



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, APRIL 5, 2004
Time: 4:43 p.m.

Present:

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

Absent:

Councillors Entering Meeting as Indicated:

Councillor Hunt
Councillor Villeneuve

Staff Present:

City Manager
City Clerk
General Manager, Planning & Development
General Manager, Finance, Technology & HR
General Manager, Engineering
Interim General Manager, Parks, Recreation and Culture
Manager, Long Range Planning & Policy 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

CLOVERDALE/CLAYTON

1. 7903-0471-00

6039 - 196 Street

Ed Dubuc/Loula and Marilyn Mearns for the Estate of William Mearns
OCP Text Amendment/Temporary Use Permit
*OCP Amendment to declare the site a Temporary Commercial Use Permit Area.
Temporary Commercial Use Permit to allow for the temporary parking and
storage of vehicles.*

The General Manager of Planning & Development submitted a report concerning an application to amend the text of the Official Community Plan, and a Temporary Use Permit application on property located at 6039 - 196 Street.

The applicant is proposing:

- an OCP amendment to declare the property at 6039 - 196 Street a Temporary Commercial Permit Area; and
- Temporary Commercial Use Permit

in order to allow the parking and storage of new and used vehicles for a period not to exceed two years.

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

Delegation:

The delegation was in attendance and commented that he would agree to put landscaping along the fencing. He continued that the reason he had not proposed the landscaping was that the dealership would be located to another site across the street in approximately 2 years, and a new building would be built at that time.

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

1. a By-law be introduced to declare the property a Temporary Commercial Use Permit Area and a date for Public Hearing be set.
2. Council approve Temporary Commercial Use Permit No. 7903-0471-00 to proceed to Public Notification.
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; and
 - (b) submission of sufficient security to ensure the use is discontinued after the expiry of the Temporary Use Commercial Permit.

RES.R04-795 Carried with Councillor Bose and the Mayor against.

It was Moved by Councillor Bose
Seconded by Councillor Watts
That as a condition of approval, future public open space be further defined and that where practicable, landscaping with potential for permanency, be considered.

RES.R04-796 Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 43 Amendment By-law 2004, No. 15339" pass its first reading.

RES.R04-797 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. 43 Amendment By-law 2004, No. 15339"
pass its second reading.

RES.R04-798 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. 43 Amendment By-law
2004, No. 15339" be held at the City Hall on April 19, 2004, at 7:00 p.m.

RES.R04-799 Carried

The Mayor left the meeting at 4:58 p.m. and the chair was assumed by the Acting Mayor, Councillor Tymoschuk.

2. **7903-0460-00**
6413 - 176 Street and 17565 - 64 Avenue
Rimark Consulting/Hung-Sik and Kyong-Ok Shin; Edwin Petursson
Rezoning/Development Permit/Development Variance Permit
Rezone from RA to IL and a Development Permit to permit the construction of a self-storage warehouse facility. DVP to increase the maximum number of fascia signs from 2 to 3.

The General Manager of Planning & Development submitted a report concerning a rezoning application, and applications for a Development Permit and a Development Variance Permit on properties located at 6413 - 176 Street and 17565 - 64 Avenue.

The applicant is proposing:

- a rezoning from RA to IL;
- a Development Permit; and
- a Development Variance Permit to vary the following Sign By-law regulation:
 - to increase the maximum number of fascia signs from 2 to 3

in order to permit the development of a self-storage warehouse facility.

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

Delegation:

Rick Johnson of Rimark Consulting was in attendance and commented that drawings had been previously submitted to Council. He added that several changes had been made in keeping with the recommendations of the Advisory Design Panel such as landscaping, fencing, rooflines, and colour in recognition of the high visibility site.

It was

Moved by Councillor Higginbotham
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 "Light Impact Industrial Zone (IL)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7903-0460-00 in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7903-0460-00 (Appendix IV), varying the following, to proceed to Public Notification:
 - (a) to increase the maximum number of fascia signs permitted in the Sign By-law from two to three.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (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;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation;
 - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (e) approval of Development Variance Permit No. 7903-0460-00.

