



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, MAY 7, 2001
Time: 3:43 p.m.

Present:

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

Absent:

Councillor Steele

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

CALL TO ORDER

It was

be called to order.
RES.R01-1030

Moved by Councillor Villeneuve
Seconded by Councillor Higginbotham
That the Regular Council Land Use meeting

Carried

The Regular Council Land Use meeting was called to order at 3:33 p.m.

ADJOURNMENT

It was

be adjourned until the discussions with Mr. Leathem are concluded.
RES.R01-1031

Moved by Councillor Villeneuve
Seconded by Councillor Hunt
That the Regular Council Land Use meeting

Carried

The Regular Council - Land Use meeting adjourned at 3:34 p.m. and reconvened at 3:43 p.m. with all members of Council present except Councillor Steele.

A. CITY OF WHITE ROCK OFFICIAL COMMUNITY PLAN

Mayor McCallum noted that it was now in order for Council to consider the recommendation in Corporate Report R102.

The General Manager of Planning & Development submitted a report concerning an application for rezoning and a Development Variance Permit 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.

Delegation

The Engineer for the project noted there will be on-site detention, oil separation and sediment control, and that the owner will be living on the property to monitor activity on the site.

In response to questions from Council, Mr. Bains noted that he will provide written procedures to those who use the parking facility.

Ian White, Envirowest Environmental Consultants, stated that they have addressed the creek set backs and met with the Ministry of Environment several times; that they will be adding a mix of trees and shrubs to provide habitat to other wildlife; that a bridge crossing will be provided rather than a culvert; and that this has been endorsed by the Ministry of Environment.

The delegation also advised that a truck wash is part of this proposal.

It was

Moved by Councillor Hunt
Seconded by Councillor Watts
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. 7900-0376-00, 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 Eddington
Seconded by Councillor Villeneuve
That the application be referred back to the
Planning Department for further clarification on environmental concerns, and on
the matter of a truck wash on site that the delegation referenced in his
presentation.

RES.R01-1034

Carried

2. **7901-0083-00**
7015 - 128 Street
Mark Ankenman, Ankenman Associates Architects/546411 B.C. Ltd.
Rezoning
To amend CD By-law No. 13750 to add "Coffee shop" as a permitted use.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 7015 - 128 Street.

The applicant is proposing:

- to amend By-law No. 13750 to add "coffee shop" as a permitted use.

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

Delegation

Mark Ankenman, Ankenman & Associates, stated that they are looking at the use of a maximum 15 seat coffee shop which will serve soups, muffins, cookies, etc.

It was Moved by Councillor Tymoschuk
 Seconded by Councillor Higginbotham
 That a By-law be introduced to amend
 By-law No. 13750 to add "Coffee shop" to the list of permitted uses and a date be
 set for Public Hearing.

RES.R01-1035 Carried

It was Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 1999, No. 13750, Amendment By-law 2001,
 No. 14406" pass its first reading.

RES.R01-1036 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, 1999, No. 13750, Amendment By-law 2001,
 No. 14406" pass its second reading.

RES.R01-1037 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, 1999, No. 13750, Amendment
 By-law 2001, No. 14406" be held at the City Hall on May 22, 2001, at 7:00 p.m.

RES.R01-1038 Carried

RESIDENTIAL/INSTITUTIONAL

FLEETWOOD/GUILDFORD

3. **7901-0067-00**
10092 - 148 Street
Henderson Development Ltd./Guildford Park Enterprises Ltd.
(Inc. No. 348458)
 Development Permit
To allow construction of a 320-unit multiple residential project.

The General Manager of Planning & Development submitted a report concerning
 an application for a Development Permit on property located at
 10092 - 148 Street.

The applicant is proposing:

- a Development Permit

in order to permit the development of 64 townhouse units, 140 garden apartments within three buildings, and 116 apartments in a high-rise building. The total number of units is 320.

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

Delegation

A representative of the developer noted that it is not intended to proceed until market conditions are more favourable, and most likely not within the next few months.

