



# City of Surrey

## Regular Council - Land Use

### Minutes

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C  
MONDAY, OCTOBER 30, 2006  
Time: 5:15 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 Planning, North Division  
Manager, Current Area Planning &  
Development, South Division  
Manager, Land Development Engineering  
City Solicitor

**A. ADOPTION OF MINUTES**

**B. LAND USE APPLICATIONS**

**COMMERCIAL/INDUSTRIAL/AGRICULTURAL**

**FLEETWOOD/GUILDFORD**

- 1. 7906-0159-00**  
**10415 - 168 Street**  
**Dale Stobbe, Stobbe's Masonry BC Ltd./Stobbe's Masonry (1999) Ltd., Inc.**  
**No. BC0598337**  
Development Permit/Development Variance Permit  
*Development Permit to allow the construction of a 470 square metre (5,060 sq. ft.) multi-tenant commercial building in Fraser Heights. Development Variance Permit to increase the maximum number of fascia signs.*

The Acting General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 10415 - 168 Street.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the Sign By-law as follows:
  - to increase the maximum number of fascia signs from 8 to 9

in order to permit the development of an approximately 470-square metre (5,060 sq. ft.) commercial building in Fraser Heights.

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

Dale Stobbe, 1 – 6221 – 202 Street, Langley, BC

Dale Stobbe was in attendance and commented that a sample board had been submitted to the City. He noted that some colours may be altered to meet architect's concerns. He continued that the proposed development would feature concrete roof tile and is of a similar design to surrounding storefront buildings.

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

1. Council authorize staff to draft Development Permit No. 7906-0159-00 in accordance with the attached drawings (Appendix III).
2. Council approve Development Variance Permit No. 7906-0159-00 varying the following to proceed to Public Notification:
  - (a) to vary the Sign By-law to increase the maximum number of fascia signs from 8 to 9 (Appendix V).
3. Council instruct staff to resolve the following issues prior to approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a road dedication plan to the satisfaction of the Approving Officer;
  - (c) resolution of colours of building materials to the satisfaction of the City Architect;
  - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
  - (e) issuance of Development Variance Permit No. 7906-0159-00.

RES.R06-2429

Carried

SURREY CITY CENTRE/WHALLEY

2. **7905-0315-00**  
**12840 - 96 Avenue**  
**Richard Bolus, CEI Architecture/Cedar Hills Plaza Corp, Inc. No. 555826**  
 Development Permit  
*Development Permit to permit the construction of a stand-alone, single tenant commercial building with a drive-through.*

The Acting General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 12840 - 96 Avenue.

The applicant is proposing:

- a Development Permit

in order to permit the construction of a stand alone single tenant commercial building with a drive-through.

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 Council approve the attached

Development Permit No. 7905-0315-00 (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.R06-2430

Carried

RESIDENTIAL/INSTITUTIONALCLOVERDALE/CLAYTON

3. **7906-0298-00**  
**6886 - 192 Street**  
**Sukhi Sanghe/Melchior Deglint and Janna Deglint**  
 Rezoning  
*Rezone from RA to RF-9C to permit subdivision into approximately 10 small single family lots with coach houses.*

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 6886 - 192 Street.

The applicant is proposing:

- a rezoning from RA to RF-9C

in order to allow subdivision into approximately 10 small single family lots with coach houses.

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. 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;
  - (d) resolution of the tree replacement requirements to the satisfaction of the General Manager, Planning and Development;
  - (e) registration of a Section 219 Restrictive Covenant on proposed Lots 6 to 10 to require a minimum front yard setback of 7.5 metres (25 ft.);
  - (f) submission of a landscape plan and cost estimates for the 3-metre (10 ft.) wide buffer along 192 Street for proposed Lots 6 to 10;
  - (g) registration of a Section 219 Restrictive Covenant on proposed Lots 6 to 10 to secure the required landscaping within the buffer area along 192 Street; and

- (h) removal of existing structures to the satisfaction of the Building Division.

RES.R06-2431

Carried

It was

Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2006, No. 16141" pass its first reading.

RES.R06-2432

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. 16141" pass its second reading.

RES.R06-2433

Carried

It was then

Moved by Councillor Martin  
 Seconded by Councillor Higginbotham  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16141" be held at the  
 City Hall on November 20, 2006, at 7:00 p.m.

RES.R06-2434

Carried

### FLEETWOOD/GUILDFORD

#### 4. 7906-0223-00

**15640 - 84 Avenue**

**Hendrik Van Ryk, H & H Total Care Services Ltd./Evergreen Cottages  
 Corp., Inc. No. 379210**

Rezoning/Development Permit

*Rezone from CD (By-law No. 12252) to a new CD and a Development Permit to permit the partial demolition and reconstruction of an existing care facility 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 property located at 15640 - 84 Avenue.

The applicant is proposing:

- a rezoning from CD (By-law No. 12252) to a new CD By-law; and
- a Development Permit

to demolish and reconstruct the Evergreen One building, to expand the Evergreen Cottages care facility in the Fleetwood Town Centre.

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 "Comprehensive Development Zone (CD)" (By-law No. 12252) 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. 7906-0223-00 generally in accordance with the attached drawings (Appendix III).
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) resolution of outstanding design issues to the satisfaction of the City Architect; and
  - (c) submission of a finalized landscaping plan and cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R06-2435 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2006, No. 16142" pass its first reading.

