager of BWF Developments Ltd. commented on the seven sustainability principles, noting that drainage is extremely important, but the other 6 principles are neo-traditional planning principles. He went on to comment that several neo-traditional communities have failed. Mr. Turner advised that his company has purchased millions of dollars worth of land; and from a developers perspective small, lane lots cannot be made profitable. Mr. Turner pointed out that they were assured of reductions in City fees to offset the sustainability principles and buyers' resistance to the development, and that these reductions have not materialized. Mr. Turner indicated that they want to deal with storm sewer in a more environmentally friendly way. Mr. Turner suggested looking at fibre-optics for the area which will allow for the residents to work at home. Mr. Turner concluded his comments by pointing out that they require some leeway on the lane requirement and are asking that this be reduced to 35%.

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That Council:

1. Direct staff to work with BWF Developments Ltd. or another willing developer on a pilot project in the East Clayton area with a minimum of 100 lots and a maximum of 200 lots toward achieving the sustainable aspects of the approved development concept for East Clayton, particularly the components of the plan pertaining to:
 - (a) Minimizing the prominence of garages along the street and maximizing the variety of house sizes and types;
 - (b) Providing “greener” streets, street interconnectivity and adequate neighbourhood park space; and
 - (c) Implementing more sustainable drainage servicing (see related report from the General Manager of Engineering); and
2. Authorize staff to expedite the “pilot project” in East Clayton in conjunction with a willing developer on the basis of Option 3;
3. Commit to providing financial assistance to a maximum of \$1250 per lot to be cost shared with the GVRD to support the implementation of the sustainability aspects of the pilot project subject to \$1250 per lot being provided from each of the Provincial and Federal governments for a total of \$3750 per lot to assist the developer in implementing the sustainable aspects of the pilot project (The City contribution will be funded from DCCs and the drainage utility).
4. Authorize the Mayor to forward a letter to the appropriate GVRD, Provincial and Federal authorities requesting their financial assistance and requesting that confirmation of such commitment be forwarded to the City within one month.

RES.R01-864

Carried

Item No. C003 Alternative Development Servicing Standards for
Increased Sustainability
File: 2350-004/1

The General Manager, Engineering Department submitted a report to seek Council’s direction regarding the use of the alternative drainage standards developed as part of the East Clayton Neighbourhood Concept Plan (NCP) and to seek Council's approval, in principle, to develop and refine these standards by way of pilot developments within the East Clayton NCP.

The General Manager, Engineering was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That the City work with a willing developer
on a pilot project for more sustainable drainage standards, in accordance with
Option 3 outlined in this report.

RES.R01-865

Carried

D. ITEMS TABLED BY COUNCIL

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

I. CLERK'S REPORT

J. ADJOURNMENT

It was

meeting do now adjourn.

RES.R01-866

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


Carried

The Regular Council- Land Use meeting adjourned at 5:24 p.m.

Certified Correct:



Acting City Clerk



Mayor