It was

Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That:

1. Council approve the attached Development Permit No. 7901-0067-00 (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.R01-1039

Carried

During discussion on the above motion, Councillor Villeneuve left the meeting at 4:30 p.m. and returned at 4:33 p.m. prior to the question being called on the motion.

NEWTON

4. **7996-0337-00**
7634 - 144 Street and Portion of 7649 - 145A Street
CitiWest Consulting Ltd./Jasprit Grewal and Gurmeet Grewal,
Daljit Bassi and Kulvir Dhillon
Rezoning
To rezone from RA to RF to allow subdivision into approximately 3 single family lots and 1 remainder lot.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 7634 - 144 Street and portion of 7649 - 145A Street.

The applicant is proposing:

- a rezoning from One-Acre Residential Zone (RA) to Single Family Residential Zone (RF)

in order to allow for subdivision into approximately 3 single family lots and 1 remainder lot.

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 "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.
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.

RES.R01-1040 Carried

During discussion on the above motion, Councillor Higginbotham left the meeting at 4:36 p.m.

It was Moved by Councillor Tymoschuk
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14407" pass its first reading.

RES.R01-1041 Carried

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

It was Moved by Councillor Tymoschuk
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14407" pass its second reading.

RES.R01-1042 Carried

It was then

Moved by Councillor Tymoschuk

Seconded by Councillor Hunt

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14407" be held at the City Hall on May 22, 2001, at 7:00 p.m.

RES.R01-1043

Carried

5. 7998-0217-00

15185 - 68 Avenue and 6847 - 152 Street

Alnoor Teja/Fraser Valley Self-help Society

Rezoning/Development Variance Permit

Rezoning from RA to PA-2 to allow the development of an Islamic Centre.

Development Variance Permit to vary height of building.

The General Manager of Planning & Development submitted a report concerning an application for rezoning and a Development Variance Permit on properties located at 15185 - 68 Avenue and 6847 - 152 Street.

The applicant is proposing:

- a rezoning from RA to PA-2;
- a Development Variance Permit to relax the following by-law regulations:
- height of building is relaxed from 9 m (30 ft.) to 9.75 metres (32 ft.)

in order to permit the development of an approximately 1,115 m² (12,000 sq.ft.) Islamic centre.

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

Delegation

A representative of the development displayed a rendering of the development.

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 "Assembly Hall 2 Zone (PA-2)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7998-0217-00, varying the following, to proceed to Public Notification:

- (a) to vary the maximum building height of the PA-2 Zone from 9 metres (30 ft.) to 9.75 metres (32 ft.).
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/lot consolidation plan to the satisfaction of the Approving Officer; and
 - (c) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect, and registration of a Section 219 Restrictive Covenant to ensure the landscaping is provided according to City policy.

RES.R01-1044 Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2001, No. 14408" pass its first reading.

RES.R01-1045 Carried

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. 14408" pass its second reading.

RES.R01-1046 Carried

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. 14408" be held at the
 City Hall on May 22, 2001, at 7:00 p.m.

RES.R01-1047 Carried

SOUTH SURREY**6. 7900-0255-00****15306, 15310 - 24 Avenue and 2366 - 153 Street****Mark Ankenman, Ankenman Associates Architects Inc./****The Semiahmoo Foundation**

Rezoning/Development Permit

Rezoning from RMS-1 and RF to CD to permit development of administrative offices and a community service facility providing support services to persons with developmental disabilities.

The applicant is proposing:

- a rezoning from Special Care Housing 1 Zone (RMS-1) and "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)";
- a Development Permit

in order to permit the development of administrative offices and a community service facility providing support services to persons with developmental disabilities.

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

Delegation

Mark Ankenman, Ankenman & Associates, displayed a rendering of the development to Council, and noted that the adjacent houses to the east are various commercial enterprises on residential properties, and pointed out that they are respecting the residential scale of the neighbourhood. He went on to comment that the building has been redesigned and moved over 6 metres from the eastern property line. He noted that the development now encroaches on City property, and it will be difficult to downsize the building at this stage. Mr. Ankenman advised that they are asking for an encroachment agreement or a reduction in the road allowance.