RES.R06-2436 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. 16142" pass its second reading.

RES.R06-2437 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. 16142" be held at the City Hall on November 20, 2006, at 7:00 p.m.

RES.R06-2438

Carried

**5. 7906-0012-00**

**16486 and 16446 - 88 Avenue, 8742 - 164 Street**

**Michael Helle, Coastland Engineering & Surveying Ltd./Peter Harco**

**Jeanne Harco, 0743444 B.C. Ltd.**

**Director Information:**

**Rand L. Buckley**

**Kanwaldeep K. Sandhu**

**Sukhdev S. Grewal**

**Ranjit S. Chahal**

**Susan K. Chahal**

**Officer Information: (as at December 16, 2005)**

**Kanwaldeep K. Sandhu, President**

**Sukhdev S. Grewal, Secretary**

Rezoning

*Rezone from RA to CD to permit subdivision into approximately 23 small suburban single family lots.*

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 16486 and 16446 - 88 Avenue, 8742 - 164 Street.

The applicant is proposing:

- a rezoning from RA to CD

in order to allow subdivision into approximately 23 small suburban 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 Steele

That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:

- (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) submission of an acceptable tree survey and a statement regarding tree preservation;
- (d) registration of a Section 219 Restrictive Covenant on proposed Lots 4 - 11 to require a minimum rear yard setback of 15 metres (49 ft.) in order to provide an adequate interface with the existing lots south of the subject site;
- (e) registration of a Section 219 Restrictive Covenant on proposed Lot 18 to require a minimum side yard setback of 4.5 metres (14.8 ft.) for the west side yard in order to protect the existing trees on the adjacent property to the west; and
- (f) resolution of the tree replacement requirements under the new Tree Protection By-law.

RES.R06-2439

Carried

It was

Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2006, No. 16143" pass its first reading.

RES.R06-2440

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. 16143" pass its second reading.

RES.R06-2441

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. 16143" be held at the  
City Hall on November 20, 2006, at 7:00 p.m.

RES.R06-2442

Carried



NEWTON

6. 7906-0277-00

14919 - 71 Avenue

**Mike Helle, Coastland Engineering & Surveying Ltd., Rex Home Construction/Rex Home Construction Ltd.**

Rezoning/Development Variance Permit

*Rezone from RA to RF-9C and RF-12C in order to permit subdivision into seven (7) single family residential small lots with coach houses and park. DVP to vary the minimum rear yard setback of the RF-12C Zone for proposed Lot 7.*

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Variance Permit application on property located at 14919 - 71 Avenue.

The applicant is proposing:

- a rezoning from RA to RF-9C and RF-12C; and
- a Development Variance Permit to vary the following by-law regulations:
  - to reduce the minimum rear yard setback of the RF-12C Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for proposed Lot 7 only

in order to allow subdivision into seven (7) single family residential small lots, with coach houses and park.

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 Martin

That:

1. a By-law be introduced to rezone Block A on Appendix V 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 to rezone Block B on Appendix V from "One-Acre Residential Zone (RA)" to "Single Family Residential Coach House Zone (RF-12C)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7906-0277-00 (Appendix XI) varying the following to proceed to Public Notification:
  - (a) to reduce the minimum rear yard setback of the RF-12C Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for proposed Lot 7 only.
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 a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect.

RES.R06-2443

Carried

It was

Moved by Councillor Higginbotham  
 Seconded by Councillor Martin  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2006, No. 16144" pass its first reading.

RES.R06-2444

Carried

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

It was

Moved by Councillor Higginbotham  
 Seconded by Councillor Martin  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2006, No. 16144" pass its second reading.

RES.R06-2445

Carried

It was then

Moved by Councillor Higginbotham  
 Seconded by Councillor Martin  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16144" be held at the  
 City Hall on November 20, 2006, at 7:00 p.m.

RES.R06-2446

Carried**7. 7904-0268-00****7187 - 150 Street and 14982 - 72 Avenue****Clarence Arychuk, Hunter Laird Engineering Ltd./****Kanwaljit and Surinder Kang**

NCP Amendment/Rezoning/Development Variance Permit

*NCP amendment from Single Family to Single Family Small Lots and rezoning from RA to RF-12. DVP to vary the minimum lot width requirement of the RF-12 Zone for proposed Lots 1 and 2, in order to allow subdivision into 4 single family small lots.*

The General Manager of Planning & Development submitted a report concerning an application to amend the Neighbourhood Concept Plan, a rezoning application, and an application for a Development Variance Permit on properties located at 7187 - 150 Street, and 14982 - 72 Avenue.

The applicant is proposing:

- an NCP amendment from "Urban Single Family Residential" to "Single Family Small Lots";
- a rezoning from RA to RF-12; and
- a Development Variance Permit to vary the following by-law regulation:
  - minimum lot width requirements of the RF-12 Zone (Type I Interior Lots) from 12.0 metres (40 ft.) to 11.2 metres (36.7 ft.) for proposed Lots 1 and 2

in order to allow subdivision into four (4) single family 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 Higginbotham  
Seconded by Councillor Martin  
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 approve Development Variance Permit No. 7904-0268-00, (Appendix XI) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot width of the RF-12 Zone from 12.0 metres (40 ft.) to 11.2 metres (36.7 ft.) for proposed Lots 1 and 2 only.
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; and
  - (d) submission of a landscaping cost estimate and securities to the specifications and satisfaction of the City Landscape Architect.

