



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, JUNE 23, 2003
Time: 5:01 p.m.

Present:

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

Councillors Entering Meeting as Indicated:

Staff Present:

City Manager
City Clerk
General Manager, Planning & Development
General Manager Finance, Technology & HR
General Manager, Engineering
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

CLOVERDALE

1. 7903-0077-00

19510 Fraser Highway

Suki Sangha, 593401 B.C. Ltd./593401 B.C. Ltd.

Development Permit/Development Variance Permit

Development Permit to permit construction of two commercial buildings.

Development Variance Permit to relax the rear yard setback for the southerly building.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 19510 Fraser Highway.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following by-law regulation:
 - to reduce the minimum rear yard setback of the CD Zone (By-law No. 0175) from 7.5 metres (25 ft.) to 1.65 metres (5.5 ft.)

in order to permit the development of two new commercial buildings.

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

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

1. Council authorize staff to draft Development Permit No. 7903-0077-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7903-0077-00 (Appendix V), varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the "Comprehensive Development Zone (CD)" (By-law No. 10175) from 7.5 metres (25 ft.) to 1.65 metres (5.5 ft.).
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) resolution of the Advisory Design Panel recommendations to the satisfaction of the Planning & Development Department;
 - (c) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (d) issuance of Development Variance Permit No. 7903-0077-00.

RES.R03-1642

Carried

NEWTON

2. **7903-0165-00**
13376 Comber Way
OCL Industrial Materials Ltd.
Temporary Use Permit
To extend the existing Temporary Industrial Use Permit for a period of 2 years.

The General Manager of Planning & Development submitted a report concerning an application for a Temporary Use Permit on property located at 13376 Comber Way.

The applicant is proposing:

- to extend the existing Temporary Industrial Use Permit

in order to permit the subject site to be used for temporary truck parking for a period of 2 years only.

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 Industrial
Use Permit No. 7903-0165-00 (Appendix V) to proceed to Public Notification.
RES.R03-1643 Carried

SOUTH SURREY

- 3. **7903-0069-00**
15000 - 54A Avenue
Kirk Fisher, Lark Recreational Properties Ltd./City of Surrey
Development Permit
To permit expansion of an existing ice rink.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 15000 - 54A Avenue.

The applicant is proposing:

- a Development Permit

in order to permit the development of a 987m² (10,625 sq.ft.) expansion of an existing ice rink.

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 Council approve the attached
Development Permit No. 7903-0069-00 (Appendix II), authorize the Mayor and Clerk to sign the Development Permit, and authorize the transfer of the Permit to the heirs, administrators, executors, successors and assigns of the title of the land within the terms of the Permit.

RES.R03-1644 Carried

SURREY CITY CENTRE/WHALLEY

4. **7903-0098-00**
9450 and 9470 - 120 Street
Wojciech Grzybowicz, WG Architecture Inc./Tara Development (1999) Ltd.
and CPRG Investment Ltd.
Development Permit/Development Variance Permit
Development Permit to allow construction of three new commercial buildings.
Development Variance Permit to relax setbacks of existing and proposed buildings and building height for a portion of a proposed building.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on properties located at 9450 and 9470 - 120 Street.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following By-law regulations:
 - to reduce the minimum west side yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 0.0 metre of proposed Building F on proposed Lot B;
 - to reduce the minimum north side yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 5.0 metres (16 ft.) of existing Building A on proposed Lot A;
 - to reduce the minimum rear yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 3.6 metres (12 ft.) of existing Building B on proposed Lot A; and
 - to relax the maximum building height for a portion of proposed Building E from 12 metres (40 ft.) to 14 metres (46 ft.) on proposed Lot B

in order to permit the development of three new commercial buildings and to allow a lot line adjustment between the properties at 9450 and 9470 - 120 Street.

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. Council rescind the resolution issuing Development Permit No. 7902-0130-00.
2. Council authorize staff to draft Development Permit No. 7903-0098-00 in accordance with the attached drawings (Appendix II).

