



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C
MONDAY, NOVEMBER 20, 2006
Time: 5:00 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
Manager, Land Development Engineering
City Solicitor

A. ADOPTION OF MINUTES

B. LAND USE APPLICATIONS

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

CLOVERDALE/CLAYTON

- 1. 7906-0293-00**
5245 - 185A Street
Teck Construction/Red Rose Consulting Ltd.
Development Permit
Development Permit to permit the construction of an industrial warehouse building.

The Acting General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 5245 - 185A Street.

The applicant is proposing:

- a Development Permit

in order to permit the construction of an industrial warehouse 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. 7906-0293-00 in accordance with the attached drawings (Appendix III).
2. Council instruct staff to resolve the following issues prior to approval:
 - (a) final architectural plan approval to the satisfaction of the City Architect;
 - (b) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (c) registration of a Section 219 Restrictive Covenant prohibiting automotive service uses and automobile painting and bodywork.

RES.R06-2580

Carried

NEWTON

2. **7906-0433-00**
7475 - 135 Street
Manjinder K. Bal/Strata Plan BCS1684
Rezoning
Amend CD Zone (By-law No. 13506) to allow a private surgical clinic within an approximately 6,870 square metre (73,950 sq. ft.) commercial/industrial building.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 7475 - 135 Street.

The applicant is proposing:

- to amend CD By-law No. 13506

in order to permit a private surgical clinic within an approximately 6,870 square metre (73,950 sq.ft.) commercial/industrial building.

Delegation:

A representative of False Creek Surgical Centre, and Dr. Mark Dudley, President, False Creek Surgical Centre were in attendance and commented that the proposal is a private undertaking and represents an investment in a new model of health care. He noted the facility in False Creek, Vancouver and advised it had been operating for nine years. He stated that the organization does work for health

authorities, WCB and participates in the overall health delivery in Canada by treating private persons. He advised that the facility is different in that it is a freestanding surgical facility treatment centre, offering mainly daycare surgeries from orthopaedic; general surgeries; ear, nose and throat; cosmetic and plastic surgery.

He continued that there had been significant investment in advanced diagnostics such as MRI, CT scanners, and ultra sound, and that the ability to treat people would be enhanced. He noted this facility would provide a huge opportunity for the City of Surrey by acting as a pressure release valve for the public health system such as the Emergency Unit at Surrey Memorial Hospital.

He noted that there may be patients who would have to pay for private health care but he did not foresee this as a future concern. He added that this facility would be a great investment in the community and that health authorities fully embrace this opportunity to refer their patients.

He stated that they do not have endorsement of the Fraser Health Authority. He noted that as experienced with the Vancouver Coastal Regional Health Authority, they were requested to build the facility first to assure the opportunity for them to view what the facility of capable of providing.

He added that they answer to the College of Physicians and Surgeons, the government body from a legal perspective. He noted they fall under the *Medical Practitioners Act*; however their facility in Vancouver is accredited with the Canadian Council of Health Services, which is the same body that accredits the public hospital. He stated that the facility would have three operating rooms, some treatment rooms, with close to a ten-bed recovery facility.

He noted that he is anaesthesiologist and a medical director. He added that application have to be made through the governing body of the College of Physicians and Surgeons and that no doctor could use the facility without going through that application process. He stated that they propose staffing of approximately 50 to 60 doctors; 50 to 60 nursing staff and health care workers. He noted that the benefit of this facility would be an increased choice for health care professionals to work in public and private systems. He added that competition is a good thing and creates a better quality of service provision.

He added that the proposed site would provide a good area for patient drop-off and that parking and traffic congestion would not be an issue. He noted that the proposal is to use the front portion of the building with access from the north and east.

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 Villeneuve
That a By-law be introduced to amend
Comprehensive Development By-law No. 13506 and a date be set for Public
Hearing (Appendix IV).

RES.R06-2581 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Bose
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 1998, No. 13506, Amendment By-law, 2006,
No. 16162" pass its first reading.

RES.R06-2582 Carried with Councillor Villeneuve against.

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

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 1998, No. 13506, Amendment By-law, 2006,
No. 16162" pass its second reading.

RES.R06-2583 Carried with Councillor Villeneuve against.

It was then Moved by Councillor Hunt
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 1998, No. 13506, Amendment
By-law, 2006, No. 16162" be held at the City Hall on December 4, 2006, at
7:00 p.m.

RES.R06-2584 Carried

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

3. **7906-0222-00**
18341 - 67 Avenue
Mike Helle, Coastland Engineering & Surveying Ltd./Svend and
Kathleen Hansen
Rezoning
Rezone a portion from RA to RF to create 2 RF lots and 1 remainder lot.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 18341 - 67 Avenue.