4. 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.R06-2447 Carried with Councillor Bose against.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Hepner  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2006, No. 16145" pass its first reading.

RES.R06-2448 Carried with Councillor Bose against.

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

It was Moved by Councillor Higginbotham  
Seconded by Councillor Hepner  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2006, No. 16145" pass its second reading.

RES.R06-2449 Carried with Councillor Bose against.

It was then Moved by Councillor Higginbotham  
Seconded by Councillor Hepner  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16145" be held at the  
City Hall on November 20, 2006, at 7:00 p.m.

RES.R06-2450 Carried

### SURREY CITY CENTRE/WHALLEY

8. **7906-0321-00 and 7906-0029-00  
10280, 10272 and 10262 - 133 Street; 13311 and 13323 - 102A Avenue;  
13333 - 102A Avenue; 10277 - 133A Street; 10257 and 10265 - 133A Street  
Patrick Cotter/Weststone Properties 104 Ltd.**  
Rezoning/Development Permit  
*Rezone from RF and RM-D to CD and from RF to CD and Development Permits  
to permit the development of two apartment buildings on two lots in Surrey City  
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 10280, 10272 and 10262 - 133 Street; 13311 and 13323 - 102A Avenue; 13333 - 102A Avenue; 10277 - 133A Street; 10257 and 10265 - 133A Street.

The applicant is proposing:

- a rezoning from RF and RM-D to CD;

- a rezoning from RF to CD; and
- two Development Permits

in order to permit the development of two, 4-storey apartment buildings on two lots in Surrey City Centre.

Patrick Cotter, Weststone Properties 104 Ltd., #235 – 13300 No. 5 Road, Richmond, BC was in attendance and commented that bottom elevation streetscape would face 102A Avenue; the southern element to provide space between buildings. He continued that the building entrance would be an internal roadway which would permit projects both at the south end and for future phases to the north to be constructed internally to the block.

He noted that the ground-oriented units would feature gates, steps and sidewalk connections to ground floor units around the perimeter of the building. He added that the ground floor units would be two-storey townhouse units and there would be a strong element to sidewalks in the front. He stated that they would be situated tight to the street to provide a more urban connection between the buildings and the street. He commented that they are working with staff relative to materials and finishes; that the original submission featured a combination of beige brick and siding with metal and hardy siding materials. He added that they would provide more contrast on the color scheme and noted that alternate colored elevations had been provided. He reiterated that they would continue to work with staff to heighten the contrast between materials prior to moving forward on this project.

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 western site (Appendix I) from "Single Family Residential Zone (RF)" (By-law No. 12000) and "Duplex Residential Zone (RM-D)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. a By-law be introduced to rezone the eastern site (Appendix I) 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.
3. Council approve the applicant's request to reduce the amount of required indoor amenity space for the two proposed buildings from 618 square metres (6,650 sq.ft.) to 316 square metres (3,400 sq.ft.).

4. Council authorize staff to draft Development Permit No. 7906-0321-00 for Phase 1, generally in accordance with the attached drawings (Appendix III).
5. Council authorize staff to draft Development Permit No. 7906-0029-00 for Phase 2, generally in accordance with the attached drawings (Appendix III).
6. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) resolution of all urban design issues to the satisfaction of the City Architect;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) submission of a landscaping plan and landscaping cost estimates to the specifications and satisfaction of the City Landscape Architect;
  - (f) the applicant adequately address the impact of reduced indoor amenity space;
  - (g) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
  - (h) registration of a statutory right-of-way for public passage over the internal roadway;
  - (i) registration of an easement and Restrictive Covenant to permit the residents of Phase 2 to use the indoor amenity space located in Phase 1; and
  - (j) demolition of existing buildings and structures to the satisfaction of the Building Division.

RES.R06-2451

Carried



COMMERCIAL/INDUSTRIAL/AGRICULTURALNEWTON

**9. 7906-0456-00**  
**8767 - 132 Street**  
**City of Surrey**

Development Variance Permit

*Development Variance Permit to vary maximum height of telecommunication antennas erected upon a building from 3.0 metres (10 ft.) to 9.5 metres (31 ft.).*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 8767 - 132 Street.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations:
  - Part 4, Section A. 1 (a) c. maximum height of telecommunication antennas erected upon a building shall not exceed 3.0 metres (10 ft.) above the roof on which it is located

in order to permit the installation of two (2) telecommunications masts and antennas.

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. 7906-0456-00, (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to vary the maximum height of 2 telecommunication antennas erected upon a building from 3.0 metres (10 ft.) up to 9.5 metres (31 ft.) above the roof on which it is located.

RES.R06-2458

Carried



**SOUTH SURREY**

10. 7906-0408-00  
3033 - 152 Street  
Randall Olafson/585656 BC Ltd.  
**Director Information:**  
Andrew J. Bibby  
Graham W. Drexel  
Harold Dueck  
Lindsey R. Fuller  
**Officer Information: (as at May 19, 2006)**  
Andrew J. Bibby (President)  
Jeffrey D. Cleven (Vice President)  
Harold Dueck (Treasurer)  
Jean I. Whittet-Brown (Secretary)  
Food Primary Liquor License Amendment  
*Amend the Food Primary Liquor License to extend the hours of operation for a new Cactus Club restaurant.*

The Acting General Manager of Planning & Development submitted a report concerning an application to amend the Food Primary Liquor License on property located at 3033 - 152 Street.

