



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, FEBRUARY 9, 2004
Time: 4:18 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
City Clerk
General Manager, Finance, Technology &
Human Resources
General Manager, Engineering
Manager, Long Range Planning & Policy
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

NEWTON

- 1. 7903-0457-00**
13112 - 84 Avenue
Fine Signs Ltd./Rajinder Singh Mann
Development Permit
To permit the development of a 3 m. (10-foot) high, double faced, free-standing sign.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 13112 - 84 Avenue.

The applicant is proposing:

- a Development Permit

in order to permit the development of a 3 m. (10-foot) high, double-faced, free-standing sign.

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. 7903-0457-00 (Appendix V), 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.R04-268

Carried**SOUTH SURREY****2. 7903-0461-00****14836 - 33 Avenue****Lubor Trubka, Lubor Trubka Associates Architects/Persepolis Builders Ltd.**

Rezoning/Development Permit

Rezone from CD (By-law No. 12938) to CD. Development Permit to permit the construction of an approximately 4,831.5 m² (52,000 sq.ft.) retail shopping centre and a DVP to permit additional fascia signs.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on property located at 14836 - 33 Avenue.

The applicant is proposing:

- a rezoning from CD to CD;
- a Development Permit; and
- a Development Variance Permit to vary the following by-law regulations:
 - To permit one (1) fascia sign on the west elevation (King George Hwy frontage) of the proposed drug store building (Building D);
 - To permit one (1) fascia sign on the west elevation of the proposed free-standing building along King George Hwy (Building A).

in order to permit the development of an approximately 4,831.5 m² (52,000 sq.ft.) retail 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. a By-law be introduced to rezone the property from "Comprehensive Development Zone (CD)" (By-law No. 12938) 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. 7903-0461-00 in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7903-0461-00, (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to permit one (1) business identification fascia sign on the west elevation (King George Hwy frontage) of the proposed drug store building (Building D), as shown in Appendix II; and
 - (b) to permit one (1) business identification fascia sign on the west elevation (King George Hwy frontage) of the proposed drug store building (Building A), as shown in Appendix II.
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) approval from the Ministry of Transportation;
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (d) address the outstanding comments of the Advisory Design Panel to the satisfaction of the Planning and Development Department; and
 - (e) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.
5. Council pass a resolution to amend the King George Highway Local Area Plan to redesignate the land from Neighbourhood Commercial to Commercial when the project is considered for final adoption.

RES.R04-269

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 Villeneuve
Seconded by Councillor Higginbotham
That:

1. Council approve the proposed amendment to the liquor primary license, to proceed to Public Notification:
 - (a) to amend the hours of operation from 11:00 a.m. to 1:00 a.m. Monday through Saturday and 10:00 a.m. to 12:00 a.m. Sunday to 9:00 a.m. to 2:00 a.m. Monday through Sunday.

RES.R04-273

Defeated with Mayor McCallum,
Councillors Hunt, Priddy, Steele,
Tymoschuk and Watts against.

4. **7903-0374-00**
13842/64 - 104 Avenue
Ron Johnston, Opus Building Canada/655305 B.C. Ltd.
Development Permit/Development Variance Permit
Development Permit to permit three 2-storey mini-storage warehouse buildings.
DVP to eliminate the landscaping requirement along the eastern property line.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on properties located at 13842/64 - 104 Avenue.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following CHI regulation:
 - to eliminate the 1.5 m (5 ft.) wide landscaping strip along the eastern property line

in order to permit the development of three, 2-storey mini-storage warehouse 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. 7903-0374-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7903-0374-00 (Appendix IV) varying the following CHI regulation to proceed to Public Notification:
 - (a) to eliminate the minimum 1.5-metre (5 ft.) wide landscaping strip along the eastern property line.
3. Council instruct staff to resolve the following issues prior to final 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; and
 - (c) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

Before the question was called:-

It was Moved by Councillor Bose
Seconded by Councillor Villeneuve
That the application be referred to staff to address concerns raised with respect to massing of buildings and limitations apparent in the landscaping plans and report back to Council.

RES.R04-274

Carried

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

5. **7904-0031-00**
6136 - 167B Street
Henry Yong/642697 B.C. Ltd., Inc. No. 642697

Development Variance Permit

To vary off-street parking regulations to permit driveway access from the fronting street.

