



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, OCTOBER 16, 2006
Time: 5:37 p.m.

Present:

Mayor Watts
Councillor Villeneuve
Councillor Steele
Councillor Gill
Councillor Martin
Councillor Hepner
Councillor Bose
Councillor Hunt
Councillor Higginbotham

Absent:

Councillors Entering Meeting as Indicated:

Staff Present:

Acting City Manager
City Clerk
Acting General Manager, Planning & Development
General Manager, Engineering Manager, Current Area Planning & Development, North Division
Manager, Current Area Planning & Development, South Division
Land Development Engineer
City Solicitor

A. ADOPTION OF MINUTES

B. LAND USE APPLICATIONS

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

CLOVERDALE/CLAYTON

1. **7906-0362-00**
6460 - 176 Street
Dave Allen/Richmond Holdings Ltd.
Food Primary Liquor License Amendment
Permit a food primary liquor license with hours of liquor service past midnight for a newly-approved eating establishment in Cloverdale.

The Acting General Manager of Planning & Development submitted a report concerning an application to amend the Food Primary Liquor License on property located at 6460 - 176 Street.

The applicant is proposing to a food primary liquor license with hours of liquor service past midnight for a new Boston Pizza restaurant located at 6460 - 176 Street in Cloverdale.

The Acting 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 Steele
Seconded by Councillor Martin
That:

1. Council approve the following proposed Food Primary Liquor License amendment, to proceed to Public Notification:
 - (a) the extension of the hours of liquor service past midnight for the Boston Pizza Restaurant at 6460 - 176 Street as follows:
 - from 11:00 a.m. to 1:00 a.m., Sunday through Thursday; and
 - from 11:00 a.m. to 2:00 a.m., Friday and Saturday.

RES.R06-2256

Carried with Councillor Hunt against.

2. **7906-0055-00**
18425 - 53 Avenue
Peter Chu, Peter K. Chu Architect/Rapid Developments Ltd., Inc. No. 528952
PLR Construction Ltd., Inc. No. 745680
CP Excavating Ltd., Inc. No. 650294
663556 B.C. Ltd., Inc. No. 663556
Director Information:
Giuseppe Calandra
Elvira Calandra
Development Permit
Development Permit to permit construction of an industrial building.

The Acting General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 18425 - 53 Avenue.

The applicant is proposing:

- a Development Permit

in order to permit the development of an industrial building.

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

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

1. Council authorize staff to draft Development Permit No. 7906-0055-00 generally in accordance with the attached drawings (Appendix V).
2. Council instruct staff to resolve the following issues prior to approval:
 - (a) submission of a revised landscape plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (b) submission of revised architectural drawings to the satisfaction of the City Architect; and
 - (c) registration of a Section 219 Restrictive Covenant to prohibit automotive service uses.

RES.R06-2257

Carried

NEWTON

3. **7906-0373-00**
12020 Nordel Way
Susan Gregerson, Shakespeare Signs Ltd./
Nordel Crossing Shopping Centre Ltd.
Development Variance Permit
Development Variance Permit to increase the number of fascia signs from 2 to 3.

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:
- the maximum number of fascia signs is increased from two (2) to three (3)

in order to permit one (1) additional fascia signs for Scotia Bank.

The Acting 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. 7906-0373-00, (Appendix V) varying the following, to proceed to Public Notification:
 - (a) Part 5 Section 2(a) of the Sign By-law to allow the maximum number of fascia signs to be increased from two (2) to three (3) for the Scotia Bank premise at 12040 Nordel Way.

RES.R06-2258

Carried

4. **7905-0104-00**
13190 - 80 Avenue and 7977 - 132 Street
Avnash Banwait, Mainland Engineering Corporation/Parkash K. Hans
686012 BC Ltd., Inc. No. 686012
Director Information:
Ravinder Singh Hans
Kultar Singh Hans
Officer Information: (as at January 27, 2006)
Ravinder Singh Hans (Secretary)
Kultar Singh Hans (President)
Rezoning/Development Permit/Development Variance Permit
Rezone the property at 13190 – 80 Avenue from RA to IL. Development Permit to allow the construction of a multi tenant industrial building. Development Variance Permit to vary rear yard setback.

The Acting 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 13190 - 80 Avenue and 7977 – 132 Street.

The applicant is proposing:

- a rezoning of the property at 13190 – 80 Avenue from RA to IL;
- a Development Permit; and
- a Development Variance Permit to relax the following by-law regulation:
 - rear yard (south) setback is reduced from 7.5 m (25 ft.) to a minimum of zero

in order to permit the development of a two-storey multi-tenant industrial building, with a total floor area of 1,148.3 m² (12,360 sq.ft.).

