



# City of Surrey

## Regular Council - Land Use

### Minutes

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
MONDAY, MAY 17, 2004  
Time: 5:14 p.m.

#### Present:

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

#### Absent:

Councillor Hunt

#### Staff Present:

City Manager  
City Clerk  
General Manager, Planning & Development  
Manager, Long Range Planning & Policy  
Development  
Manager, Area Planning Division  
Manager, North Surrey Section  
Manager, South Surrey Section  
Land Development Engineer  
City Solicitor

#### Councillors Entering Meeting as Indicated:

### A. ADOPTION OF MINUTES

### B. LAND USE APPLICATIONS

#### COMMERCIAL/INDUSTRIAL/AGRICULTURAL

#### NEWTON

- 7904-0137-00**  
**12020 Nordel Way**  
**Mary McDonald-Wensley Architecture Ltd./Nordel Crossing Shopping**  
**Centre Ltd., Inc. No. 659315**  
Development Variance Permit  
*To permit additional Business Identification fascia signs at various locations*  
*throughout the proposed shopping centre.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 12020 Nordel Way.

The applicant is proposing:

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

- Surrey Sign By-law, 1999, By-law No. 13656 Part 5 "Signs in Commercial/Industrial Zones", Section 27 "Permit Required", Subsection 2 in order to permit 1 (one) additional business identification fascia sign on the West elevation of the proposed drug store premise portion of Building A (101 - 12080 Nordel Way);
- Surrey Sign By-law, 1999, By-law No. 13656 Part 5 "Signs in Commercial/Industrial Zones", Section 27 "Permit Required", Subsection 2 in order to permit 2 (two) additional business identification fascia signs on the North elevation of each of the proposed drug store and video store premise portion of Building A (101 & 143 - 12080 Nordel Way); and
- Surrey Sign By-law, 1999, By-law No. 13656 Part 5 "Signs in Commercial/Industrial Zones", Section 27 "Permit Required", Subsection 2 in order to permit 3 additional fascia business identification signs on the North, West and South elevations of restaurant Building D (12060 Nordel Way);

in order to allow additional business identification fascia 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 Watts  
Seconded by Councillor Tymoschuk  
That:

1. Council approve Development Variance Permit No. 7904-0137-00 (Appendix IV), varying the following, to proceed to Public Notification:
  - (a) to permit 1 (one) additional business identification fascia sign on the West Elevation (120 Street frontage) of the proposed drug store premise at 101 - 12080 Nordel Way as shown in Appendix II;
  - (b) to permit 2 (two) additional business identification fascia sign on the North Elevation (Nordel Way frontage) of the proposed drug store and video store premises at 101 & 143 - 12080 Nordel Way as shown in Appendix II; and
  - (c) to permit 3 (three) additional business identification fascia sign on the North, West and South Elevations of the proposed restaurant building at 12060 Nordel Way.

RES.R04-1234

Carried

**RESIDENTIAL/INSTITUTIONAL****NEWTON****2. 7904-0004-00****12587 - 72 Avenue****Maciej Dembek/681521 B.C. Ltd.**

Rezoning/Development Permit/Development Variance Permit

*Rezone from RA to RM-30. Development Permit to permit the development of a 55-unit townhouse complex. Development Variance Permit to vary side yard setbacks.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and applications for a Development Permit and a Development Variance Permit on property located at 12587 - 72 Avenue.

The applicant is proposing:

- a rezoning from RA to RM-30;
- a Development Permit;
- a Development Variance Permit to vary the following by-law regulations:
  - west side yard setback for Block 5 is varied from 7.5 metres (25 ft.) to 6 metres (20 ft.); and
  - east side yard setback for Block 3 and Block 4 is varied from 7.5 metres (25 ft.) to 6 metres (20 ft.) (Appendix IX)

in order to permit the development of a 55-unit townhouse complex.

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 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 30 Zone (RM-30)" (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. 7904-0004-00 in accordance with the attached drawings (Appendix II).

4. Council approve Development Variance Permit No. 7904-0004-00 (Appendix VIII), varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum side yard (west) setback of the RM-30 Zone for Block 5 from 7.5 metres (25 ft.) to 6 metres (20 ft.); and
  - (b) to reduce the minimum side yard (east) setback of the RM-30 Zone for Block 3 and Block 4 from 7.5 metres (25 ft.) to 6.0 metres (20 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) ensure that issues are addressed to the satisfaction of the Fire Department;
  - (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 restricting parking on the BC Hydro right-of-way to passenger vehicles and minivans only. Parking of RVs and large trucks permitted within the Hydro right-of-way only if the grade of the parking area is lowered by 4 metres (13 ft.) from the existing grade;
  - (f) 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; and
  - (g) the applicant adequately address the impact of no indoor amenity space.
  
6. Council pass a resolution to amend Newton Local Area Plan to redesignate the land from Suburban Residential to Multiple Residential when the project is considered for final adoption.