RES.R04-800

Carried

in order to allow a new free-standing sign and fascia signs on a recently approved auto dealership site.

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

Delegation:

A. Hansen, representative Provincial Signs, was in attendance and commented that all North American Mazda dealers feature the same signage on dealerships. He continued that signage is minimal, individual letters are used as opposed to a box sign style. He added that the signage identifies the actual dealer's name and the signage for the service drive-through provides easier visibility on the car lot.

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

1. Council authorize staff to draft Development Permit No. 7904-0071-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7904-0071-00 (Appendix IV), varying the following, to proceed to Public Notification:
 - (a) increase the maximum number of fascia signs permitted in the Sign By-law from 2 to 5; and
 - (b) increase the maximum height of a free-standing sign permitted in the Sign By-law from 4.5 metres (15 ft.) to 5.0 metres (16.5 ft.).
3. Council instruct staff to resolve the following issue prior to approval:
 - (a) approval of Development Variance Permit No. 7904-0071-00.

RES.R04-804

Carried

4. **7904-0027-00**
8888 - 152A Street
John Graham, Apollo Signs/Worldwick Enterprises Ltd., Inc. No. 380281
Development Permit
Development Permit to permit a new free-standing sign on a commercial site in Fleetwood.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 8888 - 152A Street.

The applicant is proposing:

- a Development Permit

in order to permit the installation of a new free-standing sign on a commercial site in Fleetwood.

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

It was

Moved by Councillor Watts

Seconded by Councillor Steele

That Council approve the attached

Development Permit No. 7904-0027-00 (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.R04-805

Carried

SURREY CITY CENTRE/WHALLEY

5. 7904-0007-00

9161 - 140 Street

Yong Cho, Ankenman Associates Architects Inc./B & J Homes Ltd.

Rezoning/Development Permit

Rezone from RF to CD and Development Permit to permit a local commercial building with two dwelling units above.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on property located at 9161 - 140 Street.

The applicant is proposing:

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

in order to permit the development of a local commercial building with two dwelling units above.

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

Delegation:

The applicant was in attendance and commented on the history of the application. He noted that 75% of the area residents agreed with the initial application and he held a public information meeting where 17 people expressed opposition and 47 persons cited support for the application. He continued that Council denied the application at that time and the applicant met with Planning & Development who

advised him to speak to property owners within the 100 meter notification area. He advised that another public information meeting was held with 25 people attending and of those in attendance, 19 persons expressed support and 6 persons expressed opposition to the proposed application. He added that he did not know why the application was denied initially and asked Council set a date for a public hearing so neighbourhood residents could state their opinions in front of Council.

The Mayor returned to the meeting at 5:18 p.m. and assumed the Chair.

It was	Moved by Councillor Higginbotham Seconded by Councillor Steele That Application 7904-0007-00 be referred to staff to require a market feasibility study to be undertaken by the applicant.
RES.R04-806	<u>Carried</u>

Councillor Hunt entered the meeting at 5:19 p.m.

RESIDENTIAL/INSTITUTIONAL

FLEETWOOD/GUILDFORD

6. **7903-0305-00**
14970/75 - 101A Avenue and 10160 - 149 Street
Mr. Akbar Sherkat c/o Vander Consulting Group Ltd./
Guildford Estates Ltd.
Development Permit
To permit the construction of three high-rise residential buildings in Guildford.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on properties located at 14970/75 - 101A Avenue and 10160 - 149 Street.

The applicant is proposing:

- a Development Permit

in order to permit the development of three high-rise residential buildings 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 Higginbotham
That Council approve the attached
Development Permit No. 7903-0305-00 (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.R04-807

Carried

NEWTON

7. **7903-0361-00**
13685, 13721, 13735, 13751, 13779 - 64 Avenue
McElhanney Consulting Ltd. c/o James Pernu/2681323 Enterprises Ltd.
Rezoning
From RA and RF to RF-12 to allow subdivision into approximately 43 single family residential small lots.

The General Manager of Planning & Development submitted a report concerning a rezoning application on properties located at 13685, 13721, 13735, 13751, 13779 - 64 Avenue .