Councillor Higginbotham returned to the meeting at 4:40 p.m.

Mayor McCallum noted that the following motion was for the rezoning only.

It was

Moved by Councillor Villeneuve

Seconded by Councillor Watts

That:

1. a By-law be introduced to rezone the property from "Special Care Housing 1 Zone (RMS-1)" (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 proposed building be modified to provide a minimum 3.0 m (10 ft.) building setback and a minimum 0.9 m (3 ft.) porch structure setback from the 153 Street frontage.
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; and
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation.
4. Council pass a resolution to amend the Semiahmoo Town Centre Development Concept Plan from Townhouses to Community Services when the project is considered for final adoption.

RES.R01-1048

Carried

It was

Moved by Councillor Villeneuve
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2001, No. 14409" pass its first reading.

RES.R01-1049

Carried

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

It was

Moved by Councillor Villeneuve
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2001, No. 14409" pass its second reading.

RES.R01-1050

Carried

It was then

Moved by Councillor Villeneuve
 Seconded by Councillor Watts
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14409" be held at the
 City Hall on May 22, 2001, at 7:00 p.m.

RES.R01-1051

Carried

It was Moved by Councillor Watts
 Seconded by Councillor Villeneuve
 That staff address the setbacks and other
 issues raised in the letter on table from Mr. Ankenman.
 RES.R01-1052 Carried

7. 7900-0232-00

3509, 3533 & 3561 - 150 Street

Hunter Laird Engineering Ltd. (Mr. Clarence Arychuk)/Edelweiss Credit Union, Delta Credit Union, Fritz Choutka and Ingeborg Choutka

NCP Amendment/Rezoning

To amend the Rosemary Heights West NCP from Townhouse and Cluster Housing to Single Family Residential small lots. Rezone a portion of the site from RS to CD to allow subdivision into approx. 40 single family res. small lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning and an amendment to the NCP on properties located at 3509, 3533 and 3561 - 150 Street.

The applicant is proposing:

- an NCP amendment from Townhouse and Cluster Housing to Single Family Residential small lots; and
- rezoning a portion of the site from RS to CD

in order to permit subdivision into approximately 40 single family residential small lots, a remainder lot will be retained as an RS zoned lot.

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

Delegation

A representative of the developer noted that the public meeting was not restricted.

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

1. a By-law be introduced to rezone a portion of the property from "Suburban Residential Zone (RS)" (By-law No. 5942) to "Comprehensive Development Zone (CD)" (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; and
 - (c) provision of adequate amenity contribution as a result of reduction in the number of projected residential dwelling units as a result of the proposed NCP amendment.
3. Council pass a resolution to amend the Rosemary Heights West NCP to redesignate the land from Townhouse and Cluster Housing to Single Family Residential small lots when the project is considered for final adoption (Appendix XI).

RES.R01-1053 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, 2001, No. 14410" pass its first reading.

RES.R01-1054 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, 2001, No. 14410" pass its second reading.

RES.R01-1055 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, 2001, No. 14410" be held at the
City Hall on May 22, 2001, at 7:00 p.m.

RES.R01-1056 Carried

8. **7900-0233-00**
3520/30/60 - 150 Street
Hunter Laird Engineering Ltd. (Mr. Clarence Arychuk)/
Hendrick Mulder and Wilhelmina Mulder, Phyllis Villanueva,
Ronald Carlaw and Diane Carlaw
NCP Amendment/Rezoning
To amend the Rosemary Heights West NCP from Townhouse & Cluster Housing to Single Family Res. Small Lots & Townhouse or Cluster Housing. Rezone a

portion of the site from RS to CD to allow subdivision into approx. 30 single family res. small lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning and an amendment to the NCP on properties located at 3520/30/60 - 150 Street.