3. Council approve Development Variance Permit No. 7903-0098-00 (Appendix V), varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum west side yard setback of the Community Commercial Zone from 7.5 metres (25 ft.) to 0.0 metre (0 ft.) of proposed Building F on proposed Lot B;
 - (b) to reduce the minimum north side yard setback of the Community Commercial Zone from 7.5 metres (25 ft.) to 5.0 metres (16 ft.) of existing Building A on proposed Lot A;
 - (c) to reduce the minimum east side yard setback of the Community Commercial Zone from 7.5 metres (25 ft.) to 3.6 metres (12 ft.) of existing Building B on proposed Lot A; and
 - (d) to relax the maximum building height for a portion of proposed Building E from 12 metres (40 ft.) to 14 metres (46 ft.) on proposed Lot B.

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) resolution of the Advisory Design Panel recommendations to the satisfaction of the Planning & Development Department;
 - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (e) issuance of Development Variance Permit No. 7903-0098-00.

RES.R03-1645

Carried

RESIDENTIAL/INSTITUTIONAL

FLEETWOOD/GUILDFORD

5. 7903-0020-00

16510 - 104 Avenue

Clarence Arychuk, Hunter Laird Engineering Ajit Singh Biling, Bhupinder Kaur Biling, Harbans Singh Biling, Baljinder Kaur Biling, Malook, Singh Biling, Kulvir Kaur Biling

Rezoning

From RA to RF to permit subdivision into approximately 5 single family lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 16510 - 104 Avenue.

The applicant is proposing:

- a rezoning from RA to RF

in order to allow subdivision into approximately 5 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 "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; and

- (e) registration of a Section 219 Restrictive Covenant for "no build" on the western portion of proposed Lot 5 until future consolidation with the adjacent property (10355 Parkview Place).

RES.R03-1646

Carried

It was

Moved by Councillor Tymoschuk
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 15060" pass its first reading.

RES.R03-1647

Carried

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. 15060" pass its second reading.

RES.R03-1648

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. 15060" be held at the
 City Hall on July 21, 2003, at 7:00 p.m.

RES.R03-1649

Carried

**6. 7902-0084-00
 8989 - 162 Street
 Seighard Weiss**

Rezoning/Development Variance Permit

Rezone from RA to RF to allow subdivision into three (3) single family lots.

*Development Variance Permit to reduce the minimum rear yard setback for an
 accessory building.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Variance Permit application on property located at 8989 - 162 Street.

The applicant is proposing:

- a rezoning from RA to RF; and
- a Development Variance Permit to vary the following by-law regulation:
 - to reduce the minimum rear yard setback of the RF Zone for an accessory building from 1.8 metres (6 ft.) to 1.37 metres (4 ft.)

in order to allow subdivision into three (3) 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 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 Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7902-0084-00 (Appendix VI), varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the RF Zone from 1.8 metres (6 ft.) to 1.37 metres (4 ft.) for an accessory building.
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) issuance of Development Variance Permit No. 7902-0084-00.

RES.R03-1650 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15061" pass its first reading.

RES.R03-1651 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. 15061" pass its second reading.

RES.R03-1652 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. 15061" be held at the City Hall on July 21, 2003, at 7:00 p.m.

RES.R03-1653

Carried

NEWTON

7. 7903-0045-00

15061/15089 - 60 Avenue; 6042/ 6062 - 150 Street

Mosaic (Chris Barbati)/Ralph and Lillian Lewis; Kim Taylor and Lillian Lewis; Klaas and Anna Akkerman; Kuldip and Jaswinder Dhaliwal

Rezoning/Development Variance Permit

Rezone from RA to RM-15 and DP to permit development of 88 townhouse units.

DVP to vary a portion of a side yard setback and to vary the requirement to enclose tandem parking for 32% of the lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Variance Permit application on properties located at 15061/15089 - 60 Avenue; 6042/ 6062 - 150 Street.