The Acting 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 at 13190 - 80 Avenue 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. 7905-0104-00 in accordance with the attached drawings (Appendix III).
3. Council approve Development Variance Permit No. 7905-0104-00, (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear side yard (south) setback of the IL Zone from 7.5 metres (25 ft.) to 0 metre (0 ft.).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision (lot consolidation) layout to the satisfaction of the Approving Officer;
 - (c) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (d) registration of a reciprocal access agreement with adjacent properties at 13178 - 80 Avenue (west) and 7957 - 132 Street (south) to ensure coordinated circulation for all properties.

RES.R06-2259

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 16123" pass its first reading.

RES.R06-2260

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, 2006, No. 16123" pass its second reading.
 RES.R06-2261 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, 2006, No. 16123" be held at the
 City Hall on October 30, 2006, at 7:00 p.m.
 RES.R06-2262 Carried

SOUTH SURREY

5. **7906-0137-00**
15705, 15707, 15745, 15759, 15779, 15827,
15831 and 15843 Croydon Drive, 15879, 15891 and 15909 - 24 Avenue,
2477 - 158 Street, 15818 Croydon Drive,
2430 - 158 Street and 15817 - 24 Avenue and Portion of 158 Street
road right-of-way to be closed
Art Phillips, Art Phillips & Associates Inc./Croydon Crossing Development
Corporation, City of Surrey
 OCP Amendment/NCP Amendment/Rezoning/Development Permit
Amend OCP designation from Suburban to Commercial; Amend NCP designation
to Mixed-Commercial/Residential; Rezone from RA to CD; and Development
Permit to permit the development of a mixed-use lifestyle centre consisting of
retail, office and residential uses.

The Acting General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, an NCP Amendment application, a rezoning application, and a Development Permit application on properties located at 15705, 15707, 15745, 15759, 15779, 15827, 15831 and 15843 Croydon Drive, 15879, 15891 and 15909 - 24 Avenue, 2477 - 158 Street, 15818 Croydon Drive, 2430 - 158 Street and 15817 - 24 Avenue and Portion of 158 Street road right-of-way to be closed.

The applicant is proposing:

- an OCP designation amendment from Suburban to Commercial;
- an NCP designation amendment from 30 - 45 upa High Density to Mixed Commercial/Residential uses in the Morgan Heights NCP for the northeast portion of the site;
- a rezoning from RA to CD; and

- a Development Permit

in order to permit the development of a mixed-use lifestyle centre consisting of retail, office and residential uses at 24 Avenue and Croydon Drive in the Highway 99 Corridor and Morgan Heights NCP. The total gross floor area proposed is approximately 84,531 square metres (909,920 sq.ft.).

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

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

1. Council receive this report as information.
2. a date for Public Hearing be set for the OCP Amendment and Rezoning By-laws (Nos. 16073 and 16074).
3. Council instruct staff to resolve the Engineering issues discussed in this report in addition to the requirements and conditions incorporated in the July 24, 2006 Planning Report and approved by Council on July 24, 2006 (Resolution No. R06-1732).

RES.R06-2263

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That the Public Hearing on "Surrey Official
Community Plan By-law, 1996, No. 12900, No. 140 Amendment By-law, 2006,
No. 16073 to be set for Monday, October 30, 2006 at the City Hall at 7:00 p.m.

RES.R06-2264

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Gill
That the Public Hearing for Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16074 to be set for
Monday, October 30, 2006 at the City Hall at 7:00 p.m.

RES.R06-2265

Carried

6. **7906-0023-00**
19095 - 24 Avenue
Morrie Finn, Wireless Development Services Ltd./Northwest Mattress Products Ltd.
Development Variance Permit
DVP to allow the construction of a cellular telecommunication tower.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 19095 - 24 Avenue.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulation:
- Surrey Zoning By-law, 1993, No. 12000, Part 47A. G.2 maximum height of a structure is not to exceed 6 metres (20 ft.)

in order to permit the development of a 42.7 metres (140 ft.) cellular communication tower.

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

Delegation:

Morrie Finn was in attendance and submitted a rendering of the proposal. He noted that the tower would service three communication servers: Rogers, Telus and Bell. He added that the tenants had indicated that, for the foreseeable future, no further towers would be required in the Campbell Heights area. He continued that there might be a possibility that another tower would be required in the area to the north. He stated that this particular tower would cover a 2 km radius service area; that the tower would be made of steel; and that the topography and trees in the area dictate the proposed height of the tower. He added that a monopole may be the least visually obtrusive style of tower, but in his personal opinion, a 3-legged lattice-style tower is not as visually obtrusive.

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

1. Council approve Development Variance Permit No. 7906-0023-00 (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) to vary the maximum building height of the IB-1 Zone allowed from 6 metres (19.7 ft.) to 42.7 metres (140 ft.).