RES.R04-1235

Carried

RES.R04-1236 It was Moved by Councillor Watts  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2004, No. 15373" pass its first reading.  
Carried

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

RES.R04-1237 It was Moved by Councillor Watts  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2004, No. 15373" pass its second reading.  
Carried

RES.R04-1238 It was then Moved by Councillor Watts  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15373" be held at the  
City Hall on June 7, 2004, at 7:00 p.m.  
Carried

**3. 7904-0003-00**  
**6084 and 6132 - 150 Street**  
**Hunter Laird Engineering Ltd./673860 B.C. Ltd. and 673858 B.C. Ltd.**  
NCP Amendment/Rezoning/Development Variance Permit  
*NCP amendment from "Single Family Residential" to "Single Family Residential  
Small Lots"; rezone from RA to RF-12 and RF-9 in order to permit subdivision  
into approximately 69 single family lots; and DVP to waive driveway access from  
a lane for the RF-12 Zone.*

The General Manager of Planning & Development submitted a report concerning  
an application to amend the Neighbourhood Concept Plan, a rezoning application,  
and a Development Variance Permit application on properties located at 6084 and  
6132 - 150 Street.

The applicant is proposing:

- an NCP amendment from "Single Family Residential" to "Single Family Residential Small Lots";
- a rezoning from RA to RF-12 and RF-9; and
- a Development Variance Permit to vary the following Zoning By-law regulations:
  - Section H. of the RF-12 Zone is varied by eliminating Sub-section 1 which requires that driveway access to Lots 15 to 22 be via the rear lane

in order to allow subdivision into approximately 69 single family residential lots (14 RF-9 lots and 55 RF-12 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 portion of the site identified as Area "A" in the reference plan attached as Appendix VI from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000) and the portion of the site identified as Area "B" from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7904-0003-00 (Appendix X), varying the following to proceed to public notification:
  - (a) Section H. of the RF-12 Zone is varied by eliminating Sub-section 1 which requires that driveway access to Lots 15 to 22 be via the rear lane.
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer; and
  - (c) submission of an acceptable tree survey and a statement regarding tree preservation.
4. Council pass a resolution to amend the South Newton NCP to redesignate the land from "Single Family Residential" to "Single Family Residential Small Lots".

RES.R04-1239

Carried

It was Moved by Councillor Tymoschuk  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2004, No. 15374" pass its first reading.  
 RES.R04-1240 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, 2004, No. 15374" pass its second reading.  
 RES.R04-1241 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, 2004, No. 15374" be held at the  
 City Hall on June 7, 2004, at 7:00 p.m.  
 RES.R04-1242 Carried

4. **7903-0116-00**  
**7779 - 148 Street**  
**Roger Jawanda - CitiWest Consulting Ltd., Jagdip Sivia and Mike Weir,**  
**Ekam Development Ltd./Ekam Development Ltd., Inc. No. 645482**  
**OCP Amendment/NCP Amendment/Rezoning**  
*OCP amendment from Suburban to Urban. NCP amendment from Existing*  
*Transitional Suburban to Urban Residential. Rezone from RA to RF to permit*  
*subdivision into 3 single family lots.*

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, and the Neighbourhood Concept Plan, and a rezoning application on property located at 7779 - 148 Street.

The applicant is proposing:

- an OCP amendment from Suburban to Urban;
- an NCP amendment from Existing Transitional Suburban to Urban Residential; and
- a rezoning from RA to RF

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

1. a By-law be introduced to amend the Official Community Plan to redesignate the property from Suburban to Urban and a date for Public Hearing be set.
2. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
3. Council 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*.
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer; and
  - (c) submission of an acceptable tree survey and a statement regarding tree preservation.
5. Council pass a resolution to amend the East Newton North Neighbourhood Concept Plan (NCP) to redesignate the land from Existing Transitional Suburban to Urban Residential when the project is considered for final adoption.

RES.R04-1243

Carried

It was Moved by Councillor Tymoschuk  
Seconded by Councillor Watts  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 98 Amendment By-law 2004, No. 15375" pass its  
first reading.

RES.R04-1244

Carried

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



It was Moved by Councillor Tymoschuk  
 Seconded by Councillor Watts  
 That "Surrey Official Community Plan  
 By-law, 1996, No. 12900, No. 98 Amendment By-law 2004, No. 15375" pass its  
 second reading.

RES.R04-1245 Carried

It was then Moved by Councillor Tymoschuk  
 Seconded by Councillor Watts  
 That the Public Hearing on "Surrey Official  
 Community Plan By-law, 1996, No. 12900, No. 98 Amendment By-law 2004,  
 No. 15375" be held at the City Hall on June 7, 2004, at 7:00 p.m.

RES.R04-1246 Carried

It was Moved by Councillor Tymoschuk  
 Seconded by Councillor Watts  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2004, No. 15376" pass its first reading.