The applicant is proposing:

- a rezoning from RA to RM-15;
- a Development Permit;
- a Development Variance Permit to vary the following by-law regulations:
 - to vary a portion of the western sideyard setback from 7.5 metres (25 ft.) to 4.5 metres (15 ft.)
 - to vary the requirement that tandem parking spaces are "enclosed" for 32% of the units

in order to permit the development of 88 townhouse units.

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

It was

Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) 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. 7903-0045-00 in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7903-0045-00 (Appendix VIII), varying the following, to proceed to Public Notification:
 - (a) to vary the minimum western side yard setback from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for the southern 62 metres (203 ft.) section of the lot; and
 - (b) to vary the requirement that tandem parking spaces be enclosed to permit one parking space per unit to be "unenclosed" for 32% of the total number of units.
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 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) the applicant adequately address the impact of no indoor amenity space; and
 - (g) the applicant demonstrates installation of the utility corridor can be undertaken to the satisfaction of Engineering while undertaking to preserve the existing trees.

RES.R03-1654

Carried

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

Delegation:

David Sawatzsky was in attendance and commented that he originally applied for a Development Variance Permit to permit coverage equal to that of a 12,000 sq. ft. lot. He continued that his lot is over 13,000 sq. ft. but that they were allowed less coverage than a 12,000 sq. ft. lot. He added that they would like to build a patio or gazebo but in talking to city staff, he realized it was not practical for future planning to go with 29% coverage.

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

1. The requested variance to the maximum lot coverage in the CD Zone (By-law No. 14474A) from 25% to 29% be denied.
2. Council approve Development Variance Permit No. 7903-0161-00 (Appendix IV), varying the following, to proceed to Public Notification:
 - (a) to vary the maximum lot coverage permitted in the CD Zone (By-law No. 14474A) from 25% to 27%.

RES.R03-1658

Carried

SURREY CITY CENTRE/WHALLEY

9. **7902-0299-00**
12291 - 100 Avenue
Joginder Kahlon/Avtar and Kulwinder Kahlon
 Development Permit
Development Permit to permit the development of a duplex.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 12291 - 100 Avenue.

The applicant is proposing:

- a Development Permit

in order to permit the development of a duplex.

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

It was

Moved by Councillor Hunt

Seconded by Councillor Higginbotham

That Council approve the attached

Development Permit No. 7902-0299-00 (Appendix IV), 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.R03-1659

Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL (Cont'd.)

FLEETWOOD/GUILDFORD

10. 7903-0154-00

18940 - 94 Avenue

Pattison Sign Group/Performance Mall Properties

Development Permit/Development Variance Permit

Development Permit to regulate signage for an industrial site. Development Variance Permit to relax various provisions of the Sign By-law.

Councillor Tymoschuk left the meeting at 5:07 p.m. due to a potential conflict of interest, as he is on the payroll of the Jim Pattison group of companies.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 18940 - 94 Avenue.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following Sign By-law regulations:
 - to permit two free-standing signs less than 30 metres (100 ft.) apart;
 - to increase the height of two free-standing signs from 4.6 metres (15 ft.) to 9.75 metres (32 ft.);
 - to increase the maximum sign area of the two free-standing signs from 27.8 metres (300 sq. ft.) to 59.5 sq. metres (640 sq. ft.); and
 - to increase the maximum copy area for the fascia sign on the south side of the building from 50% to 100%

in order to permit a "V-shaped" free-standing sign and a fascia sign on an industrial building adjacent to Highway No. 1 in the Port Kells industrial area.

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

Delegation

Peter Stanley, Pattison Sign Group, was in attendance on behalf of the applicant. He continued that five years ago, a request was made for a relaxation of height restrictions for Finning Tractor to the west of the property from 10 ft. to 25 ft. He noted that the applicant is asking for relaxation for two freestanding signs. He continued that his client had written letters to the City on behalf of supporting relaxation of the by-law.