RES.R06-2266

Carried

SURREY CITY CENTRE/WHALLEY

7. **7906-0230-00**
12052 - 102 Avenue
Harinder Chohan/Gurmel and Rajinder Chohan
OCP Amendment/Temporary Industrial Use Permit
OCP Amendment to declare the site a Temporary Industrial Use Permit Area.
Temporary Industrial Use Permit to allow for a temporary truck parking facility.

The Acting General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, and a Temporary Industrial Use Permit application on property located at 12052 - 102 Avenue.

The applicant is proposing:

- an OCP amendment to declare the property a Temporary Industrial Use Permit Area; and
- a Temporary Industrial Use Permit

in order to allow a temporary truck parking facility for a period not to exceed two years.

The Acting 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 Gill
That:

1. a By-law be introduced to amend the OCP to declare the property a Temporary Industrial Use Permit Area and a date for Public Hearing be set.
2. Council approve Temporary Industrial Use Permit No. 7906-0230-00 (Appendix VIII) to proceed to Public Notification.
3. should Third Reading be granted after Public Hearing, 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) registration of a Section 219 Restrictive Covenant to prohibit on site truck washing, truck fuel storage or refueling, storage of waste petroleum fluids and vehicle maintenance and to prohibit the

parking and storage of vehicles containing dangerous goods defined by the *Transportation of Dangerous Goods Act*; and

- (c) submission of adequate security to ensure the vehicles are removed and the site is restored to its vacant state upon expiration of the Temporary Industrial Use Permit;
- (d) submission of a landscape plan to the satisfaction of the City Landscape Architect; and
- (e) submission of landscape cost estimate to the specification of the City Landscape Architect and submission of appropriate securities to ensure that the landscaping is installed.

RES.R06-2267

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That "Surrey Official Community Plan

By-law, 1996, No. 12900, Text No. 68 Amendment By-law 2006, No. 16124" pass its first reading.

RES.R06-2268

Carried

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

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That "Surrey Official Community Plan

By-law, 1996, No. 12900, Text No. 68 Amendment By-law 2006, No. 16124" pass its second reading.

RES.R06-2269

Carried

It was then

Moved by Councillor Hunt

Seconded by Councillor Steele

That the Public Hearing on "Surrey Official

Community Plan By-law, 1996, No. 12900, Text No. 68 Amendment By-law 2006, No. 16124" be held at the City Hall on October 30, 2006, at 7:00 p.m.

RES.R06-2270

Carried

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

- 8. **7906-0227-00**
7284, 7296 and 7312 - 192 Street
Bill Jones, Stronghold Development Inc./Leona Eva Gamache
Verve Developments Inc., Inc. No. 741265, Donald Clarence and
Marlene Gail Horkey, Surrinder Singh and Avninder Kaur Braich

OCP Amendment/Rezoning

OCP amendment from Suburban to Urban. Rezone portions from RA to RF-SD and RF-9C in order to allow subdivision into approximately 36 small lots in East Clayton, North Extension.

The Acting General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, and a rezoning application on properties located at 7284, 7296 and 7312 - 192 Street.

The applicant is proposing:

- an OCP Amendment from Suburban to Urban; and
- a rezoning of portions of the subject site from RA to RF-SD and RF-9C

in order to allow subdivision into approximately 36 small lots (12 RF-SD and 24 RF-9C) in East Clayton, North Extension.

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

It was

Moved by Councillor Hunt
Seconded by Councillor Steele
That:

1. a By-law be introduced to redesignate the site from Suburban to Urban and a date for Public Hearing be set (Appendix III).
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 Block A as shown on the attached Survey Plan from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Semi-Detached Residential Zone (RF-SD)" (By-law No. 12000) and Block B from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Coach House Zone (RF-9C)" (By-law No. 12000) and a date be set for Public Hearing.
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 plan to the satisfaction of the Approving Officer;
- (c) successful purchase agreement with the City of the identified open space portion of the subject site;
- (d) submission of a landscape plan and cost estimates for the 3-metre (10-ft.) wide buffer along 192 Street for proposed Lots 1 to 12;
- (e) registration of a Restrictive Covenant to secure the required landscaping within the buffer area along 192 Street;
- (f) registration of a party wall and corresponding easement agreements for proposed Lots 1 to 12; and
- (g) demolition of existing structures to the satisfaction of the Building Division.

RES.R06-2271

Carried

It was

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

By-law, 1996, No. 12900, No. 146 Amendment By-law 2006, No. 16125" pass its first reading.

RES.R06-2272

Carried

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

It was

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

By-law, 1996, No. 12900, No. 146 Amendment By-law 2006, No. 16125" pass its second reading.