RES.R04-1247 Carried

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

It was Moved by Councillor Tymoschuk  
 Seconded by Councillor Watts  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2004, No. 15376" pass its second reading.

RES.R04-1248 Carried

It was then Moved by Councillor Tymoschuk  
 Seconded by Councillor Watts  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15376" be held at the  
 City Hall on June 7, 2004, at 7:00 p.m.

RES.R04-1249 Carried

**5. 7902-0171-02**

**7865 and 7873 - 148 Street**

**CitiWest Consulting Ltd./Dr. P.S. Kang Inc.**

Development Variance Permit

*To reduce the rear yard setbacks in order to accommodate existing dwellings in a  
 proposed subdivision.*

The General Manager of Planning & Development submitted a report concerning  
 an application for a Development Variance Permit on properties located at  
 7865 and 7873 - 148 Street.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations:
  - to reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 1.3 metres (4.2 ft.) for proposed Lot 14; and
  - to reduce the minimum rear side yard setback of the RF Zone from 7.5 metres (25 ft.) to 3.23 metres (10.6 ft.) for proposed Lot 16

in order to accommodate 2 existing dwellings in a proposed subdivision.

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. Council approve Development Variance Permit No. 7902-0171-02 (Appendix V), varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 1.3 metres (4.2 ft.) for proposed Lot 14; and
  - (b) to reduce the minimum rear side yard setback of the RF Zone from 7.5 metres (25 ft.) to 3.23 metres (10.6 ft.) for proposed Lot 16.

RES.R04-1250

Carried

6. **7996-0091-00**  
**7009 - 152 Street**  
**Mike Helle, Coastland Engineering & Surveying Ltd./652857 B.C. Ltd.**  
Rezoning  
*From RA to RF to permit the subdivision into 23 single family lots.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 7009 - 152 Street.

The applicant is proposing:

- a rezoning from RA to RF

in order to allow subdivision into 23 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 approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of an acceptable tree survey and a statement regarding tree preservation; and
  - (d) submission of a landscaping plan for the frontage road to the satisfaction of the Planning & Development and Parks, Recreation & Culture Departments.

RES.R04-1251 Carried

It was Moved by Councillor Tymoschuk  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2004, No. 15377" pass its first reading.

RES.R04-1252 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, 2004, No. 15377" pass its second reading.

RES.R04-1253 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, 2004, No. 15377" be held at the City Hall on June 7, 2004, at 7:00 p.m.

RES.R04-1254

Carried

### SURREY CITY CENTRE/WHALLEY

#### 7. 7903-0245-00

**10433 - 134 Street (West Whalley Ring Road)**

**Carson Noffle, Focus Architecture/Newgen Whalley Properties Inc.**

Rezoning/Development Permit

*Rezone from CD (By-law No. 11380) to a new CD Zone and Development Permit to permit two low-rise and one high-rise multiple unit residential buildings.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on property located at 10433 - 134 Street.

The applicant is proposing:

- a rezoning from CD (By-law No. 11380) to CD; and
- a Development Permit

in order to permit the development of two low-rise and one high-rise multiple unit residential buildings in Surrey City Centre.

#### Delegation:

Carson Noffle, Focus Architecture, was in attendance and commented that the density of the gross site would be 90 units per acre, with the potential for another 150 units on the remaining parcel. He added that it is configured to contain low-rise development, and high-rise in the future. He continued that the design has determined the density to be 150 units; 25 units less than the 300 units originally proposed. He added that a commitment has been made, and that the drawings indicate the remaining site is too small and narrow to be developed as a low-rise site. He noted that the project has been designed as a high-rise development, with 4 levels of underground parking. He continued that the commitment is inherent in the way the remainder of the land has been established.

He commented that he respected the Mayor's comments and noted there is no assurance that because the building is a high rise building, that it is of better quality than a low rise building. He added that the development would be quality built, featuring extensive brickwork, and designed to parallel the access building down the street. He continued that staff had advised them the direction to take

following Council's decision, last July, to move something ahead. He added that this would not be a cheap building and would be in the \$95.00 sq.ft. range.

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 Watts

That:

1. a By-law be introduced to rezone the property from "Comprehensive Development Zone (CD)" (Surrey Zoning By-law, 1979, No. 5942, Amendment By-law 1992, No. 11380) 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. 7903-0245-00 generally in accordance with the attached drawings (Appendix II).
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) submission of a landscaping plan and 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 Tymoschuk

That the application be referred to staff for

review.

RES.R04-1255

Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURALFLEETWOOD/GUILDFORD

8. **7904-0041-00**  
**15135 - 101 Avenue**  
**Douglas Johnson/3556 Investments Ltd.**

Development Permit

*To permit an addition to an existing restaurant in Guildford.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 15135 - 101 Avenue.