Mr. Wiebe, the property owner, was also in attendance and commented that he believed the added visibility of signage would increase his business' sales.

Mr. Stanley noted his company, as a good corporate citizen, could add a small message center to provide Amber Alert, time and temperature information.

It was Moved by Councillor Higginbotham
Seconded by Councillor Watts
That the matter be referred to staff to revise
the recommendation in light of existing signs along the freeway.

RES.R03-1660

Defeated on a tie vote with Mayor
McCallum, Councillors Villeneuve, Bose,
Steele, and Hunt against.

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

1. this application be denied.
2. Council direct staff to amend the Sign By-law No. 1999, No. 13656, to prohibit free-standing and fascia signs along Highway No. 1 and Highway No. 99.
3. Council adopt a policy to prohibit free-standing and fascia signs along Highway No. 1 and Highway No. 99.

RES.R03-1661

Carried with Councillors Watts and
Higginbotham against.

Councillor Tymoschuk returned to the meeting at 5:26 p.m.

RESIDENTIAL/INSTITUTIONAL (Cont'd.)**FLEETWOOD/GUILDFORD**

11. **7902-0211-00**
15615 - 106A Avenue
CitiWest Consulting Ltd./Baldev Singh Tutt
 Rezoning/Development Variance Permit

Rezone from RA to RF to allow subdivision into 2 single family lots and a remainder lot. Development Variance Permit to vary the sideyard setback and works and services requirements.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on property located at 15615 - 106A Avenue.

The applicant is proposing:

- a rezoning from RA to RF;
- a Development Variance Permit:
 - to reduce the minimum (east) side yard setback for proposed Lot 2 from 1.8 metres (6 ft.) to 1.2 metres (4 ft.); and
 - to vary Surrey Subdivision and Development By-law, No. 8830 to waive works and services for a portion of proposed Lot 3

in order to allow subdivision into two (2) single family 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 Higginbotham
 Seconded by Councillor Steele
 That:

1. a By-law be introduced to rezone the property and portions of 106A Avenue and lane shown on Survey Plan 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 approve Development Variance Permit No. 7902-0211-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side yard setback of the RF Zone from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for proposed Lot 2; and
 - (b) to vary Surrey Subdivision and Development By-law, No. 8830 to waive works and services for a portion of proposed Lot 3.

3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation;
 - (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 15663 - 106A Avenue until future subdivision;
 - (f) Council approval of the proposed road exchange; and
 - (g) issuance of Development Variance Permit No. 7902-0211-00.

RES.R03-1662

Carried

It was

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

No. 12000, Amendment By-law, 2003, No. 15063" pass its first reading.

RES.R03-1663

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. 15063" pass its second reading.

RES.R03-1664

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. 15063" be held at the City Hall on July 21, 2003, at 7:00 p.m.

RES.R03-1665

Carried

A-1 (BL 12000) and RA (BL 12000) to CD (BL 12000) -
15276 - 34 Avenue, Portion of 15329 - 32 Avenue Diversion, Portion of
3270 - 152 Street - to permit the development of a comprehensively
designed multiple residential development comprised of 53 detached
dwelling units.

Approved by Council: January 6, 2003

This by-law is proceeding in conjunction with By-law 14889B.

It was
Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 14889A" be finally adopted, signed
by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-1667

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003,
No. 14889B"

7901-0195-00 - Rockwall Ventures Ltd., City of Surrey, c/o Clarence Arychuk,
Hunter Laird Engineering Ltd. and c/o Ken Woodward, City of
Surrey, Realty Services

A-1 (BL 12000) to RH (BL 12000) - Portion of 3270 - 152 Street - to
permit the development of a comprehensively designed multiple
residential development comprised of 53 detached dwelling units.

Approved by Council: January 6, 2003

This by-law is proceeding in conjunction with By-law 14889A.

Note: A Development Permit (7901-0195-00) on the site is to be considered for
Final Approval under Item I.2(a).