RES.R06-2273

Carried

It was then

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

Community Plan By-law, 1996, No. 12900, No. 146 Amendment By-law 2006, No. 16125" be held at the City Hall on October 30, 2006, at 7:00 p.m.

RES.R06-2274

Carried

It was

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

No. 12000, Amendment By-law, 2006, No. 16126" pass its first reading.

RES.R06-2275

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, 2006, No. 16126" pass its second reading.
 RES.R06-2276 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, 2006, No. 16126" be held at the
 City Hall on October 30, 2006, at 7:00 p.m.
 RES.R06-2277 Carried

9. **7906-0116-00**
6720 - 192 Street
Michael Helle, Coastland Engineering & Surveying Ltd./
S-384 Holdings Ltd., Inc. No. 604563

Director Information:

Amarjit Bains

Bhupinder Samra

Officer Information: (as at March 31, 2006)

Amarjit Bains (President)

Dharam Singh Samra (Secretary)

NCP Amendment/Rezoning

NCP Amendment for portions from Medium-High and Low Density to Medium Density. Rezone from RA to RF-9C to allow subdivision into approximately 16 small single family lots with coach houses.

The General Manager of Planning & Development submitted a report concerning an application to amend the Neighbourhood Concept Plan, and a rezoning application on property located at 6720 - 192 Street.

The applicant is proposing:

- an NCP amendment for portions of the subject property from Medium-High Density (15-25 upa) and Low Density (6-10 upa) to Medium Density (10-15 upa); and
- a rezoning from RA to RF-9C

in order to allow subdivision into approximately 16 small single family lots with coach houses, in East Clayton.

The Acting 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 "Single Family Residential (9) Coach House Zone (RF-9C)" (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; and
 - (d) finalization of the agreement for the acquisition by the City of the proposed open space for parks purposes.
4. Council pass a resolution to amend the East Clayton NCP to redesignate portions of the land from Medium-High Density (15 - 25 upa) and Low Density (6 - 10 upa) to Medium Density (10 - 15 upa) when the project is considered for final adoption.

RES.R06-2278 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 16127" pass its first reading.

RES.R06-2279 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, 2006, No. 16127" pass its second reading.

RES.R06-2280 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, 2006, No. 16127" be held at the City Hall on October 30, 2006, at 7:00 p.m.

RES.R06-2281

Carried

10. 7906-0077-00

16417 Bell Road

Bruce McWilliam, Pacific Land Group/IKA Investments Ltd.,

Inc. No. 594172

NCP Amendment/Rezoning

Amend portion of the NCP from Urban Single Family to Small Lots. Rezone from RA to RF and RF-12 to permit approximately five (5) standard single family lots and two (2) small single family lots.

Councillor Bose left the meeting at 5:55 p.m. due to a potential conflict of interest as his family has property holdings in the area.

The General Manager of Planning & Development submitted a report concerning an application to amend the Neighbourhood Concept Plan, and a rezoning application on property located at 16417 Bell Road.

The applicant is proposing:

- an NCP amendment on a portion of the site from Urban Single Family to Small Lots; and
- a rezoning from RA to RF-12 and RF

in order to allow subdivision into two (2) small single family lots and five (5) standard single family lots.

The Acting 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 Hepner

That:

1. a By-law be introduced to rezone the site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) (Block A) and "Single Family Residential Zone (RF)" (By-law No. 12000) (Block B) 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;
- (c) approval from the Ministry of Transportation; and
- (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect.

3. Council pass a resolution to amend the West Cloverdale South Neighbourhood Concept Plan to redesignate a portion of the site (Block A) from "Urban Single Family" to "Small Lots" when the project is considered for final adoption.

RES.R06-2282 Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 16128" pass its first reading.

RES.R06-2283 Carried

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

It was Moved by Councillor Hunt
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 16128" pass its second reading.

RES.R06-2284 Carried

It was then Moved by Councillor Hunt
 Seconded by Councillor Hepner
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16128" be held at the
 City Hall on October 30, 2006, at 7:00 p.m.

RES.R06-2285 Carried

Councillor Bose returned to the meeting at 5:57 p.m.

11. **7905-0374-00**
18550 Fraser Highway
Mike Helle, Coastland Engineering and Surveying Ltd./Ben Thomas
Rezoning
Rezone from RA to RF-12 to allow subdivision into five (5) small single family lots.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 18550 Fraser Highway.

The applicant is proposing:

- a rezoning from RA to RF-12

in order to allow subdivision into five (5) small single family lots.

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

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

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000 to "Single Family Residential (12) Zone (RF-12)" (By-law 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 a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
 - (d) registration of a Section 219 a "no build" Restrictive Covenant on the eastern portion of proposed Lot 5 until future consolidation occurs with the adjacent property to the east at 18754 Fraser Highway.