Councillor Bose left the meeting at 4:38 p.m. for Items 5 and 6 due to a potential conflict of interest as his family owns property in the area.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 6136 - 167B Street.

The applicant is proposing:

- a Development Variance Permit to relax the following by-law regulation:
 - to vary Section H.1 of the RF-12 Zone to permit driveway access from the fronting street

in order to permit the development of a single family dwelling.

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. 7904-0031-00 (Appendix IV), varying the following, to proceed to Public Notification:
 - (a) to vary Section H.1 the off-street parking requirement of the RF-12 Zone to permit driveway access from the fronting street rather than restricting access from the abutting lane.

RES.R04-275

Carried

6. **7903-0459-00**
6272 - 167B Street
Dave Mann/642697 B.C. Ltd. Inc. No. 642697
Development Variance Permit
To vary off-street parking regulations to permit driveway access from the fronting street.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 6272 - 167B Street.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulation:
 - to vary Section H.1 of the RF-12 Zone to permit driveway access from the fronting street

in order to permit the development of a single family dwelling.

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. 7903-0459-00 (Appendix IV), varying the following, to proceed to Public Notification:
 - (a) to vary Section H.1 the off-street parking requirement of the RF-12 Zone to permit driveway access from the fronting street rather than restricting access from the abutting lane.

RES.R04-276

Carried

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

FLEETWOOD/GUILDFORD

7. **7903-0366-00**
15412 - 84 Avenue
Roger Jawanda/Bill Kruger; Jaswant Mann/408535 B.C. Ltd.
Rezoning
From RA to RF to permit subdivision into approximately ten (10) single family lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 15412 - 84 Avenue.

The applicant is proposing:

- a rezoning from RA to RF

in order to allow subdivision into approximately ten (10) 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 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.

RES.R04-277 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15283" pass its first reading.

RES.R04-278 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, 2004, No. 15283" pass its second reading.

RES.R04-279 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, 2004, No. 15283" be held at the
City Hall on February 23, 2004, at 7:00 p.m.

RES.R04-280 Carried

NEWTON

8. **7903-0462-00**
15152 - 62A Avenue
Lilian Arishenkoff/Polygon Development 148 Ltd.
 Development Permit
To permit the construction of a 124-unit multiple residential complex and related amenity space.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 15152 - 62A Avenue.

The applicant is proposing:

- a Development Permit

in order to permit the development of a 124-unit multiple residential complex and related amenity space.

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 the attached Development Permit No. 7903-0462-00 (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.R04-281

Carried

SOUTH SURREY

9. **7903-0352-00**
15323 - 34 Avenue
Lisa Balsor/Rosemary Developments Ltd., Inc. No. 410635
 NCP Amendment/Rezoning
Rezone from CD to RF-12 to permit subdivision into 5 single family lots. NCP Amendment from Neighbourhood Commercial to Single Family Small Lots.

The General Manager of Planning & Development submitted a report concerning an application to amend the Neighbourhood Concept Plan, and a rezoning application on property located at 15323 - 34 Avenue.

The applicant is proposing:

- an NCP amendment from Neighbourhood Commercial to Single Family Small Lot; and
- a rezoning from CD to RF-12

in order to allow subdivision into 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 Hunt
Seconded by Councillor Watts
That:

1. a By-law be introduced to rezone the property from "Comprehensive Development Zone (CD)" (By-law No. 14386) 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; and
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation.
3. Council pass a resolution to amend the Rosemary Heights Central NCP to redesignate the land from Neighbourhood Commercial to Single Family Small Lot when the project is considered for final adoption.

RES.R04-282

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15284" pass its first reading.

RES.R04-283

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 Steele
That:

1. a By-law be introduced to redesignate the site from Urban to Multiple Residential and a date for Public Hearing be set (Appendix VI).
2. 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*.
3. a By-law be introduced to rezone a portion of the site 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 (Appendix VII).
4. Council approve the applicant's request to eliminate the required indoor amenity space.
5. Council authorize staff to draft Development Permit No. 7903-0369-00 generally in accordance with the attached drawings (Appendix II).
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 plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) resolution of minor design issues to the satisfaction of the Planning and Development Department;
 - (f) registration of a Section 219 Restrictive Covenant to specifically prohibit the conversion of the tandem parking spaces into livable space;

- (g) the applicant adequately address the impact of no indoor amenity space;
- (h) removal of all existing buildings and structures; and
- (i) registration of a reciprocal access agreement through the subject site to provide access to the adjoining lot to the east at 13560 - 96 Avenue.

