



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, APRIL 14, 2003
Time: 4:25 p.m.

Present:

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

Absent:

Councillors Entering
Meeting as Indicated:

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. LAND USE APPLICATIONS

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

FLEETWOOD/GUILDFORD

- 1. 7903-0006-00**
15508 - 104 Avenue
Steve Knoblauch, RAM Construction Inc./Guildford Business Park Ltd.
Rezoning/Development Permit
From C-8 to CHI and Development Permit to allow the construction of an auto dealership.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on property located at 15508 - 104 Avenue.

The applicant is proposing:

- a rezoning from C-8 to CHI; and
- a Development Permit

in order to permit the development of an auto dealership in Guildford.

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 "Community Commercial Zone (C-8)" (By-law No. 12000) to "Highway Commercial Industrial Zone (CHI)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7902-0205-00 in accordance with the attached drawings (Appendix IV).
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 a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (d) registration of a future access easement along the north drive aisle, parallel to 104 Avenue.

RES.R03-933 Carried

It was
Moved by Councillor Tymoschuk
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 14977" pass its first reading.

RES.R03-934 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, 2003, No. 14977" pass its second reading.

RES.R03-935 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, 2003, No. 14977" be held at the
 City Hall on April 28, 2003, at 7:00 p.m.

RES.R03-936

Carried

2. **7902-0128-02**
10608 - 151A Street
Howard McPherson, Hi Signs Manufacturing Ltd./
Northland Properties Corporation
 Development Variance Permit
*To vary the Sign By-law to permit larger fascia signs on the north and south sides
 of the Sandman Suites Hotel building.*

The General Manager of Planning & Development submitted a report concerning
 an application for a Development Variance Permit on property located at
 10608 - 151A Street

The applicant is proposing:

- a Development Variance Permit to vary the following Sign By-law
 regulations:
 - the maximum allowable copy area of one fascia sign; and
 - fascia signs restricted to the lot lines with road frontages only

in order to allow the existing unauthorized fascia signs to remain on the north and
 south sides of the Sandman Suites Hotel building.

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

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That the matter be deferred to the Regular
 Council Land Use meeting scheduled for May 5, 2003.

RES.R03-937

Carried

3. **7998-0260-01**
8501 - 162 Street
Ionic Architecture/8501 Joint Venture Inc.
 Development Variance Permit
To relax the south side yard setback for a proposed commercial building.

The General Manager of Planning & Development submitted a report concerning
 an application for a Development Variance Permit on property located at
 8501 - 162 Street.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulation:
 - the south side yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 0 metre

in order to permit a 2-storey retail/office building.

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

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

1. Council approve Development Variance Permit No. 7998-0260-01 (Appendix IV) , varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum south side yard setback of the Community Commercial Zone (C-8) from 7.5 metres (25 ft.) to 0 metre.
2. Council instruct staff to resolve the following issue prior to approval:
 - (a) completion of the outstanding requirements in Application No. 7998-0260-00.

RES.R03-938

Carried

NEWTON

4. **7903-0032-00**
7450/7420 - 120 Street
Kasian Kennedy, Architecture/Canada Safeway Limited (Inc. No. 28272A)
Development Variance Permit
To vary the lot size and lot frontage of the C-R(3) Zone (By-law No. 5942), in order to facilitate the subdivision of the Safeway site into two lots.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on properties located at 7450/7420 - 120 Street.

The applicant is proposing:

- a Development Variance Permit to vary the "Retail Commercial Zone Three (C-R(3)) (By-law No. 5942) regulations:

- The minimum lot size is reduced from 10,000 square metres (107,000 sq.ft.) to 5,113 square metres (55,033 sq.ft.); and
- The minimum frontage is reduced from 60 metres (195 ft.) to 8 metres (26.25 ft.).

in order to allow subdivision into two 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. Council approve Development Variance Permit No. 7903-0032-00 (Appendix V), varying the following, to proceed to Public Notification:
 - (a) Surrey Zoning By-law, 1979, No. 5942, as amended:
 - (i) Part XXXV(A) "Retail Commercial Zone Three (C-R(3))" Section G Part 1. The minimum lot size is reduced from 10,000 square metres (107,000 sq. ft.) to 5,113 square metres (55,033 sq. ft.); and
 - (ii) Part XXXV(A) "Retail Commercial Zone Three (C-R(3))" Section G Part 2. The minimum frontage is reduced from 60 metres (195 ft.) to 8 metres (26.25 ft.).

RES.R03-939

Carried

SOUTH SURREY

5. **7903-0067-00**
3033 - 152 Street
Ryan Beechinor/585656 B.C. Ltd.
Development Permit/Development Variance Permit
Development Permit to permit the development of a free-standing restaurant building in a shopping centre. Development Variance Permit to vary number of fascia signs.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 3033 - 152 Street.

The applicant is proposing:

- a Development Permit; and

- a Development Variance Permit to vary the following by-law regulations:
 - the maximum number of fascia signs is varied from one (1) to three (3)

in order to permit the development of a free-standing restaurant building within a shopping 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 Steele
That:

1. Council authorize staff to draft Development Permit No. 7903-0067-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7903-0067-00 (Appendix IV), varying the following, to proceed to Public Notification:
 - (a) to vary the maximum number of fascia signs per premise in a commercial/industrial zone from one (1) to three (3).

RES.R03-940

Carried

6. 7903-0037-00

Portion of 15360 - 32 Avenue

R.A. (Rick) Johnson Robert Scot and Cheryl Ann McGillivray

Temporary Use Permit

Temporary Use Permit to allow the continued use of a portion of the property as an automotive repair shop on a temporary basis.

The General Manager of Planning & Development submitted a report concerning an application for a Temporary Use Permit on property located on a portion of 15360 - 32 Avenue.

The applicant is proposing:

- a Temporary Use Permit;

in order to allow a continued operation of an existing automotive repair shop limited to vehicles less than 5,000 kilograms (11,023 lb.) GVW.

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 Council approve Temporary Use

Permit No. 7903-0037-00 (Appendix II) allowing a continued operation of an automotive repair shop on a portion of the site on a temporary basis, to proceed to Public Notification.

RES.R03-941

Carried

SURREY CITY CENTRE/WHALLEY

7. 7903-0121-00

10035/85 and 10121/51 King George Highway

Ted Baker, Imperial Sign/Sears Canada, Surrey City Centre Mall Ltd., Kenstone Holding Ltd.

Development Permit/Development Variance Permit

Development Permit to permit a new free-standing sign, fascia signage, directional sign and decorative structures at Central City. Development Variance Permit to vary the Sign By-law.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on properties located at 10035/85 and 10121/51 King George Highway.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following Sign By-law regulations:
 - to increase the maximum height of the free-standing sign from 3.6 metres (12 ft.) to 6.9 metres (22.5 ft.);
 - to increase the maximum width of the free-standing sign from 66% to 124% of the height of the free-standing sign;
 - to increase the maximum projection of a fascia sign from the face of the building from 0.5 metres (1.6 ft.) to 3.0 metres (10 ft.);
 - to waive restricting directional signs at entrances and exits from and to a highway only, to allow 3 directional signs within the site; and
 - to increase the maximum height of directional signs from 1.2 metres to 2.8 metres (9 ft.)

in order to permit the installation of a new free-standing sign, fascia signage, directional signage and decorative structures at Central City.