RES.R06-2286

Carried

It was Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 16129" pass its first reading.
 RES.R06-2287 Carried

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

It was Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 16129" pass its second reading.
 RES.R06-2288 Carried

It was then Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16129" be held at the
 City Hall on October 30, 2006, at 7:00 p.m.
 RES.R06-2289 Carried

FLEETWOOD/GUILDFORD

- 12. 7906-0303-00**
9010, 9060 and 9080 - 158 Street; 8987 and 9055 - 160 Street
Marten Van Huizen, Field & Marten/Elim Housing Society
 Rezoning/Development Permit
Rezoned from CD (By-law No. 15492) to a new CD By-law and a Development Permit to permit the construction of a 3-storey care facility.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on properties located at 9010, 9060 and 9080 - 158 Street; 8987 and 9055 - 160 Street.

The applicant is proposing:

- a rezoning from CD (By-law No. 15492) to a new CD By-law; and
- a Development Permit

in order to permit the development of a three-storey care facility that forms part of the Elim Housing Society seniors-oriented housing complex in Fleetwood.

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

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

1. a By-law be introduced to rezone the site from "Comprehensive Development Zone (CD)" (Bylaw No. 15492) 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. 7906-0303-00 in accordance with the attached drawings (Appendix IV); and
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 an acceptable tree survey and a statement regarding tree preservation;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (d) submission of a Restrictive Covenant for securing the future 21 permanent parking spaces.

RES.R06-2290 Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 16130" pass its first reading.

RES.R06-2291 Carried

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 16130" pass its second reading.

RES.R06-2292 Carried

It was then Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16130" be held at the
 City Hall on October 30, 2006, at 7:00 p.m.

RES.R06-2293

Carried

- 13. 7905-0255-00**
8672 and 8688 - 158 Street
Carson Nofle c/o Focus Architecture Inc./CSM-LINK III Developments Ltd.
 Rezoning/Development Permit
Rezone from RF to CD. Development Permit to allow the construction of approximately 41 townhouse units in the Fleetwood Town Centre.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on properties located at 8672 and 8688 - 158 Street.

The applicant is proposing:

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

in order to allow the construction of approximately 41 townhouse units.

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

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

1. a By-law be introduced to rezone the property from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing (Appendix III).
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7905-0255-00 in accordance with the attached drawings (Appendix IV).
4. Council instruct staff to resolve the following issues prior to final adoption:

- (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) submission of finalized architectural and landscape plans to the satisfaction of the City Architect and City Landscape Architect;
- (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
- (e) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
- (f) the applicant adequately address the impact of no indoor amenity space;
- (g) registration of a reciprocal vehicular access agreement between the subject site and the adjacent parcels at 15809, 15825 and 15837 Fraser Highway; and
- (h) demolition of all existing buildings and structures to the satisfaction of the Building Division.

RES.R06-2294

Carried

It was

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

No. 12000, Amendment By-law, 2006, No. 16131" pass its first reading.

RES.R06-2295

Carried

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

It was

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

No. 12000, Amendment By-law, 2006, No. 16131" pass its second reading.

RES.R06-2296

Carried

It was then

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

By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16131" be held at the City Hall on October 30, 2006, at 7:00 p.m.

RES.R06-2297

Carried

NEWTON

14. 7905-0154-00
6231 and 6273 - 142 Street
Dwight Heintz, McElhanney Consulting Services Ltd./0711653 B.C. Ltd.,
Inc. No. 0711653

Director Information:**Narinder S. Gill****Gurpreet S. Gill****Kuldip S. Chehil**

Rezoning/Development Variance Permit

Rezone from RA to RF-12, RF-9C and RH to allow subdivision into 60 single family small lots and 1 remainder lot. Development Variance Permit to allow front driveway access on 4 lots fronting 62A Avenue.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Variance Permit application on properties located at 6231 and 6273 - 142 Street.

The applicant is proposing:

- a rezoning from RA to RF-12, RF-9C and RH; and
- a Development Variance Permit to vary the following by-law regulations:
 - to vary the off-street parking requirements of the RF-12 Zone to permit front driveway access on 4 lots fronting 62A Avenue (Lots 19 - 22)

in order to allow subdivision into 60 single family small lots and 1 remainder lot designated for future mixed commercial/residential townhouses.

The Acting 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 Bose
Seconded by Councillor Hunt
That:

1. a By-law be introduced to rezone the portion of property defined as Block "A" on Appendix XIII from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000), the portions of property defined as Block "B" and Block "D" on Appendix XIII from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Coach House Zone (RF-9C)" (By-law No. 12000), and the portion of property defined as Block "C" on Appendix XIII from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Half-Acre Residential Zone (RH)" (By-law No. 12000) and a date be set for Public Hearing.