The applicant is proposing:

- an NCP amendment from Townhouse and Cluster Housing Designation to Single Family Residential small lots and Townhouse designation;
- a rezoning of a portion of the site from RS to CD

in order to permit subdivision into approximately 30 single family residential 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 Hunt
Seconded by Councillor Higginbotham
That:

1. a By-law be introduced to rezone a portion of the site from "Suburban Residential Zone (RS)" (By-law No. 5942) to "Comprehensive Development Zone (CD)" (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) provision of adequate amenity contribution as a result of reduced number of projected dwelling units, as a result of the proposed NCP amendment; and
 - (d) adherence to Ministry of Environment Guidelines.
3. Council pass a resolution to amend the Rosemary Heights West NCP to redesignate the land from Townhouse and Cluster Designation to Single Family Residential small lots and Townhouse or Cluster Housing

designation when the project is considered for final adoption (Appendix XI).

RES.R01-1057 Carried with Councillor Bose against.

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993,
No. 2000, Amendment By-law, 2001, No. 14411" pass its first reading.

RES.R01-1058 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 Higginbotham
That "Surrey Zoning By-law, 1993,
No. 2000, Amendment By-law, 2001, No. 14411" pass its second reading.

RES.R01-1059 Carried with Councillor Bose against.

It was then Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 2000, Amendment By-law, 2001, No. 14411" be held at the
City Hall on May 22, 2001, at 7:00 p.m.

RES.R01-1060 Carried

9. 7900-0234-00

3444 - 150 Street

Hunter Laird Engineering Ltd. (Mr. Clarence Arychuk)

Kenneth and Theresa Laturns

NCP Amendment/Rezoning

To amend the Rosemary Heights West NCP from Townhouse and Cluster Housing to Single Family Residential Small Lots. Rezoning from RS to CD to allow subdivision into approx. 16 single family res. small lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning and an amendment to the NCP on property located at 3444 - 150 Street.

The applicant is proposing:

- an NCP amendment from Townhouse and Cluster Housing designation to Single Family Residential Small Lots designation;
- a rezoning from RS to CD;

in order to permit subdivision into approximately 16 single family residential 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 Hunt
Seconded by Councillor Tymoschuk
That:

1. a By-law be introduced to rezone the property from "Suburban Residential Zone (RS)" (By-law No. 5942) to "Comprehensive Development Zone (CD)" (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) provision of adequate amenity contribution as a result of reduction in the number of projected dwelling units as a result of the proposed NCP amendment; and
 - (d) adherence to Ministry of Environment Guidelines.
3. Council pass a resolution to amend the Rosemary Heights West NCP to redesignate the land from Townhouse and Cluster Housing designation to Single Family Residential Small Lots designation when the project is considered for final adoption.

RES.R01-1061

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, 2001, No. 14412" pass its first reading.

RES.R01-1062

Carried with Councillor Bose against.

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

It was
RES.R01-1063

Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14412" pass its second reading.
Carried with Councillor Bose against.

It was then
RES.R01-1064

Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14412" be held at the
City Hall on May 22, 2001, at 7:00 p.m.
Carried

- 10. 7901-0070-00**
15024 - 24 Avenue
Stanley Galvon/The Roman Catholic Archbishop of Vancouver
Development Variance Permit
To allow off-street parking within a side yard setback along a flanking street.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 15024 - 24 Avenue.

The applicant is proposing:

- a Development Variance Permit to relax the following by-law regulations:
- Section H. of Part 32 Assembly Hall 2 Zone (PA-2) is varied by permitting off-street parking within the side yard setback along a flanking street;

in order to permit the development of a parking stall area along the west property line of the subject lot.

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

Delegation

Stanley Galvon was in attendance on behalf of the Roman Catholic Archbishop of Vancouver, and noted that the church has 179 parking spaces which is a shared lot with the school. Mr. Galvon noted that the existing parking lot will satisfy requirements, but they want to add more spaces so that overflow on the street will not be a problem.

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

1. Council approve Development Variance Permit No. 7901-0070-00, varying the following, to proceed to Public Notification:
 - (a) waive Sub-section H.2 of Part 32 Assembly Hall 2 Zone (PA-2) prohibiting off-street parking within the side yard setback along a flanking street, and permit off-street parking within the side yard setback along a flanking street, except within the area 3 metres (10 ft.) from the property line abutting the flanking street.