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

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

1. Council authorize staff to draft Development Permit No. 7903-0121-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7903-0121-00 (Appendix III), varying the following requirements of Surrey Sign By-law, No. 1999, No. 13656, as amended, to proceed to Public Notification:
 - (a) to increase the maximum height of the free-standing sign from 3.6 metres (12 ft.) to 6.9 metres (22.5 ft.);
 - (b) to increase the maximum width of the free-standing sign from 66% to 124% of the height of the free-standing sign;
 - (c) to increase the maximum projection of a fascia sign from the face of the building from 0.5 metre (1.6 ft.) to 3.0 metres (10 ft.);
 - (d) to waive restricting directional signs at entrances and exits from and to a highway only, to allow 3 directional signs within the site; and
 - (e) to increase the maximum height of directional signs from 1.2 metres to 2.8 metres (9 ft.).
3. Council instruct staff to resolve the following issue prior to approval:
 - (a) approval of Development Variance Permit No. 7903-0121-00.

RES.R03-942

Carried

8. **7903-0050-00**
13629 - 108 Avenue
Ernest Roth, Wassen Consulting/Surrey Aboriginal Cultural Society
Rezoning/Development Variance Permit
Rezone from C-8 to CD to permit the development of a second floor within an existing commercial building. Development Variance Permit to relax parking requirements.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Variance Permit application on property located at 13629 - 108 Avenue.

The applicant is proposing:

- a rezoning from C-8 to CD;
- a Development Variance Permit to vary the following Zoning By-law regulation:
 - to reduce the minimum number of required on-site parking spaces from 27 to 7

in order to permit the development of a second floor within an existing commercial building in Surrey City 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 "Community Commercial Zone (C-8)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7903-0050-00 (Appendix IV) varying the following to proceed to Public Notification:
 - (a) to reduce the minimum number of required on-site parking spaces from 27 to 7.

RES.R03-943 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 14978" pass its first reading.

RES.R03-944 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, 2003, No. 14978" pass its second reading.

RES.R03-945 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, 2003, No. 14978" be held at the
City Hall on April 28, 2003, at 7:00 p.m.

RES.R03-946

Carried

9. 7903-0036-00

13733 - 116 Avenue

Rimark Consulting Services/Super Park Ltd.

Rezoning/Development Permit

Rezone from IL to CD and Development Permit to permit the development of a propane storage and dispensing facility.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on property located at 13733 - 116 Avenue.

The applicant is proposing:

- a rezoning from IL to CD; and
- a Development Permit

in order to permit the development of a propane storage and dispensing 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 Hunt
Seconded by Councillor Tymoschuk
That:

1. a By-law be introduced to rezone the property from "Light Impact Industrial Zone (IL)" (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. 7903-0036-00 in accordance with the attached drawings (Appendix II).
3. Council rescind Resolution No. ⁰²⁻²⁶⁶¹~~02-266~~ granting approval to proceed for Temporary Industrial Use Permit No. 7902-0236-00 and instruct staff to close the file.
4. Council instruct staff to resolve the following issues prior to final adoption:

AMEND:
RCPH
05/26/03
RES. R03-1417



- (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
- (b) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
- (c) registration of an amendment to the Section 219 Restrictive Covenant to protect additional fisheries sensitive areas; and
- (d) registration of a Section 219 Restrictive Covenant to ensure the provision of landscaping once the frontage road is secured by the Ministry of Transportation.

RES.R03-947

Carried

It was

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

No. 12000, Amendment By-law, 2003, No. 14979" pass its first reading.

RES.R03-948

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, 2003, No. 14979" pass its second reading.

RES.R03-949

Carried

It was then

Moved by Councillor Tymoschuk
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14979" be held at the City Hall on April 28, 2003, at 7:00 p.m.

RES.R03-950

Carried**10. 7902-0346-00**

**13045, 13041, 13039, 13037, 13033, 13031, 13017 - 114B Avenue,
 13042 - 115A Avenue, 15510 - 130 Street, 13016 - 115A Avenue, and
 Portion of 115A Avenue**

City of Surrey, c/o Realty Services Division/City of Surrey

Rezoning

From I-4 (By-law No. 5942) to IL (By-law No. 12000) to permit consolidation of the properties to facilitate future industrial development.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 13045, 13041, 13039, 13037,

13033, 13031, 13017 - 114B Avenue, 13042 - 115A Avenue, 15510 - 130 Street, 13016 - 115A Avenue, and Portion of 115A Avenue.

The applicant is proposing:

- a rezoning from I-4 to IL

in order to permit the consolidation of the properties and to facilitate future industrial development in Bridgeview.

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 Hunt
That:

1. a By-law be introduced to rezone the property and a portion of 115A Avenue from "Special Industry Zone (I-4) (By-law No. 5942) to "Light Impact Industrial Zone (IL)" (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) registration of a Section 219 Restrictive Covenant to require a minimum building elevation of 4.4 metres (14.4 ft.) geodetic; and
 - (d) removal of the single family dwelling from the site.

RES.R03-951

Carried

It was

Moved by Councillor Tymoschuk
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 14980" pass its first reading.

RES.R03-952

Carried

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

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

It was

Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That:

1. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the *Local Government Act*.
2. a By-law be introduced to redesignate the south portion of the site at 16948 - 66 Avenue from Suburban to Urban and a date for Public Hearing be set (Appendix II).
3. a By-law be introduced to rezone the south portion of the site at 16948 - 66 Avenue from "One-Acre Residential Zone (RA)" (By-law No. 12000) to RM-10 (By-law No. 12000) and a date be set for Public Hearing (Appendix III).
4. Council approve the applicant's request to eliminate the required indoor amenity space.
5. Council authorize staff to draft Development Permit No. 7903-0019-00 in accordance with the attached drawings (Appendix IV).
6. 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) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) the applicant adequately address the impact of no indoor amenity space; and

- (f) the applicant address any of the issues identified in the minutes of the Agricultural Advisory Committee meeting of April 10, 2003 to the satisfaction of the Planning & Development Department.
 - (g) satisfactory provision of community benefit to satisfy the OCP amendment policy for Type 2 applications.
7. Council pass a resolution to amend the West Cloverdale Local Area Plan to redesignate the south portion of 16948 - 66 Avenue from ½ Acre Suburban Single Family to Multi-Family Residential Medium Density (Townhousing).

RES.R03-955 Carried with Councillor Bose against.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 2003, Amendment By-law 75, No. 14981" pass its first reading.

RES.R03-956 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 Official Community Plan
 By-law, 1996, No. 12900, No. 2003, Amendment By-law 75, No. 14981" pass its second reading.

RES.R03-957 Carried with Councillor Bose against.

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. 2003, Amendment By-law 75,
 No. 14981" be held at the City Hall on April 28, 2003, at 7:00 p.m.

RES.R03-958 Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 14982" pass its first reading.

RES.R03-959 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, 2003, No. 14982" pass its second reading.
 RES.R03-960 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, 2003, No. 14982" be held at the
 City Hall on April 28, 2003, at 7:00 p.m.
 RES.R03-961 Carried

12. 7902-0332-00

18822 Fraser Highway & Portion of 188 Street

Hywel Jones Architects Ltd./595900 B.C. Ltd.