The applicant is proposing:

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

in order to allow subdivision into approximately 43 single family residential small lots ranging in size from 320m² (3,445 sq.ft.) to 522 m² (5,619 sq.ft.).

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

Delegation:

James Pernu was in attendance and provided drawings, and gave details of the grade change. He discussed the extent of the proposed 9 meter-wide park dedication above the additional setback of 6 meters to 7.5 meters to the back building face, for a magnitude of 55 feet from the 64th Avenue property line to the back face of the building. He added that in order to avoid retaining walls, the applicant would be removing an amount of soil to leave a retaining wall with more landscaped features featuring a 1 meter high block retaining wall similar to the one used in the area of 138 Street and 64 Avenue. He noted that the extension of that existing landscaping slope would be replanted and reforested.

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

1. a By-law be introduced to rezone the properties from "One-Acre Residential Zone (RA)" (By-law No. 12000) and "Single Family Residential Zone (RF)" (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) input from Senior Government Environmental Agencies;
 - (d) submission of an acceptable tree survey and a statement regarding tree preservation; and
 - (e) submission of a landscaping cost estimate for the proposed landscape buffer along 64 Avenue.

RES.R04-808

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15341" pass its first reading.

RES.R04-809

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 Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15341" pass its second reading.

RES.R04-810

Carried with Councillor Bose against.

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. 15341" be held at the City Hall on April 19, 2004, at 7:00 p.m.

RES.R04-811

Carried

SOUTH SURREY

8. 7903-0268-00

14647 - 28 Avenue and 2865 Semiahmoo Trail

Mr. Clarence Arychuk, c/o Hunter Laird Engineering Ltd./Van-Rock Holdings Inc., Inc. No. 548911; Patrick John Coffey and Carol Anne Coffey
Rezoning

From RA to RH-G to permit the development of 13 half-acre gross density lots and the provision of 15% open space.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 14647 - 28 Avenue and 2865 Semiahmoo Trail.

The applicant is proposing:

- a rezoning from RA to RH-G

in order to allow subdivision into 13 half-acre gross density 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 Steele

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 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 for the landscaping buffer along Semiahmoo Trail, to the specifications and satisfaction of the City Landscape Architect;
 - (e) submission of a Letter of Credit for the landscaping buffer along Semiahmoo Trail;
 - (f) ensure that the applicant provide the voluntary monetary contributions to the Parks, Recreation & Culture Department in order to facilitate the improvements along Semiahmoo Trail and landscaping with the proposed open space area; and
 - (g) registration of a Section 219 Restrictive Covenant to prevent further subdivision of Lot 10 (adjacent Semiahmoo Trail).
3. Council pass a resolution to amend the Central Semiahmoo Peninsula Local Area Plan to redesignate the property at 14647 - 28 Avenue from One Acre to Half Acre Gross Density when the project is considered for final adoption.

RES.R04-812

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15342" pass its first reading.

RES.R04-813

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. 15342" pass its second reading.

RES.R04-814

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. 15342" be held at the
 City Hall on April 19, 2004, at 7:00 p.m.

RES.R04-815

Carried

9. **7903-0210-00**
3347 King George Highway
Raymond Ayers, Pacific Pointe Homes/Ewald and Donna Jensen
 Development Variance Permit
To vary Works and Services for a proposed half-acre residential lot.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 3347 King George Highway.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations pertaining to the RH Zone:
 - Surrey Subdivision and Development By-law, 1986, No. 8830, as amended is varied by waiving the requirement for water supply and sanitary sewer.

in order to allow subdivision into 2 parcels to facilitate development of a townhouse project on one of the parcels.

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 approve Development Variance Permit No. 7903-0210-00 (Appendix IV), varying the following, to proceed to Public Notification:
 - (a) to waive the requirement of the Surrey Subdivision and Development By-law, 1986, No. 8830 to provide water supply and sanitary sewer.