The applicant is proposing:

- a Development Permit

in order to allow for an addition to an existing Wendy's restaurant 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 Tymoschuk

Seconded by Councillor Steele

That:

1. Council approve the attached Development Permit No. 7904-0041-00 (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.R04-1256

Carried

NEWTON

9. **7904-0066-00**  
**13033 - 76 Avenue**  
**Ionic Architecture Inc./657529 B.C. Ltd.**

Rezoning/Development Permit

*Rezone from IL to CD. Development Permit to permit the construction of two multi-tenant industrial buildings.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on property located at 13033 - 76 Avenue.

The applicant is proposing:

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

in order to permit the development of two multi-tenant industrial buildings with a total floor area of 4,895.83 m<sup>2</sup> (52,700 sq.ft.).

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 Watts

That:

1. a By-law be introduced to rezone the property from "Light Impact Industrial Zone (IL)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7904-0066-00 generally in accordance with the attached drawings (Appendix II).
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 landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
  - (c) registration of a mutual access easement with a 219 Restrictive Covenant over a portion of the site for access to the properties to the east and west of the subject site.
4. Council pass a resolution to amend the Newton Local Area Plan to redesignate the land from "High Impact Industrial" to "General Industrial" when the project is considered for final adoption.

RES.R04-1257

Carried

It was Moved by Councillor Tymoschuk  
 Seconded by Councillor Watts  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2004, No. 15379" pass its first reading.  
 RES.R04-1258 Carried

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

It was Moved by Councillor Tymoschuk  
 Seconded by Councillor Watts  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2004, No. 15379" pass its second reading.  
 RES.R04-1259 Carried

It was then Moved by Councillor Steele  
 Seconded by Councillor Tymoschuk  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15379" be held at the  
 City Hall on June 7, 2004, at 7:00 p.m.  
 RES.R04-1260 Carried with Councillor Bose against.

## RESIDENTIAL/INSTITUTIONAL

### CLOVERDALE/CLAYTON

10. **7904-0084-00**  
**18116 - 67 Avenue**  
**James Pernu, McElhanney Consulting Ltd./Verner and Sylvia Sorensen**  
 Rezoning/NCP Amendment  
*Rezone from RA to RF and RF-12 to permit subdivision into approximately  
 8 single family lots. Amend a portion of the North Cloverdale West NCP from  
 Single Family Residential to Small Lots.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and an amendment to the Neighbourhood Concept Plan on property located at 18116 - 67 Avenue.

The applicant is proposing:

- a rezoning from RA to RF and RF-12; and
- an amendment of a portion of the North Cloverdale West NCP from Single Family Residential to Small Lots

in order to allow subdivision into approximately 4 standard single family and 4 small single family lots.



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

It was Moved by Councillor 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 "Single Family Residential Zone (RF)" (By-law No. 12000) (Block B) and "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) (Block A) as shown on the attached Survey Plan (Appendix I) 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 North Cloverdale West NCP to redesignate the northern portion of the site from Single Family Residential to Small Lots when the project is considered for final adoption.

RES.R04-1261 Carried

It was Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2004, No. 15380" pass its first reading.

RES.R04-1262 Carried

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

It was Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2004, No. 15380" pass its second reading.

RES.R04-1263 Carried

It was then

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

By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15380" be held at the City Hall on June 7, 2004, at 7:00 p.m.

RES.R04-1264

Carried

**11. 7903-0467-00**

**6920, 6970 and 6990 - 188 Street**

**Dave Walls per Barnett Dembek Architects Inc./Benchmark Management Ltd. and Progressive Construction Ltd.**

OCP Amendment/Rezoning/Development Permit/Development Variance Permit  
*Amend OCP for a portion from Urban to Multiple Residential, rezone a portion from RA and RF-12C to RM-30 and Development Permit to allow the construction of 57 townhouse units. Development Variance Permit to vary setbacks.*

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, a Rezoning application, and applications for a Development Permit and a Development Variance Permit on properties located at 6920, 6970 and 6990 - 188 Street.

The applicant is proposing:

- an OCP amendment for a portion from Urban to Multiple Residential;
- a rezoning of a portion from RA and RF-12C to RM-30;
- a Development Permit; and
- a Development Variance Permit to vary the following Zoning By-law regulations:
  - to reduce the north, west and south setbacks of the RM-30 Zone from a minimum of 7.5 metres (25 ft.) to 4.8 metres (16 ft.), which may be encroached by second-storey decks located at the minimum setback of 3.0 metres (10 ft.);
  - to reduce the side (east) setback requirement of the RM-30 Zone from a minimum of 7.5 metres to 3.0 metres (10 ft.) for Unit 1 and to 1.9 metres (6.2 ft.) for Unit 53; and
  - the reduce the required visitor parking from 11 off-street parking spaces to 5 off-street parking spaces

in order to permit the development of 57 townhouse units in East Clayton.