The applicant is proposing:

- a rezoning from RA to RF of a portion of the site

in order to allow subdivision into two (2) RF lots and one remainder 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 Steele
That:

1. a By-law be introduced to rezone a portion of the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) (Blocks B and C on the attached Survey Plan) and a date be set for Public Hearing (Appendix I).
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;
 - (d) registration of a statutory right-of-way protecting the alignment of the future 183 Street;
 - (e) registration of a Restrictive Covenant to increase the side yards of proposed Lots 1 and 3 to comply with side yards along a flanking street; and
 - (f) resolution of tree replacement requirements under the new Tree Protection By-law

RES.R06-2585 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 16163" pass its first reading.

RES.R06-2586 Carried

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

RES.R06-2587 It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 16163" pass its second reading.
Carried

RES.R06-2588 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. 16163" be held at the
 City Hall on December 4, 2006, at 7:00 p.m.
Carried

4. **7905-0232-00**
7210 and 7240 – 192 Street
Genevieve Bucher, McElhanney Consulting/Cascade Creek Development Corporation
 OCP Amendment/Rezoning/Development Variance Permit
*OCP amendment from Suburban to Urban. Rezone portions from RA to RF-12C,
 RF-9C and RF. DVP to allow reduced lot frontage for Lot 42 in order to allow
 subdivision into approximately 40 single family residential small lots and 2
 remainder lots in East Clayton.*

The Acting General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, a rezoning application, and an application for a Development Variance Permit on properties located at 7210 and 7240 - 192 Street.

The applicant is proposing:

- an OCP Amendment from Suburban to Urban;
- a rezoning of portions of the subject site from RA to RF-12C, RF-9C and RF; and
- a Development Variance Permit to vary the lot width requirement of the RA Zone from 50 metres ((164 ft.) to a minimum of 38.0 metres (124 ft.) for proposed Lot 42

in order to allow subdivision into approximately 40 single family residential small lots (19 RF-12C and 21 RF-9C) and 2 remainder lots in the East Clayton, North Extension plan area.

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 amend the OCP 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 "Single Family Residential (9) Coach House Zone (RF-9C)" (By-law No. 12000) and Block B from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Coach House Zone (RF-12C)" (By-law No. 12000) and a date be set for Public Hearing.
4. a By-law be introduced to rezone Block C as shown on the attached Survey Plan 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.
5. Council approve Development Variance Permit No. 7905-0232-00, (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RA Zone from 50 metres (164 ft.) to a minimum of 38 metres (124 ft.) for proposed Lot 42.
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 plan to the satisfaction of the Approving Officer;
 - (c) registration of a Section 219 Covenant to secure a "no build" on the proposed lots (Lots 41 and 42); and

- (d) registration of a statutory right of way on proposed Lot 42 to protect road dedication requirements for 192 Street.

RES.R06-2589

Carried

It was

Moved by Councillor Hunt
Seconded by Councillor Steele

That " Surrey Official Community Plan By-law, 1996, No. 12900, No. 150 Amendment By-law 2006, No. 16164" pass its first reading.

RES.R06-2590

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. 150 Amendment By-law 2006, No. 16164" pass its second reading.

RES.R06-2591

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. 150 Amendment By-law 2006, No. 16164" be held at the City Hall on December 4, 2006, at 7:00 p.m.

RES.R06-2592

Carried

It was

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

No. 12000, Amendment By-law, 2006, No. 16165A" pass its first reading.

RES.R06-2593

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. 16165A" pass its second reading.

RES.R06-2594

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. 16165A" be held at the City Hall on December 4, 2006, at 7:00 p.m.

RES.R06-2595

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 16165B" pass its first reading.
 RES.R06-2596 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. 16165B" pass its second reading.
 RES.R06-2597 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. 16165B" be held at the
 City Hall on December 4, 2006, at 7:00 p.m.
 RES.R06-2598 Carried

FLEETWOOD/GUILDFORD

5. **7906-0218-00**
16433 - 110 Avenue
Richard Brooks, H.Y. Engineering Ltd./664860 B.C. Ltd., Inc. No. 664860
Director Information:
Robert A. Barker
Suki Gill
Officer Information: (as at February 27, 2006)
Robert A. Barker (President, Secretary)
 OCP Amendment/Rezoning
*OCP Amendment from Suburban to Urban. Rezone from RA to CD to permit
 subdivision into approximately 8 large urban 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 property located at 16433 - 110 Avenue.

The applicant is proposing:

- an OCP amendment from Suburban to Urban; and
- a rezoning from RA to CD

in order to allow subdivision into approximately 8 large urban 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 Steele

That:

1. a By-law be introduced to amend the OCP by redesignating the property from Suburban to Urban and a date for Public Hearing be set (Appendix IV).
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 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) address concerns about the pressure the project will place on existing facilities to the satisfaction of the Parks, Recreation & Culture Department;
 - (d) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (e) resolution of tree replacement issues to the satisfaction of the Acting General Manager, Planning and Development;
 - (f) provision of community benefit to satisfy the OCP Amendment policy for Type 2 applications.
5. Council pass a resolution to amend the Fraser Heights Local Area Plan to redesignate the land from Suburban Residential (½ Acre) to Urban Residential when the project is considered for final adoption.