Rezoning/Development Permit/Development Variance Permit

Rezone from RS (By-law No. 5942) to RM-15 (By-law No. 12000). DP to permit the construction of 35 townhouse units. DVP to vary the side yard setback flanking 188 Street and to vary the parking regulations.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and applications for a Development Permit and a Development Variance Permit on property located at 18822 Fraser Highway & portion of 188 Street.

The applicant is proposing:

- a rezoning from RS (By-law No. 5942) to RM-15 (By-law No. 12000);
- a Development Permit; and
- a Development Variance Permit to vary the following Zoning By-law regulations:
 - to reduce the minimum side yard setback along a flanking street of the RM-15 Zone from 7.5 metres (25 ft.) to not less than 3.03 metres (9 ft. 11 in.) for the units fronting 188 Street; and
 - to reduce the minimum length of 5 outdoor tandem parking spaces in Part 5 Off-Street Parking and Loading/Unloading from 6.0 metres (20 ft.) to 4.87 metres (16 ft.)

in order to permit the development of 35 townhouse units.

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

It was

Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That:

1. a By-law be introduced to rezone the property and a portion of 188 Street from "Suburban Residential Zone (RS)" (By-law No. 5942) to "Multiple Residential 15 Zone (RM-15)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7901-0332-00 in accordance with the attached drawings (Appendix III).
4. Council approve Development Variance Permit No. 7902-0332-00 varying the following regulations of Surrey Zoning By-law, 1993, No. 12000, as amended, to proceed to Public Notification:
 - (a) to reduce the minimum side yard setback along a flanking street of the RM-15 Zone from 7.5 metres (25 ft.) to not less than 3.03 metres (9 ft. 11 in.); and
 - (b) to reduce the minimum length of 5 outdoor tandem parking spaces in Part 5 Off-Street Parking and Loading/Unloading from 6.0 metres (20 ft.) to 4.87 metres (16 ft.).
5. 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 road dedication plan to the satisfaction of the Approving Officer;
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) the applicant adequately addresses the impact of no indoor amenity space;

- (f) removal of all existing buildings and structures;
- (g) approval by Council of the proposed road closure/exchange; and
- (h) approval by Council of Development Variance Permit No. 7902-0332-00.

RES.R03-962

Carried

It was

Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 14983" pass its first reading.

RES.R03-963

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, 2003, No. 14983" pass its second reading.

RES.R03-964

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, 2003, No. 14983" be held at the
 City Hall on April 28, 2003, at 7:00 p.m.

RES.R03-965

Carried

FLEETWOOD/GUILDFORD

13. 7903-0056-00

10092 - 148 Street

Jim Carney, Development Manager, Henderson Development (Canada) Ltd./
 Guildford Park Enterprises Ltd.

Development Permit

*To permit the development of one 17-storey apartment building (128 units), three
 4-storey garden apartment buildings (148 units) and 64 3-storey townhouse units.*

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 one 17-storey apartment building (128 units), three 4-storey garden apartment buildings (148 units) and 64 3-storey townhouse units.

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

It was

Moved by Councillor Tymoschuk

Seconded by Councillor Steele

That Council approve the attached

Development Permit No. 7903-0056-00 (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.R03-966

Carried

14. 7902-0381-00

8608/8628/8650 - 159 Street

Carson Nottle/653456 B.C. Ltd. and 451182 B.C. Ltd.

Rezoning/Development Permit/Development Variance Permit

Rezone from RF to RM-30. Development Permit to permit development of a 69-unit townhouse project. Development Variance Permit to reduce setbacks.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and applications for a Development Permit and a Development Variance Permit on properties located at 8608/8628/8650 - 159 Street.

The applicant is proposing:

- a rezoning from RF to RM-30;
- a Development Permit; and
- a Development Variance Permit to vary the following regulations of the RM-30 Zone:
 - to reduce the north setback from 7.5 metres (25 ft.) to 3.76 metres (12.3 ft.);
 - to reduce the south setback from 7.5 metres (25 ft.) to 4.75 metres (15.6 ft.);
 - to reduce the east setback from 7.5 metres (25 ft.) to 4.12 metres (13.5 ft.); and
 - to reduce the west setback from 7.5 metres (25 ft.) to 4.0 metres (13.1 ft.)

in order to permit the development of a 69-unit townhouse project.

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 Steele
That:

1. a By-law be introduced to rezone the site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7902-0381-00 in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7902-0381-00 (Appendix VI), varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum setback of the RM-30 Zone from 7.5 metres (24.6 ft.) to 3.76 metres (12.5 ft.) from the north property line;
 - (b) to reduce the minimum setback of the RM-30 Zone from 7.5 metres (24.6 ft.) to 4.75 metres (15.8 ft.) from the south property line;
 - (c) to reduce the minimum setback of the RM-30 Zone from 7.5 metres (24.6 ft.) to 4.12 metres (13.8 ft.) from the east property line; and
 - (d) to reduce the minimum setback of the RM-30 Zone from 7.5 metres (24.6 ft.) to 4.00 metres (13.4 ft.) from the west property line.
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;
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;

- (e) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
- (f) resolution of minor building elevation, site and landscaping issues to the satisfaction of the Planning and Development Department; and
- (g) removal of the three existing homes.

RES.R03-967

Carried

It was

Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 14984" pass its first reading.

RES.R03-968

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, 2003, No. 14984" pass its second reading.

RES.R03-969

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, 2003, No. 14984" be held at the
 City Hall on April 28, 2003, at 7:00 p.m.

RES.R03-970

Carried

15. 7902-0374-00
8091/8125 - 170A Street
H.Y. Engineering Ltd./Greg and Sonia Grierson and Jasbir and
Gursharan Tung

Rezoning

From A-1 to RF and RH to allow subdivision into approximately 7 Urban single family lots and 2 Suburban half-acre lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 8091/8125 - 170A Street.

The applicant is proposing:

- a rezoning from A-1 to RF and RH

in order to permit the development of approximately 7 Urban single family residential lots and 2 Suburban half-acre 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 Higginbotham
Seconded by Councillor Steele
That:

1. a By-law be introduced to rezone the property from "General Agriculture Zone (A-1)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and "Half-Acre Residential Zone (RH)" (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) registration of a restrictive covenant on proposed Lot 8 to preserve sufficient area for consolidation with a future development to the north; and
 - (d) submission of an acceptable tree survey and a statement regarding tree preservation.

RES.R03-971

Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 14985" pass its first reading.

RES.R03-972

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, 2003, No. 14985" pass its second reading.

RES.R03-973

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, 2003, No. 14985" be held at the
 City Hall on April 28, 2003, at 7:00 p.m.

RES.R03-974

Carried**16. 7902-0370-00****16457 - 104 Avenue and 10585 Sumac Place****Richard Brooks, H.Y. Engineering Ltd./Kathleen Ann Dobson and
 W & M 074 Ventures Inc.**

Rezoning

From RA to RF to permit subdivision into approximately 18 single family lots.

The General Manager of Planning & Development submitted a report concerning
 an application for rezoning on properties located at 16457 - 104 Avenue and
 10585 Sumac Place.

The applicant is proposing:

- a rezoning from RA to RF

in order to permit subdivision into approximately 18 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 Steele
 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;
 - (b) submission of a subdivision layout to the satisfaction of the
 Approving Officer;
 - (c) approval from the Ministry of Transportation;

- (d) submission of an acceptable tree survey and a statement regarding tree preservation;
- (e) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 16 until future consolidation with the adjacent property (16643 - 104 Avenue) and removal of the temporary access road; and
- (f) approval from Trans Mountain Pipelines.