RES.R04-816

Carried

SURREY CITY CENTRE/WHALLEY

10. **7904-0029-00**
10111 - 144A Street
Avinash Banwait/Olivia Ou, Mainland Engineering Corporation/Amrao Kaler, Jagjit Sahi and Harpal Sohi
 Development Variance Permit
To relax the front yard setback for an existing house on proposed Lot 2 of a 2-lot subdivision.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 10111 - 144A Street.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulation:
 - reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 2.3 metres (7.5 ft.)

in order to allow subdivision into two (2) single family lots and retain one existing house.

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 approve Development Variance Permit No. 7904-0029-00 (Appendix IV), varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 2.3 metres (7.5 ft.).

RES.R04-817

Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

NEWTON

11. **7904-0052-00**
12905 - 80 Avenue
Joe Dhaliwal/Mainland Demo Contracting Ltd.

Rezoning

From CD (By-law No. 14926) to CD in order to accommodate the expansion of an approved Business Park Complex over the entire site.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 12905 - 80 Avenue.

The applicant is proposing:

- a rezoning from CD to CD

in order to allow the development of a multiple phase business park with some commercial uses over the entire site.

Based on Council directive, 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 "Comprehensive Development Zone (CD)" (By-law No. 14926) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issue 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.

RES.R04-818 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, 2004, No. 15344" pass its first reading.

RES.R04-819 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, 2004, No. 15344" pass its second reading.

RES.R04-820 Carried with Councillor Bose against.

It was then Moved by Councillor Hunt
Seconded by Councillor Watts
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15344" be held at the
City Hall on April 19, 2004, at 7:00 p.m.

RES.R04-821 Carried

SOUTH SURREY

12. **7904-0073-00**
15252 - 32 Avenue
Imperial Sign/Morgan Creek Corporate Centre (Inc. No. 636852)
 Development Permit
To permit the construction of two doubled faced, free-standing signs.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 15252 - 32 Avenue.

The applicant is proposing:

- a Development Permit

in order to permit the construction of two doubled faced, free-standing signs.

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. 7904-0073-00 (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.R04-822

Carried

13. **7904-0048-00**
1956 - 152 Street
Danny Estephan, Kasian Kennedy Architecture/Ludwig and Erna Schuster
 Development Permit/Development Variance Permit
Development Permit to permit exterior alteration and a 30 sq.m. (322 sq.ft.) addition to an existing restaurant. DVP to vary the front yard setback from 7.5 m (25 ft.) to 1.7 m (5.5 ft.) and to vary the number of allowed 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 1956 - 152 Street.

The applicant is proposing:

- a Development Permit;
- a Development Variance Permit to vary the following by-law regulations:

- the required front yard setback is reduced from 7.5 m (25 ft.) to 1.7 m (5.5 ft.); and
- to vary the number of fascia signs on the north and west faces of the building from 1 to 4 for each of the building faces.

in order to allow exterior alterations and construction of a 30 sq.m. (322 sq.ft.) addition to an existing restaurant (Boston Pizza) 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 authorize staff to draft Development Permit No. 7904-0048-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7904-0048-00 (Appendix III), varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 1.7 metres (5.5 ft.); and
 - (b) to vary the number of permitted fascia signs on the north and west faces of the principal building (Surrey Sign By-law, 1999, No. 13656) from 1 fascia sign to 4 fascia signs for each of the building faces.
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; and
 - (b) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R04-823

Carried

RESIDENTIAL/INSTITUTIONALCLOVERDALE/CLAYTON**14. 7903-0312-00****Portion of 7095 - 192 Street and 19157 - 70 Avenue****Tom Morton, Palladium Productions Inc./James Pernu, McElhanney Consulting Services/Gerald Kinsey; Shiu Lan Luk**

NCP Amendment/Rezoning/Development Permit/Development Variance Permit
Rezoned from RA to RF-9C & RM-30 and DP to permit the construction of approximately 15 small lots and 112 townhouse units. DVP to reduce building setbacks for the townhouse portion of the site.

The General Manager of Planning & Development submitted a report concerning an application to amend the Neighbourhood Concept Plan, a rezoning application, and applications for a Development Permit and a Development Variance Permit on properties located at portion of 7095 - 192 Street and 19157 - 70 Avenue.