RES.R06-2599

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 151 Amendment By law 2006, No. 16166" pass its
first reading.
RES.R06-2600 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. 151 Amendment By law 2006, No. 16166" pass its
second reading.
RES.R06-2601 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. 151 Amendment By law 2006,
No. 16166" be held at the City Hall on December 4, 2006, at 7:00 p.m.
RES.R06-2602 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 16167" pass its first reading.
RES.R06-2603 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. 16167" pass its second reading.
RES.R06-2604 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. 16167" be held at the
City Hall on December 4, 2006, at 7:00 p.m.
RES.R06-2605 Carried

6. **7905-0386-00**
9505 - 162A Street
Dharam Kajal, P. Eng./Karamjit Wahlla
Rezoning
Rezone from RA to RF to permit subdivision into 4 single family lots.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 9505 - 162A Street.

The applicant is proposing:

- a rezoning from RA to RF

in order to allow subdivision into 4 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 "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
 - (d) the applicant adequately address the deficiency in replacement trees.

RES.R06-2606

Carried with Councillor Villeneuve against.

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 16168" pass its first reading.
 RES.R06-2607 Carried with Councillor Villeneuve against.

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

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 16168" pass its second reading.
 RES.R06-2608 Carried with Councillor Villeneuve against.

It was then Moved by Councillor Hunt
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16168" be held at the
 City Hall on December 4, 2006, at 7:00 p.m.
 RES.R06-2609 Carried

NEWTON

7. **7906-0455-00**
7566 - 120A Street
Charan Gill/Progressive Inter-Cultural Community Services Society, Inc. No. S22870
 Development Permit
*Development Permit amendment to allow application of a mural on the exterior of
 an existing seniors apartment building.*

The Acting General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 7566 - 120A Street.

The applicant is proposing:

- a Development Permit amendment to Development Permit No. 7900-0341-00 in order to allow the application of a mural on the exterior (south side) of an existing seniors residential apartment building.

Delegation:

Charan Gill and Stan Smith were in attendance and Mr. Gill commented that the artist advised it would take four weeks to complete the mural. He noted that he was unaware they needed Council's approval for the project and that they wanted to undertake the work before the rainy season started.

Mr. Gill noted that this was an emotional issue for the community, in conjunction with the anniversary of PICS, upcoming book, and that fact that the federal

government is dealing with the matter. He stated that he felt that the painting was fashioned after a photo from the Vancouver Archives and that it was not their intention to cause trouble. He noted that funding was provided by an individual.

Stan Smith commented that the mural was meant as a memorial and that the wording could be changed to a more respectful manner. He stated that the exclamation point would be removed from the mural.

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 Villeneuve
 Seconded by Councillor Gill
 That Council approve Development Permit
 No. 7906-0455-00 (Appendix IV) to amend Development Permit
 No. 7900-0341-00, 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 providing the applicant follow the directive of Council to remove the
 exclamation point from the mural and to follow the recommendations of staff.

RES.R06-2610

Carried

SOUTH SURREY

8. **7906-0423-00**
3421, 3423, 3429, 3431, 3435, 3437, 3441 and 3443 - 148 Street
Clarence Arychuk, Hunter Laird Engineering Ltd./Castle View Homes Ltd.,
Harwinder Singh Kullar
 Development Variance Permit
DVP to reduce the minimum separation between the principal building and the garage for eight (8) single family small lots from 6 metres to 3 metres (for deck and stair encroachments only).

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on properties located at 3421, 3423, 3429, 3431, 3435, 3437, 3441 and 3443 - 148 Street.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations:
 - the minimum separation between a principal building and a garage is reduced from 6 metres (20 ft.) to 3 metres (10 ft.) in order to allow deck and stair encroachments into the rear yards of eight (8) RF-9 zoned 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. Council approve Development Variance Permit No. 7906-0423-00, (Appendix V) varying Part 17C, Section F.2 of Zoning By-law, 1993, No. 12000, as amended, to proceed to Public Notification:
 - (a) To reduce the minimum separation between the principal building and accessory buildings and structures exceeding 2.4 metres (8 ft.) in height for eight (8) small lots from 6 metres (20 ft.) to 3 metres (10 ft.) for decks and stairs only.

RES.R06-2611

Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

NEWTON

9. **7906-0167-00**
7400 and 7492 - 132 Street
Bruce McWilliam, c/o Pacific Land Resource Group Inc./
Pauma Pacific 2004 Inc.
Rezoning
Rezone from IL to CD to permit additional office uses in an existing industrial office building.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 7400 and 7492 - 132 Street.