RES.R03-975

Carried

It was

Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law 2003, No. 14986" pass its first reading.

RES.R03-976

Carried

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

It was

Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 14986" pass its second reading.

RES.R03-977

Carried

It was then

Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14986" be held at the
 City Hall on April 28, 2003, at 7:00 p.m.

RES.R03-978

Carried**17. 7902-0331-00****8310, 8322 & 8330 - 160 Street****Mr. Kirk Fisher, Lark Group, and Michael Ahmon/****Lionel Harry Field and Frances Diane Field,****Eva Eagle and Thomas Bruce and Frances Ewarta Brown****Rezoning/Development Permit/Development Variance Permit/****NCP Amendment**

*Rezone from RA to RMS-2. Development Permit to allow construction of a
 108-bed care facility and a childcare. Development Variance Permit to vary
 parking, setbacks and fencing. NCP amendment to Institutional.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, applications for a Development Permit and a Development Variance Permit, and an application for an amendment to the NCP on properties located at 8310, 8322 & 8330 - 160 Street.

The applicant is proposing:

- an NCP amendment from Apartments and High Density Townhouse to Institutional;
- a rezoning from RA to RMS-2;
- a Development Permit; and
- a Development Variance Permit to vary the following regulations of the RMS-2 Zone:
 - to reduce the required number of parking spaces for the care facility component from 66 to 42;
 - to reduce the minimum west side yard setback from 7.5 metres (25 ft.) to 0.0 metres (0.0 ft.) to accommodate the gatehouse;
 - to reduce the minimum front yard setback from 7.5 metres (25 ft.) to 5.15 metres (17 ft.) for the porte cochere; and
 - to increase the height of the fence from 1.2 metres (4 ft.) to 1.5 metres (5 ft.) to be installed within the front yard setback and side yard setback on a flanking street.

in order to allow the development of a 108-bed care facility with a childcare component.

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

Delegation

The applicant was in attendance and provided renderings of the proposed project. A question was raised as to how the property to the north was addressed. The delegation stated that the client is interested in developing a two-storey office building on that site.

It was

Moved by Councillor Villeneuve

Seconded by Councillor Steele

That:

1. a By-law be introduced to rezone the site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Special Care Housing 2 Zone (RMS-2)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7902-0331-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7902-0331-00, varying the following, to proceed to Public Notification (Appendix III):

- (a) to reduce the minimum number of on-site parking spaces for the care facility from 66 to 42;
 - (b) to reduce the minimum west side yard setback from 7.5 metres (25 ft.) to 0.0 metre (0.0 ft.) to accommodate the gatehouse;
 - (c) to reduce the minimum front yard setback from 7.5 metres (25 ft.) to 5.15 metres (17 ft.) for the porte cochere; and
 - (d) to increase the height of the fence located within the front yard setback and side yard setback on a flanking street, from 1.2 metres (4 ft.) to 1.5 metres (5 ft.).
4. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a consolidation and road dedication plan to the satisfaction of the Approving Officer;
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (d) resolution of the remaining architectural and landscaping issues related to the configuration of the patio area and required planting materials along 160 Street and around the childcare area;
 - (e) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (f) resolution of the resulting shortfall in the amenity contribution resulting from NCP amendment to the satisfaction of the City; and
 - (g) demolition of the existing homes.
5. Council pass a resolution to amend the Fleetwood Town Centre NCP to redesignate the site from Apartments and High Density Townhouse to Institutional, when the project is considered for final adoption.

RES.R03-979

Carried

- To vary the height of stairs which are permitted to encroach into the building setback area, from a maximum of three (3) risers to a maximum of six (6) risers.
- To vary the height of a structure permitted to encroach into the front yard building setback area, from a maximum of 0.6 metres (2 ft.) to a maximum of 4.92 metres (16 ft.), for the provision of an access ramp and balcony.
- To reduce the minimum side (west) yard setback from 7.6 metres (25 ft.) to 5.6 metres (18 ft.) to allow the existing house to be in compliance with the setback requirements of the PA-1 Zone.
- To vary the height of accessory buildings and structures of the PA-1 Zone for the existing house, from 4 metres (13 ft.) to 6.7 metres (22 ft.).
- To reduce the minimum width of the required landscaping strip of the PA-1 Zone, along the east property line, from 3 metres (10 ft.) to a minimum of 0.9 metres (3 ft.).

in order to permit the development of a 250 seat church.

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 Villeneuve
That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Assembly Hall 1 Zone (PA-1)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7901-0337-00 (Appendix VI), varying the following, to proceed to Public Notification:
 - (a) to vary the height of stairs which are permitted to encroach into the building setback area, as measured from finished grade, from a maximum of three (3) risers to a maximum of six (6) risers;
 - (b) to vary the height of a structure permitted to encroach into the front yard building setback area, as measured from finished grade, from a maximum of 0.6 metres (2 ft.) to a maximum of 4.92 metres (16 ft.);
 - (c) to reduce the minimum side (west) yard setback from 7.6 metres (25 ft.) to 5.6 metres (18 ft.) to allow the siting of the existing house;

- (d) to vary the height of accessory buildings and structures from 4 metres (13 ft.) to 6.7 metres (22 ft.) to allow for the height of the existing house; and
 - (e) to reduce the minimum width of the required landscaping strip of the PA-1 Zone, along the east property line, from 3 metres (10 ft.) to a minimum of 0.9 (3 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 road dedication plan to the satisfaction of the Approving Officer;
 - (c) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (d) removal of the existing deck of the house and the barn;
 - (e) registration of a Section 219 Restrictive Covenant to regulate the design of the building, signage and landscaping generally in accordance with the attached drawings (Appendix II).
4. Council pass a resolution to amend East Newton South NCP to redesignate the land from Townhouses (maximum 15 upa) to Institutional.

RES.R03-983

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Villeneuve

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2003, No. 14988" pass its first reading.

RES.R03-984

Carried

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

It was

Moved by Councillor Hunt

Seconded by Councillor Villeneuve

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2003, No. 14988" pass its second reading.

RES.R03-985

Carried

It was then

Moved by Councillor Hunt

Seconded by Councillor Villeneuve

That the Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14988" be held at the City Hall on April 28, 2003, at 7:00 p.m.

RES.R03-986

Carried

SOUTH SURREY

19. 7902-0399-00

15285 and 15291 - 16 Avenue

Douglas MacPhail, Longspur Management Inc. /Lambda Holdings Ltd.

Rezoning/Development Permit

From RF to CD. Development Permit to permit a seniors' housing development (congregate care) containing 72 dwelling units and associated amenities.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on properties located at 15285 and 15291 - 16 Avenue.

The applicant is proposing:

- a rezoning from RF to CD; and
- a Development Permit

in order to permit the development of a 72-unit seniors' residential development (congregate care) and associated amenities.

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 the property from "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. Council authorize staff to draft Development Permit No. 7902-0399-00 in accordance with the attached drawings (Appendix II).
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 subdivision layout to the satisfaction of the Approving Officer;
- (c) submission of an acceptable tree survey and a statement regarding tree preservation;
- (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
- (e) registration of a reciprocal access agreement with the adjacent neighbouring property owner (15321 - 16 Avenue) for shared rear access and along the common property line between the two sites; and
- (f) establishment of a Housing Agreement for senior citizens housing with the City.