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

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

1. a By-law be introduced to redesignate a portion of the site from Urban to Multiple Residential and a date for Public Hearing be set.
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 "One-Acre Residential Zone (RA)" (By-law No. 12000) and "Single Family Residential (12) Coach House Zone (RF-12C)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council approve the applicant's request to eliminate the required indoor amenity space.
5. Council authorize staff to draft Development Permit No. 7903-0467-00 in accordance with the attached drawings (Appendix VI).
6. Council approve Development Variance Permit No. 7903-0467-00 (Appendix VI), varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard (north) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.8 metres (16 ft.) which may be encroached by second-storey decks located at a minimum setback of 3.0 metres (10 ft.);
  - (b) to reduce the minimum rear yard (south) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.8 metres (16 ft.) which may be encroached by second-storey decks located at the minimum setback of 3.0 metres (10 ft.);
  - (c) to reduce the minimum side yard (east) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for Unit 1 and from 7.5 metres (25 ft.) to 1.9 metres (6.2 ft.) for Unit 53;
  - (d) to reduce the minimum side yard setback on a flanking street (west) of the RM-30 Zone from 7.5 metres (25 ft.) to 4.8 metres (16 ft.) which may be encroached by second-storey decks located at a minimum setback of 3.0 metres (10 ft.); and

- (e) to reduce the minimum number of off-street visitor parking spaces from 11 to 5.
7. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
- (b) submission of subdivision plans to the satisfaction of the Approving Officer;
- (c) submission of landscaping plans and a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
- (d) registration of a Section 219 Restrictive Covenant to specifically prohibit the conversion of the tandem parking spaces into livable space;
- (e) registration of a Section 219 Restrictive Covenant for "no build" on the northern portion of 6990 - 188 Street until future consolidation with the adjacent property (7014 - 188 Street);
- (f) the applicant adequately address the impact of no indoor amenity space; and
- (g) submission of revised architectural plans to the satisfaction of the City Architect.

RES.R04-1265

Carried

It was

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

By-law, 1996, No. 12900, No. 99 Amendment By-law 2004, No. 15381" pass its first reading.

RES.R04-1266

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, No. 99 Amendment By-law 2004, No. 15381" pass its second reading.

RES.R04-1267

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, No. 99 Amendment By-law 2004,  
 No. 15381" be held at the City Hall on June 7, 2004, at 7:00 p.m.  
 RES.R04-1268 Carried

It was  
 Moved by Councillor Higginbotham  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2004, No. 15382" pass its first reading.  
 RES.R04-1269 Carried

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

It was  
 Moved by Councillor Higginbotham  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2004, No. 15382" pass its second reading.  
 RES.R04-1270 Carried

It was then  
 Moved by Councillor Higginbotham  
 Seconded by Councillor Tymoschuk  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15382" be held at the  
 City Hall on June 7, 2004, at 7:00 p.m.  
 RES.R04-1271 Carried

## SOUTH SURREY

12. **7904-0173-00**  
**2062 - 152 Street**  
**Heather Blatchford, c/o Kane, Shannon & Weiler Solicitors/681514 B.C.**  
**Ltd., Inc. No. 681514**  
 Housing Agreement By-law Amendment  
*Amendment to Housing Agreement By-law No. 15272 to eliminate redundant  
 language and clarify some of the provisions.*

The General Manager of Planning & Development submitted a report concerning  
 and application for an amendment to the Housing Agreement By-law on property  
 located at 2062 - 152 Street.

The applicant is proposing:

- to amend Housing Agreement By-law No. 15272

for the purpose of eliminating redundant language and for definition clarification, so that the Agreement may be operative to enable the developer to secure financing and construct the proposed seniors housing.

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 Watts  
That a by-law be introduced to amend  
Housing Agreement By-law No. 15272.

RES.R04-1272

Carried

It was Moved by Councillor Villeneuve  
Seconded by Councillor Watts  
That "681514 B.C. Ltd. Housing  
Agreement, Authorization By-law, 2004, No. 15272, Amendment By-law, 2004,  
No. 15383" pass its first reading.

RES.R04-1273

Carried

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

It was Moved by Councillor Villeneuve  
Seconded by Councillor Watts  
That "681514 B.C. Ltd. Housing  
Agreement, Authorization By-law, 2004, No. 15272, Amendment By-law, 2004,  
No. 15383" pass its second reading.

RES.R04-1274

Carried

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

It was Moved by Councillor Villeneuve  
Seconded by Councillor Watts  
That "681514 B.C. Ltd. Housing  
Agreement, Authorization By-law, 2004, No. 15272, Amendment By-law, 2004,  
No. 15383" pass its third reading.