2. Council approve Development Variance Permit No. 7905-0154-00, (Appendix XI) varying the following, to proceed to Public Notification:
 - (a) to vary the off-street parking requirements of the RF-12 Zone to permit front driveway access on 4 lots with lane access (Lots 19 - 22).

3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) registration of a Section 219 Restrictive Covenant for "no build" on Lot 61 until it is rezoned and developed for Mixed Commercial/Residential townhouses as per the South Newton NCP;
 - (e) registration of a Section 219 Restrictive Covenant for a 1.5 metre (5 ft.) landscape buffer on Lots 23 to 27 which back on the future mixed commercial-residential site, to provide landscape screening and notify owners in the area of the future mixed commercial-residential uses on Lot 61;
 - (f) submission of a landscaping plan and landscaping cost estimate for a 1.5 metre (5 ft.) buffer on Lots 23 to 27 to the specifications and satisfaction of the City Landscape Architect;
 - (g) the applicant is to provide detailed plans for the proposed alignment of the off-site servicing right-of-way on the adjacent parkland and adequately address the possible impact of this corridor on existing trees to the satisfaction of the Parks, Recreation and Culture Department; and
 - (h) the applicant is to provide a \$30,000 cash-in-lieu contribution to the City's Green Fund to offset deficiencies in tree retention on the site.

RES.R06-2298

Carried

It was Moved by Councillor Bose
 Seconded by Councillor Hunt
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 16132" pass its first reading.
 RES.R06-2299 Carried

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

It was Moved by Councillor Bose
 Seconded by Councillor Hunt
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 16132" pass its second reading.
 RES.R06-2300 Carried

It was then Moved by Councillor Bose
 Seconded by Councillor Hunt
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16132" be held at the
 City Hall on October 30, 2006, at 7:00 p.m.
 RES.R06-2301 Carried

15. 7906-0290-00

14932 - 72 Avenue

Clarence Arychuk, Hunter Laird Engineering Ltd./Sukhwinder Aujla

NCP Amendment/Rezoning

NCP amendment from Urban Residential to Small Lots and rezoning from RA to RF-12 in order to permit subdivision into 8 single family small lots.

The General Manager of Planning & Development submitted a report concerning an application to amend the Neighbourhood Concept Plan, and a rezoning application on property located at 14932 - 72 Avenue.

The applicant is proposing:

- an NCP amendment from "Urban Single Family Residential" to "Single Family Small Lots"; and
- a rezoning from RA to RF-12

in order to allow subdivision into eight (8) single family residential small lots.

The Acting 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 Gill
That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
 - (d) submission of a landscaping cost estimate and financial securities to the specifications and satisfaction of the City Landscape Architect for the proposed landscape buffer fronting 72 Avenue.
3. Council pass a resolution to amend East Newton South NCP to redesignate the land from "Urban Single Family Residential" to "Single Family Small Lots" when the project is considered for final adoption.

RES.R06-2302 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 16133" pass its first reading.

RES.R06-2303 Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 16133" pass its second reading.

RES.R06-2304 Carried

It was then

Moved by Councillor Hunt

Seconded by Councillor Gill

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16133" be held at the City Hall on October 30, 2006, at 7:00 p.m.

RES.R06-2305

Carried

16. 7904-0253-00

14914 - 72 Avenue

Clarence Arychuk, Hunter Laird Engineering Ltd./Makhan and Gurdial Johal

NCP Amendment/Rezoning

NCP Amendment from Urban Residential to Small Lots and rezoning from RA to RF-12 and RF-9 in order to permit subdivision into 8 single family small lots.

The General Manager of Planning & Development submitted a report concerning an application to amend the Neighbourhood Concept Plan, and a rezoning application on property located at 14914 - 72 Avenue.

The applicant is proposing:

- an NCP amendment from "Urban Single Family Residential" to "Single Family Small Lots"; and
- a rezoning from RA to RF-12 and RF-9

in order to allow subdivision into eight (8) single family residential small lots.

The Acting 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 Bose

Seconded by Councillor Hepner

That:

1. a By-law be introduced to rezone Block A shown in Appendix XI from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000) and to rezone Block B shown in Appendix XI from "One-Acre Residential Zone (RA)" 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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
- (d) submission of a landscaping cost estimate and financial securities to the specifications and satisfaction of the City Landscape Architect for the proposed landscape buffer fronting 72 Avenue.

3. Council pass a resolution to amend the East Newton South NCP to redesignate the land from "Urban Single Family Residential" to "Single Family Small Lots" when the project is considered for final adoption.

RES.R06-2306 Carried

It was Moved by Councillor Bose
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 16134" pass its first reading.

RES.R06-2307 Carried

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

It was Moved by Councillor Bose
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 16134" pass its second reading.