RES.R01-1065

Carried

SURREY CITY CENTRE/WHALLEY

- 11. 7900-0142-00**
14414 - 116A Avenue, a lane to the south, and a Portion of 116A Avenue
Right-of-Way
Jennifer Schaffer/Jennifer and Gary Schaffer
Rezoning/Development Variance Permit
Rezone from RA to RF and RF-SS and DVP to relax front yard setback to allow a 2-lot subdivision and retention of the existing house with a secondary suite.

The General Manager of Planning & Development submitted a report concerning an application for rezoning and a Development Variance Permit on properties located at 14414 - 116A Avenue, a lane to the south, and a portion of 116A Avenue right-of-way.

The applicant is proposing:

- a rezoning from RA to RF and RF-SS; and
- a Development Variance Permit to relax the following by-law regulation:
- the minimum front yard setback of the RF-SS Zone from 7.5 m (25 ft.) to 0.52 m (1.7 ft.)

in order to permit the subdivision of the subject site into approximately two lots and the retention of the existing dwelling that contains a secondary suite.

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 a portion of the property, the lane to the south of the property, and a portion of 116A Avenue from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and to rezone a portion of the property and a portion of 116A Avenue to "Single Family Residential Secondary Suite Zone (RF-SS)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7900-0142-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the RF-SS Zone from 7.5 metres (25 ft.) to 0.52 metres (1.7 ft.).
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;
 - (d) completion of the proposed road exchange for the future South Fraser Perimeter Road; and
 - (e) provision of a bond for necessary building upgrading or removal of the suite, whichever applies.
4. Council instruct the applicant to complete any necessary building upgrading of the secondary suite to the satisfaction of the Building Division, within 6 months following final adoption.

RES.R01-1066

Carried

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 redesignate the property in the OCP from Multiple Residential to Urban and a date be set for Public Hearing.
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 replacement; and
 - (d) obtain a Building Permit for the garage constructed along the west side of the existing house.

RES.R01-1070

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 44 Amendment By-law 2001, No. 14414" pass its
first reading.

RES.R01-1071

Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 44 Amendment By-law 2001, No. 14414" pass its
second reading.

RES.R01-1072

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. 44 Amendment By-law 2001,
 No. 14414" be held at the City Hall on May 22, 2001, at 7:00 p.m.
 RES.R01-1073 Carried

It was
 Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2001, No. 14415" pass its first reading.
 RES.R01-1074 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, 2001, No. 14415" pass its second reading.
 RES.R01-1075 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, 2001, No. 14415" be held at the
 City Hall on May 22, 2001, at 7:00 p.m.
 RES.R01-1076 Carried

13. 7901-0062-00

13019 Old Yale Road

Mr. Kamaljit S. Dhillon/Kamaljit Singh Dhillon

Development Variance Permit

To relax the minimum lot depths and front yard setback in order to allow a two-lot subdivision.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 13019 Old Yale Road.

The applicant is proposing:

- a Development Variance Permit to relax the following by-law regulations:
- to relax the minimum lot depth of proposed Lot 1 from 28 m (92 ft.) to 21.2 m (70 ft.);
- to relax the minimum lot depth of proposed Lot 2 from 28 m (92 ft.) to 25.99 m (85 ft.); and

- to relax the minimum front yard setback on proposed Lot 2 from 7.5 m (25 ft.) to 5.89 m (19 ft.)

in order to allow 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 Higginbotham
Seconded by Councillor Tymoschuk
That:

1. Council approve Development Variance Permit No. 7901-0062-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot depth of the RF Zone from 28 metres (92 ft.) to 21.20 metres (70 ft.);
 - (b) to reduce the minimum lot depth of the RF Zone from 28 metres (92 ft.) to 25.99 metres (85 ft.); and
 - (c) to reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 5.89 metres (19 ft.).

RES.R01-1077

Carried

**14. 7901-0121-00
13750 - 96 Avenue
Artisan Technical Services Ltd./South Fraser Health Region**

Development Permit

To allow the replacement of the Kensington Building with a 2-storey modular building.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 13750 - 96 Avenue.