The applicant is proposing a Food Primary Liquor License Amendment for an extension of hours of liquor service past midnight for a new Cactus Club restaurant at the South Pointe Exchange Shopping Centre (Phase II).

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 Hepner  
Seconded by Councillor Higginbotham  
That:

1. Council approve the following proposed food primary liquor license amendment to proceed to Public Notification:
  - (a) The extension of hours from 12:00 a.m. to 1:00 a.m. Monday through Thursday and from 12:00 a.m. to 1:30 a.m. Friday to Saturday.

RES.R06-2459

Carried with Councillor Hunt against.

**RESIDENTIAL/INSTITUTIONAL****CLOVERDALE/CLAYTON**

11. 7905-0234-00  
18852 and 18912 - 54 Avenue  
Harp Hoonjan, Platinum Projects Ltd./S.H.3 Development Corporation,  
Inc. No. 0714844

**Director Information:**

Seyed Ali-Akbar Sadat-Hosseini

**Officer Information: (as at January 26, 2006)**

Seyed Ali-Akbar Sadat-Hosseini (President, Secretary)

OCP Amendment/Rezoning

*OCP Amendment from Suburban to Urban. Rezone from A-1 to RF to create approximately 42 single family residential lots.*

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 18852 and 18912 - 54 Avenue.

The applicant is proposing:

- an OCP amendment from Suburban to Urban; and
- a rezoning from A-1 to RF

in order to allow subdivision into approximately 42 single family residential 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 Higginbotham

That:

1. a By-law be introduced to amend the Official Community Plan by redesignating the property from Suburban to Urban 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 the property from "General Agriculture Zone (A-1)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (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 layout to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation;
  - (d) address concerns about the pressure the project will generate on existing facilities to the satisfaction of the Parks, Recreation and Culture Department;
  - (e) final approval from the Department of Fisheries & Oceans for compensation works and drainage plans relative to the Class "B" watercourse on the site;
  - (f) submission of an acceptable tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (g) resolution of tree replacement issues;
  - (h) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (i) registration of a "No Build" Restrictive Covenant on proposed Lots 11 through 19 inclusive, to ensure that no building, structures or improvements will be erected or placed within a 6-metre (19.69 ft.) wide landscape buffer area abutting the industrial lands to the south;
  - (j) submission of a landscape plan for the landscape buffer and a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (k) completion of the landscape buffer as part of the Engineering Servicing Agreement;
  - (l) registration of a Section 219 Restrictive Covenant on all of the proposed lots notifying owners to the potential for noise related to adjacent industrial uses and to require mitigating measures to reduce the impact of external noise sources from the proximity to industrial uses to the south and east;

- (m) registration of a Section 219 Restrictive Covenant on proposed Lots 11 through 19, inclusive, to require rear yard setbacks to be measured from the northernmost edge of the "No-Build" covenant area; and
  - (n) provision of community benefit to satisfy the OCP Amendment policy for Type 2 applications.
5. Council pass a resolution to amend the Cloverdale Local Area Plan to redesignate the land from Suburban Residential (1/2 Acre) to Urban Residential when the project is considered for final adoption.

RES.R06-2460

Defeated with Councillors Villeneuve, Gill, Martin, Bose and the Mayor against.

## NEWTON

### 12. 7906-0184-00

**14822 and 14854 - 72 Avenue**

**Clarence Arychuk, Hunter Laird Engineering Ltd./Makhan and Parmajit Pooni, Tarlochan and Narinder Pooni**

NCP Amendment/Rezoning/Development Variance Permit

*NCP Amendment from Single Family to Single Family Small Lots and rezoning from RA to RF-9 and RF-12 in order to permit subdivision into 32 single family small lots. DVP to vary the maximum number of Type II Interior RF-9 lots from 33% to 39%.*

The General Manager of Planning & Development submitted a report concerning an application to amend the Neighbourhood Concept Plan, a rezoning application, and an application for a Development Variance Permit on properties located at 14822 and 14854 - 72 Avenue.

The applicant is proposing:

- an NCP amendment from "Urban Single Family Residential" to "Single Family Small Lots";
- a rezoning from RA to RF-9 and RF-12; and
- a Development Variance Permit to vary the following by-law regulations:
  - to increase the maximum number of Type II Interior RF-9 lots permitted in a subdivision of RF-9 lots from 33% to 39%

in order to allow subdivision into 32 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 Martin  
That:

1. a By-law be introduced to rezone Block A on 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 on Appendix XI from "One-Acre Residential Zone (RA)" (By-law No. 12000) and "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. 7906-0184-00 (Appendix XII) varying the following to proceed to Public Notification:
  - (a) to increase the maximum number of Type II Interior RF-9 lots permitted in a subdivision of RF-9 lots from 33% to 39%.
3. Council instruct staff to resolve the following issue final adoption 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 statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) address the shortfall of tree replacement; and
  - (e) submission of a final landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.
4. Council pass a resolution to amend East Newton South NCP/Local Area Plan to redesignate the land from "Urban Single Family Residential" to "Single Family Small Lots" when the project is considered for final adoption.

RES.R06-2461

Carried with Councillor Bose against.