- * Planning & Development advise (reference memorandum dated June 19, 2003 in
by-law back-up) that it is now in order for Council to pass a resolution amending
the Rosemary Heights Central NCP to adjust the Townhouse/Institutional land use
boundary between 3270 - 152 Street and 15329 - 32 Avenue and to permit
detached dwelling units in a multiple unit residential complex.

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That Council amend the Rosemary Heights
 Central NCP to adjust the Townhouse/Institutional land use boundary between
 3270 - 152 Street and 15329 - 32 Avenue and to permit detached dwelling units in
 a multiple unit residential complex.

RES.R03-1668 Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 14889B" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-1669 Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14881"

7902-0242-00 - 665068 B.C. Ltd. and Kishwar Mohammed, c/o John Milner

RA (BL 12000) to RF (BL 12000) - 8265 and 8279 - 168 Street - to permit
 subdivision into approximately 14 single family lots.

Approved by Council: December 9, 2002

- * Planning & Development advise that (reference memorandum dated
 June 19, 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 Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2002, No. 14881" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-1670 Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14755"

7902-0069-00 - South Surrey Independent School Society, c/o Greg Sewell,
 Coastland Engineering & Surveying Ltd.

A-1 (BL 12000) and RA (BL 12000) to PA-2 (BL 12000) -
 2626 - 160 Street - to permit the development of an 88 stall parking area

and 2 play fields and consolidation with the existing school site located north of the subject site.

Approved by Council: July 8, 2002

- * Planning & Development advise (reference memorandum dated June 20, 2003 in by-law back-up) that it is now in order for Council to pass a resolution amending the South-East Surrey Local Area Plan to redesignate the site from Suburban Residential to Institutional.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Council amend the South-East Surrey
 Local Area Plan to redesignate the site from Suburban Residential to Institutional.
 RES.R03-1671 Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2002, No. 14755" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R03-1672 Carried

- 5. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 75 Amendment By-law, 2003, No. 14981"

7903-0019-00 - The Board of School Trustees of School District No. 36, c/o John Rempel, Focus Architecture

To authorize the redesignation of a portion of 16948 - 66 Avenue from Suburban (SUB) to Urban (URB).

Approved by Council: April 14, 2003

This by-law is proceeding in conjunction with By-law 14982.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 75 Amendment By-law, 2003, No. 14981" be
 finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate
 Seal.
 RES.R03-1673 Carried with Councillor Bose against.

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14982"

7903-0019-00 - The Board of School Trustees of School District No. 36,
c/o John Rempel, Focus Architecture

RA (BL 12000) to RM-10 (BL 12000) - Portion of 16948 - 66 Avenue - to allow further consolidation with the adjacent townhouse site and construction of 18 additional townhouse units.

Approved by Council: April 14, 2003

This by-law is proceeding in conjunction with By-law 14981.

Note: A Development Permit (7903-0019-00) on the site is to be considered for Final Approval under Item I.2(b).

* Planning & Development advise (reference memorandum dated June 20, 2003 in by-law back-up) that it is now in order for Council to pass a resolution amending the West Cloverdale Local Area Plan to redesignate the south portion of the northern site from Half Acre Suburban Single Family to Multiple-Family Residential Medium Density (Townhousing).

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Council amend the West Cloverdale Local Area Plan to redesignate the south portion of the northern site from Half Acre Suburban Single Family to Multiple-Family Residential Medium Density (Townhousing).

RES.R03-1674 Carried with Councillor Bose against.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14982" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-1675 Carried with Councillor Bose against.

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14979"

7903-0036-00 - Super Park Ltd., c/o Rimark Consulting Services

IL (BL 12000) to CD (BL 12000) - 13733 - 116 Avenue - to permit the development of a propane storage and dispensing facility.

Approved by Council: April 14, 2003

Note: A Development Permit (7903-0036-00) on the site is to be considered for Final Approval under Item I.2(c).