The applicant is proposing:

- an NCP amendment from Low Density to Medium and Medium-High Density for portions of the site;
- a rezoning from RA to RF-9C and RM-30;
- a Development Permit; and
- a Development Variance Permit to relax the following Zoning By-law regulations:
 - to reduce the minimum south side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 1.6 metres (5 ft.).
 - to reduce the minimum north side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 1.5 metres (5.0 ft.);
 - to reduce minimum west front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.); and
 - to reduce the minimum north-east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.7 metres (8.8 ft.)

in order to permit the development of approximately 15 small single family lots with 9 m (30 ft.) frontages, one lot with 112 townhouse units and one large 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 Steele
That:

1. a By-law be introduced to rezone portions of the site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Coach House Zone (RF-9C)" (By-law No. 12000) (Block A on Survey Plan) and "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) (Block B on Survey Plan) and a date be set for Public Hearing (Appendix II).
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7903-0312-00 in accordance with the attached drawings (Appendix III).
4. Council approve Development Variance Permit No. 7903-0312-00, varying the following, to proceed to Public Notification (Appendix IV):
 - (a) to reduce the minimum south side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 1.6 metres (5.0 ft.);
 - (b) to reduce the minimum north side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 1.5 metres (5.0 ft.);
 - (c) to reduce the minimum west front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.); and
 - (d) to reduce the minimum north-east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.7 metres (8.8 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 subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from Terasen Gas;
 - (d) submission of an acceptable tree survey and a statement regarding tree preservation;

- (e) resolution of landscaping issues and submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
- (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) registration of separate rights-of-way for public passage on the proposed walkway and greenway; and
- (i) removal of the existing single family dwelling and accessory buildings on the proposed townhouse site.

6. Council pass a resolution to amend the East Clayton Neighbourhood Concept Plan to redesignate portions of the site from Low Density to Medium Density and Medium-High Density when the project is considered for final adoption.

RES.R04-824 Carried with Councillor Bose against.

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15345" pass its first reading.
 RES.R04-825 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 Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15345" pass its second reading.
 RES.R04-826 Carried with Councillor Bose against.

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. 15345" be held at the
 City Hall on April 19, 2004, at 7:00 p.m.
 RES.R04-827 Carried

SURREY CITY CENTRE/WHALLEY

15. **7904-0063-00**
13909 - 102 Avenue
Bahadar Sandhu/646902 B.C. Ltd.

Development Permit

To permit two buildings to be built at a higher elevation than approved under Development Permit No. 7902-0295-00

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 13909 - 102 Avenue.

The applicant is proposing:

- a Development Permit

in order to permit two buildings in a multi-family development to be built at a higher elevation than approved under Development Permit No. 7902-0295-00.

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 Council approve the attached

Development Permit No. 7904-0063-00 (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.R04-828

Carried

16. **7903-0271-00**
13427/53/75 - 111A Avenue; 13476 - 112 Avenue
Richard Balfour/Cherington Intercare Inc.

Rezoning/Development Permit/Development Variance Permit

Rezone from RMS-1 and RF to RMS-2 and Development Permit to permit the expansion of the existing care facility. Development Variance Permit to relax side yards and on-site parking.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit, and a rezoning application on properties located at 13427/53/75 - 111A Avenue and 13476 - 112 Avenue.

The applicant is proposing:

- a rezoning from RMS-1 and RF to RMS-2;

- a Development Permit; and
- a Development Variance Permit to vary the following regulations of the RMS-2 Zone:
 - to reduce the northern front yard setback from 7.5 m (25 ft.) to 4.0 m (13 ft.);
 - to reduce the southern front yard setback from 7.5 ft. (25 ft.) to 5.5 m (10 ft.);
 - to reduce the western side yard setback from 7.5 m (25 ft.) to 6.0 m (20 ft.); and
 - to reduce the number of off-street parking spaces from 100 to 65

in order to permit the expansion of the existing care facility 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.

Delegation:

Rick Balfour, Project Manager, was in attendance and commented that the project is one lot bigger, with the same comparable floor space, reduced courtyards, and provided with semi-public park space on the south side, incorporating the street, and meeting place for the neighbourhood and care centre. He added that the east wing had been modified in that the building would be terraced to closely relate to the hillside. He continued that a public information meeting would be held prior to the Public Hearing.