RES.R03-987

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 14989" pass its first reading.

RES.R03-988

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, 2003, No. 14989" pass its second reading.

RES.R03-989

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, 2003, No. 14989" be held at the
 City Hall on April 28, 2003, at 7:00 p.m.

RES.R03-990

Carried

20. **7902-0339-00**
3318/36/68 - 148 Street
Rick Friesen and Ken Sully, Elkay Developments Ltd./Commerce Pacific Holdings Ltd., Michael Nelson Logan and Gordon and Virginia Keast
Rezoning
From RA to RF-12 in order to create approximately 26 single family lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 3318/36/68 - 148 Street.

The applicant is proposing:

- a rezoning from RA to RF-12

in order to permit a subdivision to create approximately 26 single family compact 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 "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (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) approval from the Ministry of Transportation;
 - (d) submission of an acceptable tree survey and a statement regarding tree preservation; and
 - (e) registration of a Section 219 Restrictive Covenant to establish a landscape area and appropriate building setback on proposed Lots 1, 6, 7, 19 and 25 to ensure the identified significant trees are protected.

RES.R03-991

Carried

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

Delegation

Mr. Yong Cho, Architect, was in attendance, and stated that renderings would be provided at the Public Hearing. He commented that there would be six unit town houses situated between the two existing buildings and treescaping facing Tulseley Crescent.

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

1. Council approve the applicant's request to discharge the Restrictive Covenant registered on title which limits the number of dwelling units to 15 and a date be set for a Public Information Meeting in the form of a Public Hearing.
2. Council authorize staff to draft Development Permit No. 7902-0298-00 in accordance with the attached drawings (Appendix II).
3. Council approve the applicant's request to eliminate the required amenity space.
4. Council instruct staff to resolve the following issues prior to:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (c) submission of release documents to discharge the Restrictive Covenant limiting the number of dwelling units to 15;
 - (d) registration of an updated Covenant for environmental protection; and
 - (e) the applicant adequately addresses the impact of no indoor amenity space.

RES.R03-995 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Public Hearing for application

RES.R03-996 7902-0298-00 be set for Monday April 28, 2003, at the City Hall at 7:00 p.m.
Carried

RESIDENTIAL/INSTITUTIONAL (Cont'd.)CLOVERDALE/CLAYTON

22. 1. For 7903-0034-00
17385, 17403, 17415, 17433, 17459 - 64 Avenue
2. For 7903-0035-00:
17211 and 17225 - 64 Avenue

Mr. Bob Cheema/

**Donald Robert Cumiskey and Cheryl Lynn Cumiskey,
Joseph Gerhard Schulz and Lorraine Diane Schulz, Sukhraj Johal and
Harjinder Singh Johal, Steven Laddie Bernath and Yvonne Rosine Bernath,
Gurminder Sekhon, Jaswinder Sekhon, Malwinder Singh Gill, Sarbjit Kaur
Aujla, Gurpreet Natt, Amritdeep Kaur Natt and Rapinder Robbie Aujla,
Gurdev Singh Heer and Kamaljeet Kaur Heer, Hendrik Visscher and
Hendrika Greta Visscher**

OCP Amendment/Rezoning/Development Permit

Development Variance Permit

Amend OCP from Suburban to Urban. Rezone from RA to RF-12 to permit approximately 58 small lots and a remainder lot. Development Permit to establish buffering requirements between the sites and the ALR. DVP to relax lot width.

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, a rezoning application, and Development Permit and Development Variance Permit applications on properties located at 17385, 17403, 17415, 17433, 17459 - 64 Avenue and 17211 and 17225 - 64 Avenue .

The applicant is proposing:

- an OCP amendment from Suburban to Urban for the north portion of the sites;
- a rezoning from RA to RF-12;
- a Development Permit; and
- a Development Variance Permit to relax the following:
 - proposed lot width for a Type 1 corner lot from 14 metres (46 ft.) to 12.5 metres (41 ft.); and
 - proposed lot width for 3 Type 1 interior lots from 12 metres (39 ft.) to 11.4 metres (37 ft.).

in order to allow subdivision into approximately 58 small lots and a 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 Tymoschuk
That:

1. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan as described in this Report, to be appropriate to meet the requirement of Section 879 of the *Local Government Act*.
2. a By-law be introduced to redesignate the north portion of the site under Application No. 7903-0034-00 from Suburban to Urban and a date for Public Hearing be set (Appendix II).
3. a By-law be introduced to rezone the site under Application No. 7903-0034-00 from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date for Public Hearing be set (Appendix III).
4. a By-law be introduced to redesignate the north portion of the site under Application No. 7903-0035-00 from Suburban to Urban and a date for Public Hearing be set (Appendix II).
5. a By-law be introduced to rezone the site under Application No. 7903-0035-00 from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date for Public Hearing be set (Appendix III).
6. Council authorize staff to draft Development Permit Nos. 7903-0034-00 and 7903-0035-00 in accordance with the attached drawings (Appendices IV and V).
7. Council approve Development Variance Permit No. 7903-0034-00 (Appendix VI) varying the following to proceed to Public Notification:
 - (a) to reduce the minimum lot width of a Type I corner lot (proposed Lot 23) from 14 metres (46 ft.) to 12.5 metres (41 ft.).
8. Council approve Development Variance Permit No. 7903-0035-00 (Appendix VII) varying the following to proceed to Public Notification:
 - (a) to reduce the minimum lot width of 3 Type I interior lots (proposed Lots 3, 10 and 15) from 12 metres (39 ft.) to 11.4 metres (37 ft.).

9. 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 subdivision layouts to the satisfaction of the Approving Officer;
 - (c) submission of acceptable tree surveys and statements regarding tree preservation;
 - (d) submission of a landscaping cost estimate for the required landscaping within the buffer areas to the specifications and satisfaction of the City Landscape Architect;
 - (e) registration of a Section 219 Restrictive Covenant for "no build" on the 20-metre (65-ft.) wide designated buffer areas along the ALR boundary;
 - (f) submission of a separate landscaping plan for the Hook Greenway (64 Avenue) to the satisfaction of the Parks, Recreation & Culture Department and the corresponding monetary contributions for the installation of the required landscaping;
 - (g) registration of a 2.5 metre (18 ft.) wide right-of-way for public access along the south property line of all proposed lots fronting 64 Avenue, to accommodate the Hook Greenway;
 - (h) registration of a Section 219 Restrictive Covenant advising future home owners of the existing farm operations on the adjacent agricultural lands;
 - (i) registration of a Section 219 Restrictive Covenant to ensure no further construction and redevelopment occur on the remainder lot until it is subdivided in the future and the required lane is dedicated and built to the satisfaction of the City; and
 - (j) resolution of any issues identified by the Agricultural Advisory Committee to the satisfaction of the Planning & Development Department.
 - (k) satisfactory provision of community benefit to satisfy the OCP amendment policy for Type 2 applications.

10. Council pass a resolution to amend the West Cloverdale Local Area Plan to redesignate the north portions of the sites from ½ Acre Suburban Single Family to Urban Single Family when the corresponding by-laws are considered for final adoption.