The applicant is proposing:

- a Development Permit

in order to permit the replacement of the Kensington Building with a new two-storey modular 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 Higginbotham
Seconded by Councillor Tymoschuk
That:

1. Council authorize staff to draft Development Permit No. 7901-0121-00 in accordance with the attached drawings (Appendix II).
2. 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) revision of the building elevations to address the comments of the City Architect; and
 - (c) submission of an acceptable landscaping plan and cost estimate.

RES.R01-1078

Carried

SOUTH SURREY (Cont.'d)

15. **7901-0073-00**
12882 - 26 Avenue
Mark Ankenman, Ankenman Associates Architects Ltd./
Crescent Housing Society
Land Use Contract Discharge/Rezoning/Development Permit
Discharge Land Use Contract No. 127 and rezoning from RM-45 and RF to CD to allow development of an additional 111 apartment units for senior citizens at Kiwanis Village.

The General Manager of Planning & Development submitted a report concerning an application to discharge Land Use Contract No. No. 127, and rezoning and Development Permit applications on property located at 12882 - 26 Avenue.

The applicant is proposing:

- discharge Land Use contract No. 127;
- a rezoning from RM-45 and RF to CD; and
- a Development Permit

in order to permit the development of 111 additional senior citizens apartment units to replace 26 "cottage units" contained in 3 one-storey structures. The

existing 146 units within the three-storey apartment building developed in the 1970's under Land Use Contract No. 217 will remain.

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 discharge Land Use Contract No. 127 and a date for Public Hearing be set.
2. a By-law be introduced to rezone the property from "Multiple Residential 45 Zone (RM-45)" (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.
3. Council authorize staff to draft Development Permit No. 7901-0073-00 in accordance with the attached drawings (Appendix II) and subject to resolving any coordinated access for the residential lands to the west of the subject site.
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) satisfactorily resolution of Advisory Design Panel concerns;
 - (c) completion of a final landscaping plan and submission of an acceptable tree survey and a statement regarding tree preservation; and
 - (d) entering a Housing Agreement pursuant to the Local Government Act, Section 905 to restrict the development to seniors only.

RES.R01-1079

Carried with Councillor Bose against.

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Land Use Contract No. 127,
Authorization By-law, 1976, No. 4704 Discharge By-law, 2001, No. 14418" pass
its first reading.

RES.R01-1080

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 Higginbotham
That "Surrey Land Use Contract No. 127,
Authorization By-law, 1976, No. 4704 Discharge By-law, 2001, No. 14418" pass
its second reading.

RES.R01-1081 Carried with Councillor Bose against.

It was then Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That the Public Hearing on "Surrey Land
Use Contract No. 127, Authorization By-law, 1976, No. 4704 Discharge By-law,
2001, No. 14418" be held at the City Hall on May 22, 2001, at 7:00 p.m.

RES.R01-1082 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14419" pass its first reading.

RES.R01-1083 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 Higginbotham
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14419" pass its second reading.

RES.R01-1084 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. 14419" be held at the
City Hall on May 22, 2001, at 7:00 p.m.

RES.R01-1085 Carried

H. BY-LAWS

TO BE FILED

- "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1998, No. 13429"

7997-0231-00 - Mahindra S. Kapdee/Puspa M. Kapdee, c/o McElhanney
Consulting Services.

RA (BL 12000) to RH (BL 12000) - 10702 - 168 Street - to allow for subdivision into two half-acre lots.

Approved by Council: May 19, 1998

- * Planning & Development advise that (reference memorandum dated April 23, 2001 in by-law back-up) By-law No. 13429 should be filed as the applicant has requested that the file be closed.

Note: A Development Variance Permit (7997-0231-00) on the site is to be considered for Filing under Item I.2(a).

Note: Resolution R01-458 is to be rescinded, which gave final approval to Development Variance Permit (7997-0231-01) on the site, under Item I.2(a).

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 1998, No. 13429" be filed.