It was

Moved by Councillor Hunt
Seconded by Councillor Steele
That:

1. Council file By-law No. 13852 and Rezoning Application and Development Permit Application No. 7999-0070-00.
2. a By-law be introduced to rezone the property from "Special Care Housing 1 Zone (RMS-1)" (By-law No. 12000) and "Single Family Residential Zone (RF)" (By-law No. 12000) to "Special Care Housing 2 Zone (RMS-2)" (By-law No. 12000) and a date be set for Public Hearing.
3. Council authorize staff to draft Development Permit No. 7903-0271-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7903-0271-00 (Appendix V), varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum northern front yard setback of the RMS-2 Zone from 7.5 metres (25 ft.) to 4.0 metres (13 ft.);

- (b) to reduce the minimum southern front yard setback of the RMS-2 Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.);
 - (c) to reduce the minimum western side yard setback of the RMS-2 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.); and
 - (d) to reduce the number of required on-site parking spaces from 100 to 65.
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) resolution of outstanding design issues to the satisfaction of the City Architect;
 - (d) submission of an acceptable tree survey and a statement regarding tree preservation; and
 - (e) submission of a landscaping plan landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R04-829

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15346" pass its first reading.

RES.R04-830

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. 15346" pass its second reading.

RES.R04-831

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. 15346" be held at the City Hall on April 19, 2004, at 7:00 p.m.

RES.R04-832

Carried

C. CORPORATE REPORTS

1. The Corporate Report under date of April 5, 2004 was considered and dealt with as follows:

Item No. L008

Official Community Plan Amendment

Development Permit Area - Highway 99 Corridor

Local Area Plan

File: 6520-20 (Hwy 99 Corridor); 3900-20-15338

The General Manager, Planning & Development submitted a report to implement Council's direction of February 23, 2004 to establish the entire Highway 99 Corridor Local Plan area as a Development Permit Area, pursuant to the provisions of the OCP.

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 defer the Development Permit

Area - Highway 99 Corridor Local Area Plan amendment to be included in the annual Official Community Plan review.

RES.R04-833

Carried

Note: See By-law 15338, H.10 of this agenda.

D. ITEMS TABLED BY COUNCIL

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

TO BE FILED

- 1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14854"

7902-0168-00 - Ronald and Marie Budd, Byron Budd and Elizabeth Kellett, Kevin and Christine Budd, Wayne Chadsey, John Anderson, Betty Tolleson, c/o Judith Hard, Carbonite Development Corp. and c/o Pavilina Ryvola, Vanagan Architects Inc.

RF (BL 12000) to CD (BL 12000) - 2936, 2948, 2958 and 2976 King George Highway - to permit the development of a seniors' residential development containing 193 dwelling units and associated amenities.

Approved by Council: November 4, 2002

- * Planning & Development advise that (see memorandum dated March 22, 2004 in by-law back-up) By-law No. 14854 should be filed as the application has been inactive for 14 months and the applicant has requested that the file be closed.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2002, No. 14854" be filed.

RES.R04-834

Carried

FINAL ADOPTIONS

- 2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15095"

7903-0047-00 - Clay and Opal Gallant, Trevor Nowoselski, Richard Hayward, c/o Coastland Engineering & Surveying Ltd. (Greg Sewell)

RA (BL 12000) to RF (BL 12000) - 5928 - 168 Street, 16832 and 16842 - 60 Avenue - to permit subdivision into approximately 8 single family lots.

Approved by Council: July 21, 2003

- * Planning & Development advise that (see memorandum dated March 30, 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 Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 15095" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-835

Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15301"

7904-0011-00 - First Nations Urban Community Society

RF (BL 12000) to PA-1 (BL 12000) - 14589 - 108 Avenue - to permit the
 operation of a childcare center for approximately 40 children.