RES.R06-2308 Carried

It was then Moved by Councillor Bose
 Seconded by Councillor Hepner
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16134" be held at the
 City Hall on October 30, 2006, at 7:00 p.m.

RES.R06-2309 Carried

17. **7904-0206-00**
6789 King George Highway
Dale Toor, Roby Agencies Ltd./Roby Agencies Ltd.
(Incorporation No. 365474)

Rezoning

Rezone from RMS-2 to RF-12 in order to permit the development of five (5) single family small lots.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 6789 King George Highway.

The applicant is proposing:

- a rezoning from RMS-2 to RF-12

in order to allow subdivision into five (5) single small family lots.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulation:
 - Surrey Zoning By-law, 1993, No. 12000, Part 47A. G.2 maximum height of a structure is not to exceed 6 metres (20 ft.)

in order to permit the development of a 42.6 metres (140 ft.) cellular communication tower.

The Acting 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 Steele
Seconded by Councillor Hunt
That:

1. a By-law be introduced to rezone the property from "Special Care Housing 2 Zone (RMS-2)" to "Single Family Residential (12) Zone (RF-12)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and

- (b) submission of a subdivision layout to the satisfaction of the Approving Officer.

RES.R06-2310

Carried

It was

Moved by Councillor Gill
 Seconded by Councillor Higginbotham
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 16135" pass its first reading.

RES.R06-2311

Carried

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

It was

Moved by Councillor Gill
 Seconded by Councillor Higginbotham
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 16135" pass its second reading.

RES.R06-2312

Carried

It was then

Moved by Councillor Gill
 Seconded by Councillor Higginbotham
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16135" be held at the
 City Hall on October 30, 2006, at 7:00 p.m.

RES.R06-2313

Carried

C. CORPORATE REPORTS

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, 2004, No. 15465"

7903-0405-00 - Manjit and Narinder Athwal, c/o Coast Land Engineering & Surveying Ltd.

RA, RF and RH (BL 12000) to RF (BL 12000) - 16207, 16221 and 16239 - 96 Avenue - to permit the development of 16 single family lots.

Approved by Council: July 19, 2004

- * Planning & Development advise that (see memorandum dated October 11, 2006 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 Higginbotham

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2004, No. 15465" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-2314

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 15979"

7904-0368-00 - John and Cleo Bresnick

RA to RF (BL 12000) - Portion of 15380 - 84 Avenue- to allow subdivision into five (5) single family lots.

Approved by Council: March 27, 2006

- * Planning & Development advise that (see memorandum dated October 12, 2006 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 Higginbotham
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 15979" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R06-2315 Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 15950"
 7905-0246-00 - Rosemary Heights Seniors Village Holdings Ltd.
 c/o Derek Crawford Architect Inc. (Cameron Maltby)

RA to CD (BL 12000) - 3372 - 152 Street and 15266 - 34 Avenue - to
 permit the development of a seniors' assisted living and care facility.

Approved by Council: January 30, 2006

This by-law is proceeding in conjunction with By-law 15951.

Note: A Development Permit (7905-0246-00) on the site is to be considered for
 Final Approval under Clerk's Report, Item I.1(b) of this agenda.

- * Planning & Development advise that (see memorandum dated October 12, 2006
 in by-law backup) the Rockwell Strata easement has been amended to prohibit the
 use of the Rockwell driveway by staff and service vehicles of the seniors' housing
 development. The Rockwell Strata driveway will remain available for other
 traffic from the seniors' housing project. The amended easement will be
 registered concurrently with the subdivision plan.

The landscaping plan for the landscape buffer along the eastern property line
 abutting the Rockwell townhouse site has been reviewed and found acceptable by
 the Rockwell Strata. A 219 Restrictive Covenant for the landscaped buffer has
 been drafted and will be registered concurrently with the subdivision plan.

- * In addition, Planning & Development advise that it is now in order for Council to
 pass a resolution amending the Rosemary Heights Central NCP to redesignate the
 land from Garden Apartments to Institutional Residential.

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That Council amend the Rosemary Heights
 Central NCP to redesignate the land from Garden Apartments to Institutional
 Residential.
 RES.R06-2316 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 15950" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.
RES.R06-2317 Carried

4. "Rosemary Housing Agreement Authorization By-law, 2006, No. 15951"

7905-0246-00 - Rosemary Heights Seniors Village Holdings Ltd.
c/o Derek Crawford Architect Inc. (Cameron Maltby)

A by-law to authorize the City of Surrey to enter into a Housing Agreement with
Rosemary Heights Seniors' Village Holdings on the properties located at
3372 - 152 Street and 15266 - 34 Avenue.