RES.R03-997 Carried with Councillor Bose against.

Delegation

The applicant was in attendance and commented that there would be greenway space featuring pathways along 64 Avenue between 176 Street and 164 Streets.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 76 Amendment By-law 2003, No. 14991" pass its
first reading.

RES.R03-998 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 Official Community Plan
By-law, 1996, No. 12900, No. 76 Amendment By-law 2003, No. 14991" pass its
second reading.

RES.R03-999 Carried with Councillor Bose against.

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. 76 Amendment By-law 2003,
No. 14991" be held at the City Hall on April 28, 2003, at 7:00 p.m.

RES.R03-1000 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 14992" pass its first reading.

RES.R03-1001 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, 2003, No. 14992" pass its second reading.

RES.R03-1002 Carried with Councillor Bose against.

It was then
By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14992" be held at the City Hall on April 28, 2003, at 7:00 p.m.

Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That the Public Hearing on "Surrey Zoning

RES.R03-1003 Carried

It was
By-law, 1996, No. 12900, No. 77 Amendment By-law 2003, No. 14993" pass its first reading.

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

RES.R03-1004 Carried with Councillor Bose against.

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

It was
By-law, 1996, No. 12900, No. 77 Amendment By-law 2003, No. 14993" pass its second reading.

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

RES.R03-1005 Carried with Councillor Bose against.

It was then
Community Plan By-law, 1996, No. 12900, No. 77 Amendment By-law 2003, No. 14993" be held at the City Hall on April 28, 2003, at 7:00 p.m.

Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That the Public Hearing on "Surrey Official

RES.R03-1006 Carried

It was
No. 12000, Amendment By-law, 2003, No. 14994" pass its first reading.

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

RES.R03-1007 Carried with Councillor Bose against.

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

It was
No. 12000, Amendment By-law, 2003, No. 14994" pass its second reading.

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

RES.R03-1008 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, 2003, No. 14994" be held at the City Hall on April 28, 2003, at 7:00 p.m.

RES.R03-1009

Carried

23. 7902-0240-00

18850, 18860 and 18954 - 72 Avenue

**John Turner, BFW Developments Ltd./Standford and Beatrice Raymond,
Gordon and Darlene Banta, Sang Wao Lee**

**OCP Amendment/Zoning Amendment/Rezoning/Development Variance
Permit/NCP Amendment**

Rezone portions of the site from RA to RF-9C and RF-12C to permit approximately 84 small single family lots. DVP to vary the RF-12C Zone to permit driveways from the front or rear of 10 proposed lots.

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, a zoning amendment, a rezoning application, a Development Variance Permit application, and an application to amend the NCP on properties located at 18850, 18860 and 18954 - 72 Avenue.

The applicant is proposing:

- a rezoning from RA to RF-9C and RF-12C for portions of the site; and
- a Development Variance Permit to vary the following regulations:
 - to vary the requirement of the RF-12C Zone for proposed Lots 148 to 157 that driveways be provided only from a rear lane

in order to allow subdivision into approximately 84 small single family residential lots in East Clayton.

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. a By-law be introduced to amend the Official Community Plan By-law 1996, No. 12900, as amended to insert a new "Single Family Residential (9) Coach House Zone (RF-9C)" in Section 3.7 and Figure 7 and a date be set for Public Hearing.

2. a By-law be introduced to incorporate the "Single Family Residential (9) Coach House Zone (RF-9C)" into Zoning By-law No. 12000 as documented in Appendix VI and a date be set for Public Hearing.
3. Council approve the introduction of by-laws to incorporate consequential amendments to other City by-laws resulting from the introduction of the RF-9C Zone.
4. a By-law be introduced to rezone portions of the site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to the proposed "Single Family Residential (9) Coach House Zone (RF-9C)" and "Single Family Residential Coach House Zone (RF-12C)" (By-law No. 12000) and a date be set for Public Hearing.
5. Council deny the following variance:
 - (a) to vary the "Single Family Residential Coach House Zone (RF-12C)" for proposed Lots 148 to 157 to allow driveways either from the fronting street or rear lane.
6. 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.
7. Council pass a resolution to amend the East Clayton Neighbourhood Concept Plan to redesignate a portion of the land from 6 - 10 upa (Low Density) to 10 - 15 upa (Medium Density) when the project is considered for final adoption.

RES.R03-1010

Carried

It was

Moved by Councillor Higginbotham

Seconded by Councillor Tymoschuk

That "Surrey Official Community Plan

By-law, 1996, No. 12900, Text No. 35 Amendment By-law 2003, No. 14995" pass its first reading.

RES.R03-1011

Carried

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Official Community Plan
By-law, 1996, No. 12900, Text No. 35 Amendment By-law 2003, No. 14995"
pass its second reading.
RES.R03-1012 Carried

It was then Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That the Public Hearing on "Surrey Official
Community Plan By-law, 1996, No. 12900, Text No. 35 Amendment By-law
2003, No. 14995" be held at the City Hall on April 28, 2003, at 7:00 p.m.
RES.R03-1013 Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Text Amendment By-law, 2003, No. 14996" pass its first reading.
RES.R03-1014 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, Text Amendment By-law, 2003, No. 14996" pass its second reading.
RES.R03-1015 Carried

It was then Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Text Amendment By-law, 2003, No. 14996" be held at
the City Hall on April 28, 2003, at 7:00 p.m.
RES.R03-1016 Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 14997" pass its first reading.
RES.R03-1017 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, 2003, No. 14997" pass its second reading.
 RES.R03-1018 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, 2003, No. 14997" be held at the
 City Hall on April 28, 2003, at 7:00 p.m.
 RES.R03-1019 Carried

FLEETWOOD/GUILDFORD

24. **7902-0367-00**
8784 - 159 Street/15936 - 88 Avenue
H.Y. Engineering Ltd./Malkit and Jaswinder Athwal and
Jaswant Singh Sanghera
 Rezoning /NCP Amendment
Rezone from RF to RF-9 to allow subdivision into approximately 11 small Urban residential lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and an NCP Amendment application on properties located at 8784 - 159 Street and 15936 - 88 Avenue.

The applicant is proposing:

- a rezoning from RF to RF-9; and
- an NCP amendment from Medium Density Townhouses to Small Lot Single Family

in order to permit the subdivision into approximately 11 small 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 Higginbotham
 That:

1. a By-law be introduced to rezone the property from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (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 a statement regarding tree preservation;
 - (d) approval by Council of the associated road exchange;
 - (e) removal of the existing house on the eastern lot; and
 - (f) review and approval by the Parks, Recreation & Culture Department for the proposed removal of trees within the road dedication area.

3. Council pass a resolution to amend the Fleetwood Town Centre NCP to redesignate the land from Medium Density Townhouses to Small Lot Single Family when the project is considered for final adoption.

RES.R03-1020

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, 2003, No. 14998" pass its first reading.

RES.R03-1021

Carried with Councillor Bose against.

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

It was

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

No. 12000, Amendment By-law, 2003, No. 14998" pass its second reading.

RES.R03-1022

Carried with Councillor Bose against.

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, 2003, No. 14998" be held at the City Hall on April 28, 2003, at 7:00 p.m.