RES.R06-2462 It was Moved by Councillor Hunt  
 Seconded by Councillor Martin  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2006, No. 16150" pass its first reading.  
Carried with Councillor Bose against.

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

RES.R06-2463 It was Moved by Councillor Hunt  
 Seconded by Councillor Martin  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2006, No. 16150" pass its second reading.  
Carried with Councillor Bose against.

RES.R06-2464 It was then Moved by Councillor Hunt  
 Seconded by Councillor Martin  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16150" be held at the  
 City Hall on November 20, 2006, at 7:00 p.m.  
Carried

**13. 7906-0075-00**

**5919 - 146 Street and 14572 - 60 Avenue**

**Mike Helle, Coastland Engineering & Surveying Ltd./Royale Development Ltd.; Karnail Singh Brar, Gurbachan Kaur Brar, Sukhmander Singh Brar and Harjinder Singh Brar**

NCP Amendment/Rezoning/Development Variance Permit

*Partial NCP amendment from Single Family Residential to Single Family Residential Flex. Rezone from RA to RF-12 and RF to allow subdivision into 24 single family small lots and a remnant RF lot. DVP to relax the width for one RF-12 corner lot.*

The General Manager of Planning & Development submitted a report concerning an application to amend the Neighbourhood Concept Plan, a rezoning application, and an application for a Development Variance Permit on properties located at 5919 - 146 Street and 14572 - 60 Avenue.

The applicant is proposing:

- a rezoning from RA to RF-12 and RF;
- an NCP amendment from "Single Family Residential" to "Single Family Residential Flex" 6 to 14.5"; and
- Development Variance Permit to vary the following by-law regulations:
  - to vary the minimum lot width for one (1) Type I RF-12 corner lot from 14 metres (46 ft.) to 13 metres (43 ft.)

in order to allow subdivision into 24 single family small lots and a remnant RF lot.

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 Martin

That:

1. a By-law be introduced to rezone Block B on Appendix VII from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and to rezone Block A on Appendix VII from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7906-0075-00 (Appendix IX) varying the following to proceed to Public Notification:
  - (a) to vary Part 17A Section K.2 of the RF-12 Zone to reduce the minimum lot width for a Type I corner lot from 14 metres (46 ft.) to 13 metres (43 ft.).
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 on the proposed RF remnant lot to ensure relocation of dwelling access for the existing dwelling to the new lane, ensure minor upgrading of the dwelling to current standard, and protect future development for small lots; and
  - (e) registration of a Section 219 "no-build" Restrictive Covenant on the northerly portion of Lot 1 to protect existing trees along the shared property line and safeguard the future development potential of 5939 and 5929 - 146 Street.

3. Council pass a resolution to amend South Newton NCP to redesignate a portion of the land from "Single Family Residential" to "Single Family Residential Flex 6 to 14.5" (Appendix XI).

RES.R06-2465

Carried

It was

Moved by Councillor Hunt  
 Seconded by Councillor Martin  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2006, No. 16151" pass its first reading.

RES.R06-2466

Carried

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

It was

Moved by Councillor Hunt  
 Seconded by Councillor Martin  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2006, No. 16151" pass its second reading.

RES.R06-2467

Carried

It was then

Moved by Councillor Hunt  
 Seconded by Councillor Martin  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16151" be held at the  
 City Hall on November 20, 2006, at 7:00 p.m.

RES.R06-2468

Carried**14. 7905-0180-00****7227 - 149A Street**

**Clarence Arychuk, Hunter Laird Engineering Ltd./Gurdarshan  
 and Cheryl Bal**

OCP Amendment/Rezoning

*Partial OCP Amendment from Suburban to Urban. Rezone from RH to CD to  
 permit the development of 2 half-acre lots and 2 suburban transitional residential  
 lots.*

The Acting General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, and a rezoning application on property located at 7227 - 149A Street.

The applicant is proposing:

- a partial OCP amendment from Suburban to Urban; and
- a rezoning from RH to CD;

in order to allow subdivision into two (2) half-acre lots and two (2) suburban transitional 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 Martin  
That:

1. a By-law be introduced to amend the Official Community Plan by redesignating the portion of the property (shown as Block B on Appendix IV) from Suburban to Urban 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 the property from "Half-Acre Residential Zone (RH)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (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 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) submission of a landscaping cost estimate and securities to the specifications and satisfaction of the City Landscape Architect;
  - (e) the applicant address the shortfall of community services as per the Parks, Recreation & Culture comments;
  - (f) the applicant adequately address the deficiency in replacement trees; and
  - (g) submission of a Section 219 Restrictive Covenant to identify the trees to be retained within the lots.

5. Council pass a resolution to amend the Newton Local Area Plan to redesignate a portion of the subject property from "Suburban Residential Half-Acre" to "Urban Residential" when the project is considered for final adoption.

RES.R06-2469 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Martin  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 148 Amendment By-law 2006, No. 16152" pass its first reading.

RES.R06-2470 Carried

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

It was Moved by Councillor Hunt  
Seconded by Councillor Martin  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 148 Amendment By-law 2006, No. 16152" pass its second reading.

RES.R06-2471 Carried

It was then Moved by Councillor Hunt  
Seconded by Councillor Martin  
That the Public Hearing on "Surrey Official  
Community Plan By-law, 1996, No. 12900, No. 148 Amendment By-law 2006,  
No. 16152" be held at the City Hall on November 20, 2006, at 7:00 p.m.