RES.R04-286 Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 92 Amendment By-law 2004, No. 15285" pass its
 first reading.

RES.R04-287 Carried

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

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 92 Amendment By-law 2004, No. 15285" pass its
 second reading.

RES.R04-288 Carried

It was then Moved by Councillor Hunt
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Official
 Community Plan By-law, 1996, No. 12900, No. 92 Amendment By-law 2004,
 No. 15285" be held at the City Hall on February 23, 2004, at 7:00 p.m.

RES.R04-289 Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15286" pass its first reading.

RES.R04-290 Carried

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

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15286" pass its second reading.

RES.R04-291 Carried

It was then
 Moved by Councillor Hunt
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15286" be held at the
 City Hall on February 23, 2004, at 7:00 p.m.
 RES.R04-292 Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

SOUTH SURREY

11. **7903-0404-00**
2255 King George Highway
John Myring/Thomas, Christopher and John Myring
 Development Permit
To allow the development of a multi-tenant commercial building.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 2255 King George Highway.

The applicant is proposing:

- a Development Permit

in order to allow the development of a multi-tenant commercial building.

John Meyer, Applicant

John Meyer was in attendance and commented that the proposed development features a tilt-up building and that they are not proceeding with a hotel. He continued that the development features a residential flair, stonework on the columns, and interesting relief on the building. He added that the building would be set up for 10 strata units or separate business units and that it is not being planned to sell the building. He noted that there would be an ability to have a mezzanine and hopefully a furniture store, as far as usage is concerned.

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. 7903-0404-00 generally in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issue prior to approval.

- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering.

RES.R04-293

Carried**12. 7903-0293-00**

2370 - 153A Street; 15360, 15370, 15380 and 15390 - 24 Avenue and 2371 - 154 Street

Richard Coulter, 636237 B.C. Ltd, Mark Ankenman, Ankenman Associates/ Roger and Alice Olson; Patricia Michaelson; Kathleen Anderson and Vincenzo Ferraro; Carol Maxine Hall, Randolph Hall and John Kuhn, and Grace Park

OCP Amendment/Rezoning\Development Permit/Development Variance Permit
*OCP amendment from Urban to Commercial Rezone from RF and CHI to C-8.
 Development Permit to permit a 2,908 m² (31,300 sq.ft.) commercial building.
 Development Variance Permit to vary setbacks and parking stalls.*

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, applications for a Development Permit and a Development Variance Permit, and a rezoning application on properties located at 2370 - 153A Street; 15360, 15370, 15380 and 15390 - 24 Avenue, and 2371 - 154 Street.

The applicant is proposing:

- an OCP amendment from Urban to Commercial;
- a rezoning from CHI and RF to C-8;
- a Development Permit; and
- a Development Variance Permit to vary the following by-law regulations:
 - under Part 36 Community Commercial Zone, Section F, the front yard setback (153A Street and 154 Street) is varied from a minimum of 7.5 m (25 ft.) to a minimum of 2 m. (6.6 ft.);
 - under Part 36 Community Commercial Zone, Section F, the side yard setback (24 Avenue) is varied from a minimum of 7.5 m. (25 ft.) to 2 m (6.6 ft.) for the main floor and to 0 m. (0 ft.) for the second floor; and,
 - under Part 5, Table C.2 parking requirements for commercial uses, the required parking stalls is varied from 80 to 76 stalls;

in order to permit the development of a two-storey 2,908 m² (31,300 sq.ft.) commercial building.

- (c) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (d) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (e) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (f) registration of a statutory right-of-way requiring public right-of-passage.
7. Instruct staff to develop an implementation plan and equitable cost sharing arrangement for the acquisition and construction of 23 Avenue between 152A Street and 154 Street including appropriate public consultation and provide a report to Council with recommendations prior to final adoption of the rezoning by-law.
8. Council pass a resolution to amend King George Highway Corridor Plan and the Semiahmoo Town Centre Plan to redesignate the land from Townhouse and Institutional to Commercial before final adoption of the rezoning by-law.

RES.R04-294

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 93 Amendment By-law 2004, No. 15289" pass its first reading.

RES.R04-295

Carried

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

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 93 Amendment By-law 2004, No. 15289" pass its second reading.