RES.R03-1023

Carried

NEWTON

25. **7902-0269-00**
6123 - 148 Street
First Century Capital Inc. (Mr. Bill Jones)/Ludwig and Lesley Knippelberg
Rezoning
From RA to RF-12 and RF-9, to allow subdivision into approximately 36 single family small lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 6123 - 148 Street.

The applicant is proposing:

- a rezoning from RA to RF-12 and RF-9;

in order to permit the development of approximately 36 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 Higginbotham

Seconded by Councillor Hunt

That:

1. a By-law be introduced to rezone the portion of the property identified as Area "B" in the Survey Plan attached here as Appendix VIII from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and the portion identified as Area "A" from "One-Acre Residential Zone (RA)" (By-law No. 12000) "Single Family Residential (9) Zone (RF-9)" 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.R03-1024

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. Council rescind the resolution giving Third Reading to By-law No. 14887.
2. Council amend By-law No. 14887 by deleting Sub-section D.4: "For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part I Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, all covered areas used for parking spaces shall be included in the calculation of *floor area ratio*" (Appendix IV) and a date be set for Public Hearing.

RES.R03-1028 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Council rescind Resolution
No. R03-129 of the January 20, 2003 Regular Council minutes passing third
reading of By-law No. 14887.

RES.R03-1029 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Council amend By-law No. 14887 by
deleting Sub-section D.4: "For the purpose of this Section and notwithstanding
the definition of *floor area ratio* in Part I Definitions of Surrey Zoning By-law,
1993, No. 12000, as amended, all covered areas used for parking spaces shall be
included in the calculation of *floor area ratio*."

RES.R03-1030 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That the Public Hearing be held at the City
Hall on April 28, 2003, at 7:00 p.m.

RES.R03-1031 Carried

SOUTH SURREY**27. 7902-0354-00****15668/84 - 24 Avenue****Paul Quinn, ReMax Colonial Pacific Realty Ltd. & Greg Sewell,****Coastland Engineering & Surveying Ltd./****Jadon Construction Ltd. and Cedar Estates Ltd.**

Rezoning

Rezone from RF to RF-12 and RF-9 in order to permit a subdivision to create approximately 16 single family lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 15668/84 - 24 Avenue.

The applicant is proposing:

- a rezoning from RF to RF-12 and RF-9

in order to permit a subdivision to create approximately 16 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 Tymoschuk

Seconded by Councillor Steele

That:

1. a By-law be introduced to rezone the property from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000) (see Appendix VII) 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) submission of an acceptable tree survey and a statement regarding tree preservation.

3. Council pass a resolution to amend King George Highway Corridor Study to redesignate the land from Mobile Home Park to Single Family Residential (small lots) when the project is considered for final adoption.

RES.R03-1032 Carried with Councillor Bose against.

It was Moved by Councillor Tymoschuk
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15000" pass its first reading.

RES.R03-1033 Carried with Councillor Bose against.

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

It was Moved by Councillor Tymoschuk
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15000" pass its second reading.

RES.R03-1034 Carried with Councillor Bose against.

It was then Moved by Councillor Tymoschuk
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15000" be held at the
City Hall on April 28, 2003, at 7:00 p.m.

RES.R03-1035 Carried

SOUTH SURREY

28. **7903-0001-00**
13838 - 27 Avenue
Ken Johnson, c/o British Group Construction Ltd./Gordon John Isaac
Kehler & Goldie Kehler
Rezoning/Development Variance Permit
Rezone from RA to RH-G in order to permit subdivision into 8 suburban single family lots. Development Variance Permit to relax road work requirements for 27 Avenue.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Variance Permit application on property located at 13838 -27 Avenue.

The applicant is proposing:

- a rezoning from RA to RH-G; and
- a Development Variance Permit to vary the following by-law regulations:

- Part V - Highway Dedication, Servicing and Construction Standards, Section 24(a) of the Surrey Subdivision and Development By-law, 1986, No. 8830, in order to waive requirements for vehicular highway systems, pedestrian highway systems, underground wiring and street lighting, along 27 Avenue

in order to allow subdivision into 8 suburban single family lots, with 15% open space.

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

Delegation

The applicant was in attendance and commented that Council approved Development Variance Permits in 1994 and again in 1996 regarding road standard relaxation along 27 Avenue in the area of 137 Street in order to retain a rural setting. He noted that staff recommended those roads be widened; sidewalks and curbs be installed and ornamental lighting be provided at the intersection. He continued that there are seven lots proposed on a cul-de-sac and would retain urban standards with curbs, gutters and sidewalks. He commented that the 27 Avenue lot exists with one dwelling at present and should retain that setting and noted that denial of the Development Variance Permit would not be consistent with what was previously approved two blocks to the west.

It was

Moved by Councillor Bose
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 "Half-Acre Residential Gross Density Zone (RH-G)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council deny the following variance:
 - (a) to waive Part V - Highway Dedication, Servicing and Construction Standards, Section 24(a) of the Surrey Subdivision and Development By-law, 1986, No. 8830 to provide road works requirements for 27 Avenue.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;

- (c) submission of an acceptable tree survey and a statement regarding tree preservation; and
- (d) ensure all Parks, Recreation & Culture Department's issues are addressed.

Councillor Bose requested that Item 2 be divided from the motion.

The Chair noted that Items 1 and 3 (a), (b), (c), and (d) were before Council, and it was:

RES.R03-1036 Carried

The Chair then indicated that Item 2 (a) was before Council, and it was:

RES.R03-1037 Defeated with Mayor McCallum, Councillors Priddy, Tymoschuk, Steele, Villeneuve, Higginbotham, Hunt, and Watts against.

It was Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That Council approve the following

variance:

- (a) to waive Part V - Highway Dedication, Servicing and Construction Standards, Section 24(a) of the Surrey Subdivision and Development By-law, 1986, No. 8830 to provide road works requirements for 27 Avenue.

RES.R03-1038 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15004" pass its first reading.

RES.R03-1039 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, 2003, No. 15004" pass its second reading.

RES.R03-1040 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, 2003, No. 15004" be held at the
City Hall on April 28, 2003, at 7:00 p.m.

RES.R03-1041 Carried

C. CORPORATE REPORTS

1. The Corporate Reports under date of April 14, 2003 were considered and dealt with as follows:

Item No. L003 Sandman Inn at 10608 - 151A Street
File: 7902-0128-00; 10608-15150

The General Manager, Planning & Development submitted a report to obtain Council direction with respect to the removal of the "q-deck" metal roof material from off the roof of the Sandman Inn building that is located at 10608 - 151A Street.

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

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Council direct staff to not issue either a Provisional or Final Occupancy Permit for the Sandman Inn at 10608 - 151A Street until the metal "q-deck" metal roof material that was removed from the roof of the unauthorized 14th floor of the building, but which remains piled on the new roof of the 13th floor of the same building is removed completely from off the building and all other necessary conditions related to the issuance of each of these Permits have been satisfied.

RES.R03-1042

Carried

Item No. L004 Proposed Amendments to the RF-9 Zone
File: 3900-30; 7901-0227-00; 7901-0054-00

The General Manager, Planning & Development submitted a report to obtain Council approval for proposed amendments to the draft RF-9 Zone so that the zone better accommodates recent development trends with respect to small lot developments.