RES.R06-2472 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2006, No. 16153" pass its first reading.

RES.R06-2473 Carried

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

It was Moved by Councillor Hunt  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2006, No. 16153" pass its second reading.

RES.R06-2474 Carried

It was then

Moved by Councillor Hunt

Seconded by Councillor Martin

That the Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16153" be held at the City Hall on, at 7:00 p.m.

RES.R06-2475

Carried

### SOUTH SURREY

#### 15. 7906-0460-00

**3651 Elgin Road, 14215 Crescent Road and 14241 Crescent Road  
Dan Weins, Park Lane Ventures Ltd./Park Lane Ventures (Elgin) Ltd., Inc.  
No. 692721**

Development Variance Permit

*DVP for various bare land Strata Lots to vary the required second floor area reduction, reduce the rear yard setback of the principal building, and permit a column and covered porch/veranda to encroach into the front yard.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on properties located at 3651 Elgin Road, 14215 Crescent Road, and 14241 Crescent Road.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations of the CD Zone (By-law No. 15795):
  - to reduce the minimum rear yard setback from 7.5 metres (25 feet) to 6.0 metres (20 feet) for up to 50% of the width of the principal building for Strata Lots 49 to 70 (Area B);
  - to increase the allowable first floor encroachment up to the permitted 5.5 metre (18 ft.) front yard from 50% up to 100% of the width of the first floor for Strata Lots 1 to 48 (Area A) for a front porch or veranda entry feature only;
  - to permit a 0.5 m (1.5 ft.) encroachment into the required front yard setback for Strata Lots 49 to 70 (Area B) for a column or post only which supports a roof overhanging the garage; and
  - to permit the required 80% second floor area reduction for Strata Lots 3, 6, 19, 22 and 37 (Area B) to be accomplished from the rear of the dwelling, in addition to the normally permitted front or side

in order to enhance architectural detailing, improve building articulation and design, achieve a high quality streetscape, and permit the development of a variety of housing characteristics and styles in the proposed development.

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

Dan Weins, Park Lane Ventures Ltd./Park Lane Ventures (Elgin) Ltd., 1055 Dunsmuir Street, Vancouver, B.C., was in attendance and commented that there is an inter-tidal marsh, which is outside the calculated area and the proposed subdivision area. He continued that it is purposely below the high water mark and high tide mark; planted with sedges and provides habitat for fish and wildlife. He noted that the elevation of the bench is 1.5 meters.

It was

Moved by Councillor Hunt  
Seconded by Councillor Hepner  
That:

1. Council approve Development Variance Permit No. 7906-0460-00 (Appendix IV), varying Comprehensive Development Zone (By-law No. 15795), to proceed to Public Notification:
  - (a) Section F.2 is varied as follows:
    - i. to reduce the minimum rear yard setback from 7.5 metres (25 feet) to 6.0 metres (20 feet) for up to 50% of the width of the principal building for Strata Lots 49 to 70 (Area B);
    - ii. to permit a 0.6 m (2 ft.) encroachment into the required front yard setback for Strata Lots 49 to 70 (Area B) for a column or post only which supports a roof overhanging the garage and forms an integral part of the dwelling;
  - (b) Section F.1 is varied to increase the allowable first floor encroachment up to the permitted 5.5 metre (18 ft.) front yard from 50% to 60% of the width of the first floor for Strata Lots with an attached garage (1-2, 4-5, 7-18, 20-21, 23-36 and 38-48), and from 50% to 100% for strata lots with a detached garage (Lots 3, 6, 19, 22 and 37) (Area A) for a front porch or veranda entry feature only, provided that such a feature forms an integral part of the front of the dwelling; and
  - (c) Section D.2. (b) to permit the required 80% second floor area reduction for Strata Lots 3, 6, 19, 22 and 37 (Area A) to be accomplished from the rear of the dwelling, in addition to the normally permitted front or side.

RES.R06-2476

Carried

16. **7906-0153-00**  
**2599 - 160 Street**  
**Gomberoff Bell Lyon Architects/Amacon Development (Morgan Height)**  
**Inc. No. 749736**  
 OCP Amendment/NCP Amendment/Rezoning/Development Permit  
*OCP Amendment from Suburban to Multiple Residential. NCP amendment from High Density Residential 30-45 upa to 30-60 upa. Rezoning from RA to CD and Development Permit to allow for 2 apartment buildings.*

The Acting General Manager of Planning & Development submitted a report concerning applications to amend the Official Community Plan, and the Neighbourhood Concept Plan, a rezoning application, and a Development Permit application on property located at 2599 - 160 Street.

The applicant is proposing:

- an OCP amendment from Suburban to Multiple Residential;
- an NCP amendment from High Density Residential 30 - 45 upa to High Density Residential 30 - 60 upa;
- a rezoning from RA to CD; and
- a Development Permit

in order to permit the development of two (2) apartment buildings with a total of 242 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 Hunt  
Seconded by Councillor Higginbotham  
That:

1. a By-law be introduced to amend the Official Community Plan by redesignating the site from "Suburban" to "Multiple Residential" and a date be set for Public Hearing (Appendix IX).
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 the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.