RES.R01-1086

Carried

FINAL ADOPTIONS

2. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 30 Amendment By-law, 2000, No. 14022"

7999-0253-00 - Ranbir S. and Ninder K. Bhangu, c/o Dwight Heintz -
McElhanney Consulting Services Ltd.

To authorize the redesignation of 8235 - 146 Street from Suburban to Urban.

Approved by Council: May 1, 2000

This By-law is proceeding in conjunction with By-law 14023.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 30 Amendment By-law, 2000, No. 14022" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R01-1087

Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14023"

7999-0253-00 - Ranbir S. and Ninder K. Bhangu, c/o Dwight Heintz -
McElhanney Consulting Services Ltd.

RA (BL 12000) to RF (BL 12000) - 8235 - 146 Street - to permit
subdivision into two single family lots.

Approved by Council: May 1, 2000

This By-law is proceeding in conjunction with By-law 14022.

- * Planning & Development advise that (reference memorandum dated May 2, 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, Planning & Development advise that it is now in order for Council to pass a resolution amending the Fleetwood Local Area Plan to redesignate the site from Suburban Residential to Urban Residential.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That the Fleetwood Local Area Plan be
amended to redesignate the site from Suburban Residential to Urban Residential.
RES.R01-1088 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" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.
RES.R01-1089 Carried

4. "Vancity Enterprises Housing Agreement, Authorization By-law, 2001,
No. 14401"

0023-14401/7900-0313-00 - Vancity Enterprises Ltd.

A by-law to authorize the City of Surrey to enter into a housing agreement. The purpose of the agreement is to ensure the proposed residential development provides affordable housing for lower income households.

Approved by Council: April 23, 2001

Note: Development Permit (7900-0313-00) on the site is to be considered for Final Approval under Item I.1(b).

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Vancity Enterprises Housing Agreement, Authorization By-law, 2001, No. 14401" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R01-1090

Carried

I. CLERK'S REPORT

1. Formal Approval of Development Permits

- (a) **Development Permit No. 7999-0074-00**
Lomen Enterprises Co. Ltd.
 15928 - 96 Avenue

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

"That Development Permit No. 7999-0074-00 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 Watts
 Seconded by Councillor Higginbotham
 That Development Permit

No. 7999-0074-00 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.R01-1091

Carried

- (b) **Development Permit No. 7900-0313-00**
Vancity Enterprises Ltd.
 7560 - 120 Street

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

"That Development Permit No. 7900-0313-00 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 Watts
Seconded by Councillor Higginbotham
That Development Permit

No. 7900-0313-00 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.R01-1092

Carried

- (c) **Development Permit No. 7900-0361-00**
Willetts Contracting Ltd.
5639 - 176 Street

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

"That Development Permit No. 7900-0361-00 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 Watts
Seconded by Councillor Higginbotham
That Development Permit

No. 7900-0361-00 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.R01-1093

Carried

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

- (a) **Development Variance Permits 7997-0231-00 & 7997-0231-01**
Mahindra and Pushpa Kapdee
10702 - 168 Street

Memo from the Manager, North Surrey, Planning & Development Department, advising that the applicant has requested that the file be closed.

It was Moved by Councillor Watts
Seconded by Councillor Higginbotham
That Development Variance Permit

7997-0231-00 be filed.

RES.R01-1094

Carried

It was Moved by Councillor Watts
Seconded by Councillor Higginbotham
That resolution R01-458 of the
February 26, 2001 Regular Council meeting approving Development
Variance Permit 7997-0231-01 be rescinded.

RES.R01-1095

Carried

J. ADJOURNMENT

It was Moved by Councillor Villeneuve
Seconded by Councillor Hunt
That the Regular Council - Land Use

meeting do now adjourn.

RES.R01-1096

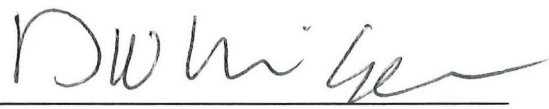
Carried

The Regular Council- Land Use meeting adjourned at 5:11 p.m.

Certified Correct:



Acting City Clerk



Mayor