RES.R04-1275

Carried

### SURREY CITY CENTRE/WHALLEY

#### 13. 7904-0064-00

**Portions of 13495/13503 King George Highway  
Nash Kooner/West Coast House of Aluminium Ltd.; 538454 B.C. Ltd.  
Rezoning/Development Permit/Development Variance Permit**  
*Rezone portions from RF to CD. DP to permit the construction of a 4-storey,  
27-unit apartment building. DVP to relax the rear yard setback for an existing  
commercial building.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and applications for a Development Permit and a Development Variance Permit on properties located at portions of 13495/13503 King George Highway.

The applicant is proposing:

- a rezoning from RF to CD;
- a Development Permit; and
- a Development Variance Permit to vary the following regulation of the C-8 Zone:
  - to reduce the rear yard setback for the existing commercial building at 13503 King George Highway, from 7.5 metres (25 ft.) to zero

in order to permit the development of a 4-storey, 27-unit apartment building on Hilton Road in Surrey City Centre.

Delegation:

Fred Sly, Architect, was in attendance and commented that the proposed development backs onto King George Highway, but the access to the site would be from the lane. He continued that the parking safety and privacy has been ongoing concern in discussion with the owner and City planning officials and they had sought to screen that with fencing that goes above head height. He noted that access and exiting to parking would be accessible if residents have the correct code.

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 portions of the properties from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7904-0064-00 in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7904-0064-00 (Appendix VII), varying the following, to proceed to Public Notification:

- (a) to reduce the minimum rear yard setback of the C-8 Zone from 7.5 metres (25 ft.) to zero.

4. Council instruct staff to resolve the following issues prior to final adoption:

- (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) dedication of 3.442 metres (11 ft.) along Hilton Road for road widening;
- (d) dedication of a 6.0-metre (20 ft.) wide lane at the centre of the property;
- (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
- (f) submission of an acceptable lot grading plan;
- (g) resolution of all outstanding building design issues to the satisfaction of the City Architect;
- (h) demolition of the existing garage on the proposed development site; and
- (i) issuance of Development Variance Permit No. 7904-0064-00

RES.R04-1276

Carried

It was

Moved by Councillor Tymoschuk  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2004, No. 15384" pass its first reading.

RES.R04-1277

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, 2004, No. 15384" pass its second reading.

RES.R04-1278

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, 2004, No. 15384" be held at the City Hall on June 7, 2004, at 7:00 p.m.

RES.R04-1279

Carried

## COMMERCIAL/INDUSTRIAL/AGRICULTURAL

### FLEETWOOD/GUILDFORD

#### 14. 7903-0394-00

**16555 Fraser Highway**

**Joe Minten/City of Surrey**

Rezoning/Development Permit

*Rezone the southeast corner of this site from CD (By-law No. 13136) to CD to allow a phased commercial development including a 4-storey, 82-room hotel and a drive-through restaurant and amend CD By-law No. 13136.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on property located at 16555 Fraser Highway.

The applicant is proposing:

- a rezoning from CD (By-law No. 13136) to CD;
- an amendment to CD By-law No. 13136; and
- a Development Permit

in order to permit a phased commercial development including a drive-through restaurant, and a 4-storey, 82-room hotel adjacent the Surrey Sports and Leisure Complex in Fleetwood.

Mayor McCallum requested that staff report to Council on the parking issue prior to final adoption.

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. a By-law be introduced to amend Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1997, No. 13136, as described in Appendix VII and a date be set for Public Hearing.

2. a By-law be introduced to rezone a portion of the property from "Comprehensive Development Zone (CD)" (Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1997, No. 13136) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
3. Council authorize staff to draft Development Permit No. 7903-0394-00 in accordance with the attached drawings (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, easement 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 parking easement on the Surrey Sports and Leisure Complex site to allow shared parking spaces for the proposed development; and
  - (f) registration of restrictive covenants on the Surrey Sports and Leisure Complex site and the proposed development site to provide assurance to the applicant that they will have continued access to parking spaces on the Surrey Sports and Leisure Complex parking lot.

RES.R04-1280

Carried with Councillor Bose against.

It was

Moved by Councillor Tymoschuk  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 1997, No. 13136 Amendment By-law, 2004,  
No. 15388" pass its first reading.

RES.R04-1281

Carried with Councillor Bose against.

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

- It was Moved by Councillor Tymoschuk  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 1997, No. 13136 Amendment By-law, 2004,  
No. 15388" pass its second reading.
- RES.R04-1282 Carried with Councillor Bose against.
- It was then Moved by Councillor Tymoschuk  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 1997, No. 13136 Amendment  
By-law, 2004, No. 15388" be held at the City Hall on June 7, 2004, at 7:00 p.m.
- RES.R04-1283 Carried
- It was Moved by Councillor Tymoschuk  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2004, No. 15389" pass its first reading.
- RES.R04-1284 Carried with Councillor Bose against.
- The said By-law was then read for the second time.
- It was Moved by Councillor Tymoschuk  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2004, No. 15389" pass its second reading.
- RES.R04-1285 Carried with Councillor Bose against.
- It was then Moved by Councillor Tymoschuk  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15389" be held at the  
City Hall on June 7, 2004, at 7:00 p.m.
- RES.R04-1286 Carried

## NEWTON

15. **7904-0092-00**  
**13570 - 77 Avenue**  
**Jordan Desrochers, Knight Signs/531546 B.C. Ltd. (Inc. No. 531546)**  
Development Variance Permit  
*DVP to amend Land Use Contract No. 339 to increase the total number of fascia  
signs and to increase the area of the double-faced, free-standing sign.*

The General Manager of Planning & Development submitted a report concerning  
an application for a Development Variance Permit on property located at  
13570 - 77 Avenue.