4. Council authorize staff to draft Development Permit No. 7906-0153-00 in accordance with the attached drawings (Appendix III).
5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, land acquisition for drainage detention and rights-of-way where necessary, are addressed as per the Morgan Heights Neighbourhood Concept Plan (NCP) to the satisfaction of the General Manager, Engineering;
  - (b) submission of an acceptable tree survey and a statement regarding tree preservation;
  - (c) compensate for the deficiency of indoor amenity space;
  - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (e) final approval of detailed habitat compensation by the Department of Fisheries and Oceans; and
  - (f) completion of required acquisition by the City of off-site lands and completion of construction and maintenance agreements for parks and drainage infrastructure required for habitat compensation, park acquisition and drainage detention in Area A as per the Morgan Heights NCP and in accordance with City Policy.
6. Council pass a resolution to amend the Morgan Heights (Stage II) Neighbourhood Concept Plan upon final adoption of the Rezoning as follows:
  - (a) redesignate the site from High Density Residential 30 - 45 upa to 30 - 60 upa (Appendix XIV); and
  - (b) supplement the conceptual habitat compensation plan (Appendix XI) shown in the NCP with the final habitat compensation plan to be approved by the Department of Fisheries & Oceans generally as per Appendix XIII).

RES.R06-2477

Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 149 Amendment By-law 2006, No. 16154" pass its  
first reading.  
RES.R06-2478 Carried

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

It was Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 149 Amendment By-law 2006, No. 16154" pass its  
second reading.  
RES.R06-2479 Carried

It was then Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That the Public Hearing on "Surrey Official  
Community Plan By-law, 1996, No. 12900, No. 149 Amendment By-law 2006,  
No. 16154" be held at the City Hall on November 20, 2006, at 7:00 p.m.  
RES.R06-2480 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2006, No. 16155" pass its first reading.  
RES.R06-2481 Carried

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

It was Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2006, No. 16155" pass its second reading.  
RES.R06-2482 Carried

It was then Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16155" be held at the  
City Hall on November 20, 2006, at 7:00 p.m.  
RES.R06-2483 Carried

**C. CORPORATE REPORTS**

The Mayor noted that Item E.2 would be heard at this time and the agenda order was then varied.

**E. DELEGATIONS****2. Sandra Benz / Don Watson  
South Westminster Ratepayers' Association  
File: 6520-20 (SW); 0550-20-10**

Don Watson, South Westminster Ratepayers' Association, 10158 Beaver Drive, was in attendance at the same meeting that the corporate report regarding the South Westminster (St. Helen's) area was presented to Council for consideration.

The following comments were provided:

- The SWRA are trying to create a desirable, unique area in Surrey.
- The SWRA want to accomplish the preservation of existing single-family home neighbourhoods by having their area zoned CD to remain single-family development.
- The proposed development does not fit in with the character of the neighbourhood and may block views.
- There are restrictive covenants on these properties that are being ignored by the City's RF zoning currently.
- They are trying to be proactive and prevent problems.
- The SWRA would like to protect and increase property values, encourage maintenance and upgrading of homes, and increase desirability.
- The support level of the neighbourhood indicated that out of 413 homes, 314 owners / residents of the area homes responded (76% response)
- 82% of the area residents were in favour of preserving the existing single-family home neighbourhood.
- He noted that some homes in the area feature retail space, lawns have become paved parking lots, are unkempt, parking concerns on 124 Street, and high turnover in house sales.
- The SWRA feel powerless to protect their homes and want to preserve and enhance what is already in place.

**Note:** See Corporate Report Item L009.

**Note:** See separate correspondence in the binder flap regarding this item.

The original agenda order then resumed.



**C. CORPORATE REPORTS**

1. The Corporate Reports under date of October 30, 2006 were considered and dealt with as follows:

**Item No. L009** Proposed Rezoning (Down-zoning) from RF to CD -  
St. Helen's Park Neighbourhood  
File: 6520-20 (SWM St. Helen's Park)

The Acting General Manager of Planning & Development submitted a report to advise Council of the results of the feedback that staff has received from the owners of RF zoned lots within the St. Helen's Park Neighbourhood in response to a survey of the area undertaken by City staff. This relates to a proposal by the Executive of the Association to rezone all of the lots in the neighbourhood from RF to CD.

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 Bose  
That Council:

1. Receive this report as information; and
2. Staff bring forward the appropriate by-law for council's consideration.

RES.R06-2484 Carried

**Note:** See Delegation, Item E.2.

**Note:** See separate correspondence in the binder flap regarding this item.

**D. ITEMS TABLED BY COUNCIL****E. DELEGATIONS**

1. **Wolfgang Meyer**  
**BCH Developments**  
File: 5694-0237-00; 3900-02; 0550-20-10

The Mayor noted that Wolfgang Meyer, BCH Development had submitted e-correspondence requesting his delegation be tabled until the November 20, 2006 Council meeting.

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

This item was heard earlier in the meeting.

**Note:** See separate correspondence in the binder flap regarding this item.

**F. CORRESPONDENCE**

**G. NOTICE OF MOTION**

**H. BY-LAWS**

TO BE FILED

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15571"

7904-0286-00 - Annette Demitri, c/o Denis Turco Architect Inc.

RA and RF (BL 12000) to RM-15 (BL 12000) - 2901 King George Highway - to permit the development of a 13-unit townhouse development.