Approved by Council: March 1, 2004

- * At the March 22, 2004 Regular Council-Public Hearing meeting, Council passed
 the following resolution:

*"That the applicant be required to enter into a Restrictive Covenant limiting the
 use to a pre-school and specifying a specific number of students, as proposed by
 the applicant."*

In response, Planning and Development advise that (see memorandum dated
 April 1, 2004 in by-law back-up) the owners have entered into a Restrictive
 Covenant which will limit the use to a pre-school for a maximum of 20 children
 in the morning class and 20 children in the afternoon class.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15301" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-836

Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14942"

7902-0360-00 - Hugh Carter, Foxridge Homes by Qualico,
 c/o Clarence Arychuk, Hunter Laird Engineering Ltd.

RH (BL 12000) to RF (BL 12000) - 5761 and 5781 - 148 Street - to permit
 the development of approximately 22 single family lots.

Approved by Council: February 17, 2003

- * Planning & Development advise that (see memorandum dated March 25, 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.

In addition, at the March 24, 2003 Regular Council-Public Hearing meeting, Council requested that staff advise, prior to final adoption, to ensure the buffer and swale are provided.

In response, Planning and Development advise that a 10 metre (33 ft.) wide landscape buffer will be registered on title of lots adjacent to the existing Suburban designated properties. Introduction of a swale along those property lines is an Engineering requirement.

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14942" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-837

Carried

- 5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15053"

7902-0384-00 - Palladium Cloverdale Townhomes Ltd.

RA (BL 12000) to RM-30 (BL 12000) - 16717, 16737 &
16749 - 60 Avenue, 6071 - 168 Street - to permit the development of a
95-unit townhouse development.

Councillor Bose left the meeting at 5:37 p.m. due to a potential conflict of interest as his family has property holdings in the area.

Approved by Council: June 9, 2003

Note: A Development Permit (7902-0384-00) on the site is to be considered for Final Approval under Item I.1(b).

- * Planning & Development advise (reference memorandum dated March 25, 2004 in by-law back-up) that it is now in order for Council to pass a resolution amending the West Cloverdale North Local Area Plan to redesignate the site from Townhouse (up to 15 upa) to Townhouse (up to 30 upa).

It was Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 That Council amend the West Cloverdale
 North Local Area Plan to redesignate the site from Townhouse (up to 15 upa) to
 Townhouse (up to 30 upa).

RES.R04-838 Carried

It was Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 15053" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-839 Carried

Councillor Bose returned to the meeting at 5:38 p.m.

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15131"

7903-0101-00 - Antonius and Clasina Schellekens
 c/o Coastland Engineering & Surveying Ltd.

A-1 (BL 12000) to CD (BL 12000) - 16960 Greenway Drive - in order to
 permit subdivision into approximately 11 suburban residential lots.

Approved by Council: September 29, 2003

* Planning & Development advise that (see memorandum dated April 1, 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 Higginbotham
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 15131" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-840 Carried with Councillor Bose against.

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14806"

7902-0094-00 - Qualico Developments (Vancouver) Inc.

RA (BL 12000) to RF-12 (BL 12000) - 5811 - 148 Street - to permit the
 development of 14 single family small lots.

Approved by Council: September 3, 2002

- * Planning & Development advise that (see memorandum dated April 1, 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.
- * In addition, Planning & Development advise that it is now in order for Council to pass a resolution amending the South Newton Neighbourhood Concept Plan to redesignate the site from Schools & Parks to Single Family Small Lots.

It was Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That Council amend the South Newton
 Neighbourhood Concept Plan to redesignate the site from Schools & Parks to
 Single Family Small Lots.

RES.R04-841

Carried

It was Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2002, No. 14806" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-842

Carried

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15140"

7903-0087-00 - Morgan Creek Holdings Inc., c/o Genex Development
 (Steve Barker)

A-1 (BL 12000) to CD (BL 12000) - 3300 - 157A Street - to allow
 subdivision into 39 single detached and semi-detached dwelling units.

Approved by Council: October 6, 2003

Note: A Development Permit (7903-0087-00) on the site is to be considered for
 Final Approval under Item I.1(c).

- * At the October 27, 2003 Regular Council-Public Hearing meeting, Council requested that staff provide information prior to final on an emergency access for the project.