The applicant is proposing:

- a Development Variance Permit to amend Land Use Contract No. 339:
  - to increase the total number of fascia signs from 3 to 5 - 3 for the east elevation and 2 for the north elevation; and
  - to increase the area of the double faced, free-standing sign from 8 sq.m. (85.5 sq.ft.) to a maximum of 15 sq.m. (160 sq.ft.)

in order to accommodate new signage on an existing warehouse building and to allow the replacement of an existing 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 Tymoschuk  
Seconded by Councillor Steele  
That:

1. Council approve Development Variance Permit No. 7904-0092-00 (Appendix III), varying the following, to proceed to Public Notification:
  - (a) to amend Land Use Contract No. 339:
    - to increase the total number of fascia signs from 3 to 5 - 3 for the east elevation and 2 for the north elevation; and
    - to increase the area of the double faced, free-standing sign from 8 sq.m. (85.5 sq.ft.) to a maximum of 15 sq.m. (160 sq.ft.)

RES.R04-1287

Carried

## C. CORPORATE REPORTS

1. The Corporate Report under date of May 17, 2004 was considered and dealt with as follows:

**Item No. L009**      Shopping Centre Proposals in the Vicinity of 188 Street and Fraser Highway  
File: 7903-0431-00

The General Manager, Planning & Development submitted a report to provide information on the status of commercial development applications currently in process for lands in the vicinity of the intersection of 188 Street and Fraser Highway, on correspondence that has been received in relation to these applications and on supporting materials submitted by the applicants. A summary of the planning context relevant to each of these applications is also provided.

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

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

1. Receive this Report as information; and
2. Authorize staff to bring forward for Council's consideration at the next Regular Council – Land Use meeting, the Planning Report on the application (No. 7903-0431-00) by Anthem Properties Group for a commercial development at the northeast corner of 188 Street and Fraser Highway.

RES.R04-1288

Carried

**D. ITEMS TABLED BY COUNCIL**

**E. DELEGATIONS**

**F. CORRESPONDENCE**

**G. NOTICE OF MOTION**

**H. BY-LAWS**

FINAL ADOPTIONS

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15237"

7902-0403-00 - 471691 B.C. Ltd., c/o H.Y Engineering Ltd.

RA (BL 12000) to RF-12 (BL 12000) - 6455 and 6493 - 142 Street - to allow subdivision into 27 single family small lots.

Approved by Council: December 1, 2003

- \* Planning & Development advise that (see memorandum dated May 11, 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. 15237" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-1289

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15205"  
7902-0274-00 - 689627 BC Ltd., c/o Coastland Engineering & Surveying Ltd.  
(Michael Helle)

Councillor Bose left the meeting at 6:06 p.m. due to a potential conflict of interest as his family has property holdings in the area.

A-1 (BL 12000) to RF and RF-12 (BL 12000) - 16728 - 64 Avenue - to permit subdivision into approximately 15 single family and small single family residential lots.

Approved by Council: December 1, 2003

- \* Planning & Development advise that (see memorandum dated May 6, 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 and Development advise 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 Clustered Development (Urban Single Family and Duplex) to Urban Single Family and Small Lots.

- It was Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That Council amend the West Cloverdale  
North Local Area Plan to redesignate the site from Clustered Development  
(Urban Single Family and Duplex) to Urban Single Family and Small Lots.  
RES.R04-1290 Carried
- It was Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2003, No. 15205" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.  
RES.R04-1291 Carried

Councillor Bose returned to the meeting at 6:07 p.m.

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15147"

7903-0210-00 - Pacific Pointe Homes Ltd.  
c/o Aplin & Martin Consultants Ltd., (Andrew Baker)

RS (BL 5942) and RA (BL 12000) to RM-10 & RH (BL 12000) -  
3347 King George Highway, 14585, 14615, 14643, and  
14667 - 32 Avenue - to permit the development of a 76 unit multi-family  
residential project.

Approved by Council: October 6, 2003

**Note:** A Development Permit (7903-0210-00) on the site is to be considered for  
Final Approval under Items I.1(b).

- \* Planning & Development advise that (see memorandum dated May 12, 2004 in  
by-law back-up) at the October 27, 2003 Regular Council-Public Hearing  
meeting, Council raised concerns regarding emergency access. In response  
Planning advises the applicant has provided an additional vehicular access point  
to connect with 32 Avenue for emergency purposes only.