RES.R04-296

Carried

It was then

Moved by Councillor Hunt

Seconded by Councillor Steele

That the Public Hearing on "Surrey Official

Community Plan By-law, 1996, No. 12900, No. 93 Amendment By-law 2004, No. 15289" be held at the City Hall on February 23, 2004, at 7:00 p.m.

RES.R04-297

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 Council:

1. Receive this report as information;
2. Endorse the Terms of Reference attached as Appendix I to this report, regarding the planning and public consultation process for the expansion of the East Clayton Neighbourhood Concept Plan ("NCP") north of 72 Avenue; and
3. Endorse the process documented in this report for informing the developers, builders and residents of East Clayton about the principles and attributes of sustainability in the East Clayton NCP.

RES.R04-301

Carried

Note: Appendix III is available in the Clerk's Office for perusal.

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, 2002, No. 14848"

7902-0159-00 - Bindu and Arvind Rattan, Banspati Dayal, c/o Arvind Rattan

RA (BL 12000) to RF (BL 12000) - 7433 - 148 Street - to permit retention of an existing building and subdivision into two lots.

Approved by Council: November 4, 2002

- * Planning & Development advise that (reference memorandum dated February 5, 2004 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. 14848" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-302

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14984"

7902-0381-00 - 653456 B.C. Ltd., 451182 B.C. Ltd., c/o Carson Nofle

RF (BL 12000) to RM-30 (BL 12000) - 8608, 8628, 8650 - 159 Street - to
 permit the development of a 69-unit townhouse project.

Approved by Council: April 14, 2003

Note: A Development Permit (7902-0381-00) on the site is to be considered for
 Final Approval under Item I.1(a).

It was Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 14984" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-303

Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15042"

7903-0002-00 - Ralph and Roy Stacey, Gold Key Automotive Ltd.,
 c/o Avenir Developments Ltd.

RF (BL 12000) to CD (BL 12000) - (Blocks A and B) - 2052, 2064,
 2070 - 152 Street, and Portion of 2090 - 152 Street - to permit a 129-unit
 seniors' congregate multiple dwelling residential development.

Approved by Council: May 26, 2003

- * This by-law is proceeding in conjunction with By-law No. 15272 Item H.4 of this Agenda.

Note: A Development Permit (7903-0002-00) on the site is to be considered for Final Approval under Item I.1(b).

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15042" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-304

Carried

4. "681514 B.C. Ltd. Housing Agreement, Authorization By-law, 2004, No. 15272"

3900-20-15272/7903-0002-00 - Ralph Stacey, Roy Stacey, Gold Key Automotive Ltd., c/o Avenir Developments Ltd.

A by-law to authorize the City of Surrey to enter into a housing agreement on properties located at 2052, 2064, 2070 - 152 Street, and a Portion of 2090 - 152 Street. The purpose of the Agreement is to ensure the proposed seniors' residential development is oriented to seniors.

Approved by Council: January 19, 2004

Note: This By-law will be in order for consideration, should Council approve final adoption of By-law 15042, Item H. 3 of this Agenda.

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "681514 B.C. Ltd. Housing
Agreement, Authorization By-law, 2004, No. 15272" be finally adopted, signed
by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-305

Carried

I. CLERK'S REPORT

1. Formal Approval of Development Permits

- (a) **Development Permit No. 7902-0381-00**
Carson Nofle/653456 B.C. Ltd. and 451182 B.C. Ltd.
8608/8628/8650 - 159 Street

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

"That Development Permit No. 7902-0381-00 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 14984, Item H.2 of this agenda.

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

No. 7902-0381-00 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.R04-306

Carried

- (b) **Development Permit No. 7903-0002-00**
Avenir Developments Ltd., T.J. Maager Architect
Ralph Gordon Stacey and Roy Sidney Stacey;
Gold Key Automotive Ltd.
2052, 2064, 2070 & Portion of 2090 - 152 Street

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

"That Development Permit No. 7903-0002-00 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-laws 15042 & 15272, Items H.3 & H.4 of this agenda.

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

No. 7903-0002-00 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.R04-307

Carried

J. OTHER BUSINESS

K. ADJOURNMENT

It was

meeting do now adjourn.
RES.R04-308

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


Carried

The Regular Council- Land Use meeting adjourned at 5:12 p.m.

Certified Correct:



City Clerk



Mayor