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 14979" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-1676

Carried

I. CLERK'S REPORT

1. Formal Approval of Development Variance Permits

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

- (a) **Development Variance Permit No. 7903-0090-00**
282783 B.C. Ltd., and
Cambridge Business Centres Inc.
c/o Samuel Chan
13030 - 76 Avenue

To reduce the minimum side yard setback from 7.5 metres (25 ft.) to 0 metre along the east property line only to permit the development of an industrial building.

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

The Mayor noted Item 1(a) was not in order for consideration at this time.

2. Formal Approval of Development Permits

- (a) **Development Permit No. 7901-0195-00**
Clarence Arychuk, Hunter Laird Engineering Ltd.
Rockwall Ventures Ltd. and City of Surrey
15276 - 34 Avenue, 3270 - 152 Street &
Portion of 15329 - 32 Avenue Diversion

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

"That Development Permit No. 7901-0195-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators,

executors, successors, and assigns of the title of the land within the terms of the Permit."

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

No. 7901-0195-00 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.R03-1677

Carried

Note: See By-law 14889B, H.2 of this agenda.

- (b) **Development Permit No. 7903-0019-00**
John Rempel, c/o Focus Architecture
The Board of School Trustees of School District No. 36 (Surrey)
Rempel Lexington Developments Ltd.
Portions of 16948 - 66 Avenue & 16996 - 64 Avenue

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

"That Development Permit No. 7903-0019-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

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

No. 7903-0019-00 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.R03-1678

Carried

Note: See By-law 14982, H.6 of this agenda.

- (c) **Development Permit No. 7903-0036-00**
Super Park Ltd.
c/o Rimark Consulting Services
 13733 - 116 Avenue

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

"That Development Permit No. 7903-0036-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

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

No. 7903-0036-00 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.R03-1679

Carried

Note: See By-law 14979, H.7 of this agenda.

E. DELEGATIONS

- 1. **Lewis Adkins**
Unit 14, 15168 - 22 Avenue
 File No.: 7903-0106-00

Lewis Adkins, Unit 14, 15168 - 22 Avenue was in attendance to discuss the development proposal to permit 17 townhouse units and 34 apartment units at 2151 - 151A Street.

Mr. Adkins introduced Elly Eizeman, assisting in the presentation, and then provided the following comments:

- That he represents the Friends of the Semiahmoo Heritage Trail.
- That a petition with 154 signatures was forwarded to Council.
- That this is the only remaining green space that is not privately owned.
- That the southern terminus of Semiahmoo Trail is the only passive green space left where people can walk.
- That as early as 1978, City administration passed By-law No. 5556 providing official guidance on how to treat development in terms of green space.

- That in the 1960's, By-law No. 12880 was passed, which further defined in detail, protected and significant trees.
- That it is important to note that Schedule "B" of By-law No. 12880, designated the entire Semiahmoo Heritage Trail as heritage.
- That old growth forest is at stake and the organization is very concerned about the destruction of these trees.
- That the future cost to the City of Surrey is the ongoing expense item of "maintained" versus "passive" park.
- That their organization proposes four options:
 - Option 1: Land Exchange
 - Option 2: Buy back property
 - Option 3: Modified development application (change mix in proposed housing, minimizing impact on the Semiahmoo Heritage Trail.
 - Option 4: Approve application and accept consequences.
- That the organization feels the City has defined what they wish to preserve; there is a direct cause and benefit relationship should the application be approved; and that there are other options available.

Mayor McCallum requested staff provide reports from the Environmental Advisory Committee and the Surrey Heritage Advisory Committee regarding this matter. He requested staff then provide a full report addressing the concerns raised before the Development Permit application proceeds to Council.

The original agenda order then resumed.

J. OTHER BUSINESS

K. ADJOURNMENT

It was

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

meeting do now adjourn.

RES.R03-1680

Carried

The Regular Council- Land Use meeting adjourned at 6:05 p.m.

Certified Correct:

 City Clerk

 Mayor