In addition, Planning & Development advise that By-law 15147 received third  
reading at the October 27, 2003 Regular Council-Public Hearing meeting,  
however, there was an error to the original Survey Plan in terms of lot width and  
depth dimensions. The Survey Plan has now been revised to reflect the changes.  
Therefore, Council is requested to rescind Third Reading of By-law No. 15147,  
and append a new Survey Plan, and approve third reading as amended.

- It was Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That Council rescind Resolution R03-2629  
of the October 27, 2003 Regular Council-Public Hearing Minutes passing Third  
Reading of "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003,  
No. 15147"
- RES.R04-1292 Carried
- It was Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That Council amend "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15147" by deleting the  
existing Survey Plan and appending a new Survey Plan, identified as Appendix A  
in by-law back-up.
- RES.R04-1293 Carried with Councillor Bose against.
- It was Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2003, No. 15147" pass its third reading, as  
amended.
- RES.R04-1294 Carried with Councillor Bose against.
- It was Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2003, No. 15147" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.
- RES.R04-1295 Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15171"

7903-0132-00 - Scott Netherton and Camille Ablitt

RF (BL 12000) to CD (BL 12000) - Portion of 13529 - 62 Avenue - to  
permit 2 single family small lots.

Approved by Council: November 3, 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.



It was Moved by Councillor Higginbotham  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2003, No. 15171" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.  
 RES.R04-1296 Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15222"

7903-0308-00 - Guravtar Singh & Balwinder Sandhu,  
 Manjit & Rupinder Chatha, Balraj Singh & Jasbir Kaur Mann,  
 c/o Focus Architecture Inc.

RF (BL 12000) to RM-15 (BL 12000) - 8706 and 8724 - 158 Street, 8693,  
 8713 and 8723 - 159 Street - to permit the development of 52 townhouse  
 units in the Fleetwood Town Centre.

Approved by Council: December 1, 2003

**Note:** A Development Permit (7903-0308-00) on the site is to be considered for  
 Final Approval under Item I.1(c).

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2003, No. 15222" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.  
 RES.R04-1297 Carried

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1998, No. 13322"

7997-0154-00 - Rajinder Singh, c/o Clarence Arychuk,

RA (BL 12000) to RF (BL 12000) - 11404 Surrey Road - to permit  
 subdivision into approximately 8 single family lots

Approved by Council: January 13, 1998

\* Planning & Development advise that (see memorandum dated May 14, 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 Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 1998, No. 13322" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.  
 RES.R04-1298 Carried

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14870"  
 7902-0163-00 - Valerie and Louis Nyiri, c/o Clarence Arychuk,  
 Hunter Laird Engineering Ltd.

A-1 (BL 12000) to RH-G (BL 12000) - 10137 - 161 Street - to permit the  
 development of approximately 7 single family half-acre gross-density lots.

Approved by Council: November 25, 2002

- \* Planning & Development advise that (see memorandum dated May 14, 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, 2002, No. 14870" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.  
 RES.R04-1299 Carried

## I. CLERK'S REPORT

### 1. Formal Approval of Development Permits

- (a) **Development Permit No. 7904-0048-00**  
**Ludwig and Erna Schuster**  
**c/o Danny Estephan, Kasian Kennedy Architecture**  
**1956 - 152 Street**

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

"That Development Permit No. 7904-0048-00 be approved; that the  
 Mayor and Clerk be authorized to sign the Development Permit; and that

Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

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

No. 7904-0048-00 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.R04-1300

Carried

- (b) **Development Permit No. 7903-0210-00**  
**Raymond Ayers, Pacific Pointe Homes (South Surrey) Ltd.**  
14615, 14585, 14667 & 14643 - 32 Avenue, 3347 King George Highway

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

"That Development Permit No. 7903-0210-00 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 15147, H.3 of this agenda.

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

No. 7903-0210-00 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.R04-1301

Carried with Councillor Bose against.

- (c) **Development Permit No. 7903-0308-00**  
**Carson Nofle, Focus Architecture Inc./Guravtar Singh Sandhu and Balwinder Sandhu; Manjit Chatha and Rupinder Kaur Chatha, Balraj Singh Mann, Jasbir Kaur Mann**  
8706/8724 - 158 Street; 8693/8713/8723 - 159 Street

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

"That Development Permit No. 7903-0308-00 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 15222, H.5 of this agenda.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That Development Permit  
No. 7903-0308-00 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.R04-1302 Carried

**J. OTHER BUSINESS**

**K. ADJOURNMENT**

It was Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That the Regular Council - Land Use  
meeting do now adjourn.  
RES.R04-1303 Carried

The Regular Council- Land Use meeting adjourned at 6:19 p.m.

Certified Correct:

  
\_\_\_\_\_  
City Clerk

  
\_\_\_\_\_  
Mayor