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

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

1. Approve the proposed amendments to the draft Single Family Residential (9) Zone (RF-9) as described in Appendix I;
2. Rescind Zoning Text Amendment By-law No. 14609;

3. Authorize the Acting City Clerk to introduce an amendment by-law to Surrey Zoning By-law, 1993, No. 12000 (the "Zoning By-law") to incorporate the "Single Family Residential (9) Zone (RF-9)" and other related text amendments, as documented in Appendix II;
4. Rescind By-law No. 14610 associated with an RF-9 project in South Newton (Appendix III) and amend By-law No. 14843A associated with an RF-9 project in West Cloverdale North (Appendix IV); and
5. Authorize the Acting City Clerk to introduce two separate by-laws to rezone the South Newton site and the West Cloverdale North site to RF-9.

RES.R03-1043

Carried

Note: Should Council approve the recommendations of Corporate Report L004, the following by-law readings will be in order for consideration:

Recommendation 2:

It was

Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993,
No. 12000, Text Amendment By-law, 2002, No. 14609" be filed.

RES.R03-1044

Carried

Recommendation 3:

It was

Moved by Councillor Villeneuve
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993,
No. 12000, Text Amendment By-law, 2003, No. 15001" pass its first reading.

RES.R03-1045

Carried

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

It was

Moved by Councillor Villeneuve
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993,
No. 12000, Text Amendment By-law, 2003, No. 15001" pass its second reading.

RES.R03-1046

Carried

It was then
By-law, 1993, No. 12000, Text Amendment By-law, 2003, No. 15001" be held at the City Hall on April 28, 2003, at 7:00 p.m.
RES.R03-1047

Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That the Public Hearing on "Surrey Zoning
Carried

Recommendation 4:

It was
No. 12000, amendment by-law, 2002, No. 14610" be filed.
RES.R03-1048

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

It was
By-law 14843A.
RES.R03-1049

Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That Council rescind third reading of
Carried

It was
Section 1 by deleting the zoning amendments from RA to RF-9 and RA and A-1 to RF-9 which represent Blocks A and D on the Survey Plan appended to the By-law.
RES.R03-1050

Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That Council amend By-law 14843A in
Carried

It was
14843A, as amended.
RES.R03-1051

Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That Council pass third reading of By-law
Carried

Recommendation 5

South Newton Application

It was
No. 12000, Amendment By-law, 2003, No. 15002" pass its first reading.
RES.R03-1052

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

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, 2003, No. 15002" pass its second reading.
RES.R03-1053 Carried

It was then Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15002" be held at the
City Hall on April 28, 2003, at 7:00 p.m.
RES.R03-1054 Carried

West Cloverdale Application

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15003" pass its first reading.
RES.R03-1055 Carried

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, 2003, No. 15003" pass its second reading.
RES.R03-1056 Carried

It was then Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15003" be held at the
City Hall on April 28, 2003, at 7:00 p.m.
RES.R03-1057 Carried

D. ITEMS TABLED BY COUNCIL

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

FINAL ADOPTIONS

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1999, No. 13923"

7999-0131-00/01 - Carol Investments Inc., c/o Mr. Sam Chan,
Ionic Architecture Inc.

RA (BL 12000) to IL (BL 12000) - 13122 - 80 Avenue - to allow the
development of two multi-tenant industrial buildings.

Approved by Council: December 13, 1999 & February 3, 2003

Note: A Development Permit (7999-0131-00) on the site is to be considered for
Final Approval under Item I.1(a) of this agenda.

It was
Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 1999, No. 13923" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-1058

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14866"

7902-0096-00 - Lakewood Group Developments Ltd., c/o Stephen Luking,
Lakewood 64 Developments Ltd.

RA (BL 12000) to RM-30 (BL 12000) - 12693 and 12719 - 64 Avenue -
to permit the development of 131 townhouse units.

Approved by Council: November 25, 2002

Note: A Development Permit (7902-0096-00) on the site is to be considered for
Final Approval under Item I.1(c).

- * Planning & Development advise (reference memorandum dated April 10, 2003 in
by-law backup) that it is now in order for Council to pass a resolution amending
the West Newton North NCP to redesignate the site from Townhouse - 15 u.p.a.
to Townhouses - 30 u.p.a.

It was Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That Council amend the West Newton North
 NCP to redesignate the site from Townhouse - 15 u.p.a. to Townhouses - 30 u.p.a.
 RES.R03-1059 Carried

It was Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2002, No. 14866" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R03-1060 Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14827"

7902-0198-00 - Surinder and Kulwinder Dhaliwal, c/o Richard Brooks, H.Y.
 Engineering Ltd.

RA (BL 12000) to RF (BL 12000) - 6693 - 150 Street - to permit
 subdivision into 13 single family residential lots.

Approved by Council: October 7, 2002

- * Planning & Development advise that (reference memorandum dated
 April 11, 2003 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 Higginbotham
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2002, No. 14827" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R03-1061 Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14754"

7902-0065-00 - 647692 BC Ltd., c/o McElhanney Consulting Services Ltd., and
 c/o Howard Moss, MHM Group

RA (BL 12000) to RF (BL 12000) and RF-12 (BL 12000) - 7758, 7768,
 7802 - 144 Street - to permit subdivision into approximately 18 single
 family lots and 9 small lots.

Approved by Council: July 8, 2002

- * Planning & Development advise that (reference memorandum dated April 11, 2003 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, it is in order for Council to pass a resolution amending the East Newton North Neighbourhood Concept Plan to redesignate a portion of the site from "Urban Residential" to "Compact Housing".

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That Council amend the East Newton North
 Neighbourhood Concept Plan to redesignate a portion of the site from "Urban
 Residential" to "Compact Housing".

RES.R03-1062

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2002, No. 14754" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-1063

Carried

I. CLERK'S REPORT

1. Formal Approval of Development Permits

- (a) **Development Permit No. 7999-0131-00**
Carol Investments Inc.
Mr. Sam Chan, Ionic Architecture Inc.
 13122 - 80 Avenue

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

"That Development Permit No. 7999-0131-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

Note: See By-law 13923, Item H.1 of this agenda.

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That Development Permit

No. 7999-0131-00 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.R03-1064

Carried

- (b) **Development Permit No. 7903-0010-00**
John Kristianson/Zanatta Properties 54A Ltd., Inc. No. 641542
14922 - 54A Avenue

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

"That Development Permit No. 7903-0010-00 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 Higginbotham
Seconded by Councillor Tymoschuk
That Development Permit

No. 7903-0010-00 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.R03-1065

Carried

- (c) **Development Permit No. 7902-0096-00**
Lakewood 64 Developments Ltd.
c/o Stephen Luking, Lakewood Group Developments Ltd.
12693 and 12719 - 64 Avenue

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

"That Development Permit No. 7902-0096-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

Note: See By-law 14866, Item H.2 of this agenda.

It was
Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That Development Permit
No. 7902-0096-00 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.R03-1066

Carried

J. ADJOURNMENT

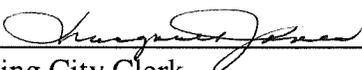
It was
Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That the Regular Council - Land Use
meeting do now adjourn.

RES.R03-1067

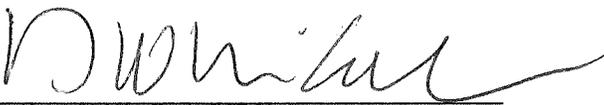
Carried

The Regular Council- Land Use meeting adjourned at 5:21 p.m.

Certified Correct:



Acting City Clerk



Mayor