Approved by Council: January 30, 2006

This by-law is proceeding in conjunction with By-law 15950.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Rosemary Housing Agreement
Authorization By-law, 2006, No. 15951" be finally adopted, signed by the Mayor
and Clerk, and sealed with the Corporate Seal.
RES.R06-2318 Carried

5. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 122 Amendment
By-law, 2005, No. 15797"

7905-0003-00 - 72nd Avenue Development Corp., c/o McElhanney Consulting
Services Ltd. (James Pernu)

To authorize the redesignation of a portion of the property located at
19311 - 72 Avenue from Suburban (SUB) to Urban (URB).

Approved by Council: July 11, 2005

This by-law is proceeding in conjunction with By-law 15798A & 15798B.

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 122 Amendment By-law, 2005, No. 15797" be
 finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate
 Seal.

RES.R06-2319

Carried with Councillor Bose against.

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005,
 No. 15798A"

7905-0003-00 - 72nd Avenue Development Corp., c/o McElhanney Consulting
 Services Ltd. (James Pernu)

RA (BL 12000) to CD (BL 12000) - Portion of 19311 - 72 Avenue - to
 allow subdivision into approximately 115 small single family lots
 (24 RF-9C and 91 RF-12C lots) and 4 CD lots to permit the construction
 of 4 manor houses on 4 separate lots for By-laws 15798A and 15798B.

Approved by Council: July 11, 2005

This by-law is proceeding in conjunction with By-law 15797 & 15798B.

Note: A Development Permit (7905-0003-00) on the site is to be considered for
 Final Approval under Clerk's Report, Item I.1(b) of this agenda.

- * Planning & Development advise that (see memorandum dated October 12, 2006
 in by-law backup) in the course of finalizing the subject conditions, the applicant
 has submitted a revised lot grading plan, indicating significant changes to the
 preliminary lot grading. The applicant has confirmed that in order to achieve in-
 ground basements, fill of more than 1.2 metres (4 ft.) is required, particularly on
 the proposed lots north of the new 72A Avenue. After discussion, staff agreed to
 allow fill at a maximum of 1.7 metres (6 ft.) subject to consultation with the
 affected adjoining property owners. The applicant has acquired favourable
 written support with respect to the revised fill, particularly 10 out of 11 adjacent
 property owners directly east and west of the subject site.

In addition, the Building Scheme has been revised to include a clause requiring
 future owners to ensure risers in excess of the maximum Zoning By-law
 requirements will be incorporated within the landscaping or the house design.
 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, 2005, No. 15798A" be finally adopted, signed
 by the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R06-2320 Carried with Councillor Bose against.

- 7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005,
 No. 15798B"
 7905-0003-00 - 72nd Avenue Development Corp., c/o McElhanney Consulting
 Services Ltd. (James Pernu)

RA (BL 12000) to RF-12C and RF-9C (BL 12000) - Portion of
 19311 - 72 Avenue - to allow subdivision into approximately 115 small
 single family lots (24 RF-9C and 91 RF-12C lots) and 4 CD lots to permit
 the construction of 4 manor houses on 4 separate lots for By-laws 15798A
 and 15798B.

Approved by Council: July 11, 2005

This by-law is proceeding in conjunction with By-law 15797 and 15798A.

It was Moved by Councillor Hunt
 Seconded by Councillor Martin
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2005, No. 15798B" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R06-2321 Carried with Councillor Bose against.

I. CLERK’S REPORT

1. Formal Approval of Development Permits

- (a) **Development Permit No. 7905-0003-00**
James Pernu, McElhanney Consulting Services Ltd./
Bill's Landscaping Ltd.
 Portion of 19311 - 72 Avenue

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

"That Development Permit No. 7905-0003-00 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 No. 15798A under Items H.6.

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

No. 7905-0003-00 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.R06-2322

Carried

- (b) **Development Permit No. 7905-0246-00**
Cameron Maltby, Derek Crawford Architect Inc./
Rosemary Heights Seniors Village Holdings Ltd.
3372 - 152 Street/15266 - 34 Avenue

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

"That Development Permit No. 7905-0246-00 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 No. 15950 under Item H.3.

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

No. 7905-0246-00 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.R06-2323

Carried

2. Delegation Requests

- (a) **Sandra Benz**
South Westminster Ratepayers' Association
 File: 6520-20 (SW); 0550-20-10

Requesting to appear before Council at the same meeting the corporate report regarding the South Westminster (St. Helen's) area comes before Council for consideration.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Sandra Benz, South Westminster
 Ratepayers' Association be heard as a delegation at the same meeting the corporate report regarding the South Westminster (St. Helen's) area comes before Council for consideration.

RES.R06-2324 Carried

J. OTHER BUSINESS


K. ADJOURNMENT

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

RES.R06-2325 Carried

The Regular Council- Land Use meeting adjourned at 5:58 p.m.

Certified Correct:



 City Clerk



 Mayor