Approved by Council: November 15, 2004

**Note:** See Development Permit No. 7904-0286-00 to be filed under Clerk's Report Item I.2(a) of this agenda.

- \* Planning & Development advise that (see memorandum dated October 24, 2006 in by-law back-up) By-law No. 15571 should be filed as the application has been inactive for a long time and the applicant has not responded to the registered letter sent on September 8, 2006 advising that unless outstanding requirements were addressed within 30 days the file would be closed.

It was

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

No. 12000, Amendment By-law, 2004, No. 15571" be filed.

RES.R06-2485

Carried

## FINAL ADOPTIONS

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15887"

7905-0089-00 - Jagdish Mann and Mohinder Mann, c/o Neville Graham and Associates Inc. (John Curran)

RA to RF (BL 12000) - 18975 - 64 Avenue - to allow subdivision into approximately 9 single family residential lots and a remainder lot.

Approved by Council: November 28, 2005

- \* Planning & Development advise that (see memorandum dated October 24, 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 Gill

That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15887" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-2486

Carried

3. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 130 Amendment By-law, 2005, No. 15892"

7905-0194-00 - Kulvinder Atwal, Rashpal and Harbans Kang, c/o Ranbir Saini

To authorize the redesignation of the property located at 8219 - 146 Street from "Suburban" (SUB) to "Urban" (URB).

Approved by Council: December 12, 2005

This by-law is proceeding in conjunction with By-law 15893.

It was

Moved by Councillor Hunt

Seconded by Councillor Gill

That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 130 Amendment By-law, 2005, No. 15892" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-2487

Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15893"

7905-0194-00 - Kulvinder Atwal, Rashpal and Harbans Kang, c/o Ranbir Saini

RA to RF (BL 12000) - 8219 - 146 Street - to allow subdivision into two single family lots.

Approved by Council: December 12, 2005

This by-law is proceeding in conjunction with By-law 15892.

- \* Planning & Development advise that (see memorandum dated October 26, 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 Gill

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2005, No. 15893" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-2488

Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15845"

7905-0087-00 - 0755253 BC Ltd. (Gurpreet Sidhu), City of Surrey,  
c/o H.Y. Engineering & Surveying Ltd.

RA and RF-G (BL 12000) to RF, RF-G and RF-12 (BL 12000) - 6880 and 6910 - 184 Street, Portion of 18497 - 68A Avenue - to permit subdivision with the adjacent RF-zoned lot at 6862 - 184 Street into 11 residential lots and one park lot.

Approved by Council: October 3, 2005

- \* Planning & Development advise that (see memorandum dated October 25, 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 Gill  
 That Development Permit

No. 7906-0172-00 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.R06-2491

Carried

- (b) **Development Permit No. 7906-0055-00**  
**Peter Chu, Peter K. Chu Architect/**  
**Rapid Developments Ltd., Inc. No. 528952**  
**PLR Construction Ltd., Inc. No. 745680**  
**CP Excavating Ltd., Inc. No. 650294**  
**467215 B.C. Ltd., Inc. No. 467215**  
 18425 - 53 Avenue

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

"That Development Permit No. 7906-0055-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

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

No. 7906-0055-00 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.R06-2492

Carried

- (c) **Development Permit No. 7905-0307-01**  
**0715460 B.C. Ltd.**  
**Intracorp Developments**  
 2500 and 2556 - 160 Street and a Portion of 2515 - 161A Street

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

"That Development Permit No. 7905-0307-01 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that

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

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

No. 7905-0307-01 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.R06-2493

Carried

- (d) **Development Permit No. 7905-0310-01**  
**0715460 B.C. Ltd.**  
**Intracorp Developments**  
Portions of 16155 and 16223 - 24 Avenue

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

"That Development Permit No. 7905-0310-01 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

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

No. 7905-0310-01 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.R06-2494

Carried

- (e) **Development Permit No. 7905-0311-01**  
**0715460 BC Ltd.**  
**Gomberoff Bell Lyon Architects (GBL)**  
 Portions of 2515 - 163 Street, 2629 - 164 Street, 16223 - 24 Avenue  
 and 16155 - 24 Avenue

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

"That Development Permit No. 7905-0311-01 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

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

No. 7905-0311-01 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.R06-2495

Carried

**2. Applications/By-laws/Permits to be Filed**

- (a) **Development Permit No. 7904-0286-00**  
**Denis Turco Architect Inc./Annette R. Demitri**  
 2901 King George Highway

Memo from the Manager, South Division, Planning & Development, advising that the application has been inactive, and the applicant did not respond to registered letter dated September 8, 2006 regarding outstanding requirements.

Planning & Development are recommending to Council that Development Permit No. 7904-0286-00 be filed.

**Note:** See By-law 15571 under Item H.1 of this agenda.

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

No. 7904-0286-00 be filed.

RES.R06-2496

Carried



**J. OTHER BUSINESS**

**K. ADJOURNMENT**

It was

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

meeting do now adjourn.

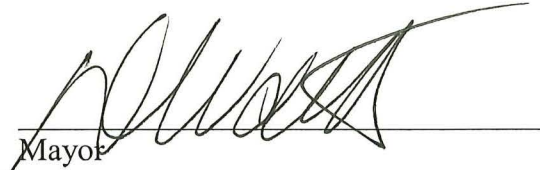
RES.R06-2497

Carried

The Regular Council- Land Use meeting adjourned at 6:08 p.m.

Certified Correct:

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

  
\_\_\_\_\_  
Mayor