In response, Planning & Development advise that (see memorandum dated April 2, 2004 in by-law back-up) in addition to the main entrance at 157A Street, the applicant secured alternative access to 32 Avenue through a statutory right-of-

way that has been registered on title as part of the previous development application to the north. The applicant was also required to address public pathway connections through the subject site to enhance the overall walkway system in Morgan Creek. The applicant will register a statutory right-of-way to allow public passage on the common property.

In response to the concerns raised by the Rosemary Heights Residents' Committee, the applicant will register a statutory right-of-way and provide security to provide an option to create an additional walkway linkage between the park site to the west and the golf course to the east along the south property line.

- * In addition, Planning & Development advise that it is now in order for Council to pass a resolution amending the Rosemary Heights Central Neighbourhood Concept Plan to redesignate the southern portion of the site from Townhouse to Clustering at Single Family Density.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Council amend the Rosemary Heights
 Central Neighbourhood Concept Plan to redesignate the southern portion of the
 site from Townhouse to Clustering at Single Family Density.
 RES.R04-843 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. 15140" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R04-844 Carried with Councillor Bose against.

- 9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15274"

7903-0316-00 - Kristin and Alfred Schenk, c/o A.J. Schenk

RH (BL 12000) to CD (BL 12000) - 2700 Crescent Drive - to permit the
 development of a single family dwelling.

Approved by Council: January 26, 2004.

- * Planning & Development advise that (see memorandum dated April 2, 2004 in by-law back-up) the Design Guidelines, which has been filed with the City Clerk, has been developed by a Design Consultant based on a character study of the surrounding neighbourhood. A 219 Restrictive Covenant will also be registered on title to tie the design guidelines to the land.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15274" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R04-845 Carried with Councillor Bose against.

INTRODUCTIONS

10. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 44
 Amendment By-law, 2004, No. 15338"

3900-20-15338/6520-20 (Hwy 99 Corridor) Council Initiated Text Amendment

The Mayor noted that Item 10 was not in order for consideration at this time.

TO BE FILED (Cont'd)

11. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1999, No. 13852"

7999-0070-00 - Cherington Intercare Inc. (Berton Evert), c/o Richard Balfour

RMS-1 (BL 12000) and RF (BL 12000) to RMS-2 (BL 12000) - 13453
 and 13475 - 111A Avenue, 13476 - 112 Avenue - to permit the upgrade
 and expansion of the existing seniors' care facility by adding an additional
 68 rooms.

Approved by Council: September 20, 1999

Note: This By-law will be in order for consideration of Filing, should Council
 approve the recommendations of Land Use Item B.16. of the Regular
 Council-Land Use Addendum Agenda No. 1.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 1999, No. 13852" be filed.
 RES.R04-846 Carried

I. CLERK'S REPORT

1. Formal Approval of Development Permits

- (a) **Development Permit No. 7903-0381-00**
Mr. Oleg Verbenkov, Pacific Land Group
Nagina Property Ltd.
 13578 and 13598 - 88 Avenue

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

"That Development Permit No. 7903-0381-00 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."

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

No. 7903-0381-00 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.R04-847

Carried

- (b) **Development Permit No. 7902-0384-00**
Palladium Cloverdale Townhomes Ltd.
 16717, 16737 & 16749 - 60 Avenue, 6071 - 168 Street

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

"That Development Permit No. 7902-0384-00 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. 7902-0384-00 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.R04-848

Carried

Note: See By-law 15053, H.5 of this agenda.

- (c) **Development Permit No. 7903-0087-00**
Steve Barker, Genex Development/Morgan Creek Holdings, Inc. No. 533910
3300 - 157A Street

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

"That Development Permit No. 7903-0087-00 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. 7903-0087-00 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.R04-849

Carried

Note: See By-law 15140, H.8 of this agenda.

J. OTHER BUSINESS

K. ADJOURNMENT

It was

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


meeting do now adjourn.

RES.R04-850

Carried

The Regular Council- Land Use meeting adjourned at 5:39 p.m.

Certified Correct:



City Clerk



Mayor