The applicant is proposing:

- a rezoning from IL to CD

in order to permit additional limited office uses in an existing industrial office building.

Delegation:

The applicant was in attendance and noted that there had been a change in ownership. He advised that this application should be tabled.

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 Application No. 7906-0167-00 be

tabled.

RES.R06-2612

Carried

RESIDENTIAL/INSTITUTIONAL**CLOVERDALE/CLAYTON****10. 7906-0063-00**

18712 and Portion of 18734 - 54 Avenue

Michael Helle, Coastland Engineering & Surveying Ltd./Quatro Properties (Cloverdale) Ltd., Inc. No. 752959

Rezoning

Rezone from A-1 to RH to create 9 suburban single family residential lots.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 18712 and portion of 18734 - 54 Avenue.

The applicant is proposing:

- a rezoning of the properties from A-1 to RH

in order to allow subdivision into 9 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 Steele

That:

1. a By-law be introduced to rezone the properties from "General Agriculture Zone (A-1)" (By-law No. 12000) to "Half-Acre Residential Zone (RH)" (By-law No. 12000) and a date be set for Public Hearing (Appendix III).
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;
- (d) resolution of tree removal and replacement issues;
- (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (f) registration of a "no build" Restrictive Covenant on proposed Lots 1 through 3, inclusive, to ensure that no building, structures or improvements will be erected or placed within a 6-metre (19.7 ft.) landscape buffer area abutting the existing industrial zoned portion of the property (proposed Lot 10);
- (g) registration of a "no build" Restrictive Covenant on proposed Lot 10, to ensure that no building, structures or improvements will be erected or placed within a 10-metre (32.8 ft.) landscape buffer area abutting the proposed residential lands (proposed Lots 1 through 3);
- (h) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
- (i) establishment of the landscape buffer on the proposed Lots 1 through 3 as part of the Engineering Servicing Agreement;
- (j) registration of a Section 219 Restrictive Covenant on proposed Lots 1 through 9 notifying owners to the potential of 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 on proposed Lot 10;
- (k) registration of a Section 219 Restrictive Covenant on proposed Lots 1 through 3, inclusive, to require rear yard setbacks to be measured from the northernmost edge of the "no build" landscape covenant area; and
- (l) address concerns about the pressure this project will place on existing facilities to the satisfaction of the Parks, Recreation & Culture Department.

RES.R06-2613

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 16170" pass its first reading.
RES.R06-2614 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. 16170" pass its second reading.
RES.R06-2615 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. 16170" be held at the
City Hall on December 4, 2006, at 7:00 p.m.
RES.R06-2616 Carried

NEWTON

- 11. 7906-0338-00**
13657 and 13719 - 62 Avenue
Daljit Gill/Sea Port Ventures Inc., Banta S. Sabharwal and Lajwanti K. Sabharwal
NCP Amendment/Rezoning/Development Permit
NCP Amendment from Townhouse (15 upa max.) to Institutional. Rezoning from RA to RMS-2 and a Development Permit to allow the construction of a two-storey 120-bed residential complex care facility.

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 Permit on properties located at 13657 and 13719 - 62 Avenue.

The applicant is proposing:

- an NCP amendment from "Townhouses (15 upa max)" to "Institutional";
- a rezoning from RA to RMS-2; and
- a Development Permit

in order to permit the development of a two-storey 120-bed residential care facility (complex care).

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 "Special Care Housing 2 Zone (RMS-2)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7906-0338-00 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) submission of a subdivision (lot consolidation) 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 to the specifications and satisfaction of the City Landscape Architect;
 - (e) registration of a Section 219 Restrictive Covenant for "no build" on a portion of the site for the protection of a riparian creek protection area as per the requirement of the Department of Fisheries and Oceans;
 - (f) registration of a statutory right-of-way to provide future access to the property to the north, at 6280 King George Highway when it redevelops; and
 - (g) address the anticipated NCP amenity contribution shortfall as a result of the proposed NCP amendment to the satisfaction of the Acting General Manager, Planning and Development.
4. Council pass a resolution to amend the South Newton NCP to redesignate the land from "Townhouses (15 upa max)" to "Institutional" when the project is considered for final adoption.

RES.R06-2617

Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 16171" pass its first reading.
RES.R06-2618 Carried

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 16171" pass its second reading.
RES.R06-2619 Carried

It was then Moved by Councillor Higginbotham
Seconded by Councillor Gill
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16171" be held at the
City Hall on December 4, 2006, at 7:00 p.m.
RES.R06-2620 Carried

SOUTH SURREY

12. 7906-0251-00

13444 Marine Drive

**Michael von Hausen, MVH Urban Planning & Design Inc./Verian
Farnsworth**

Development Variance Permit

*DVP to adjust the front, rear and side yard setbacks on several proposed lots to
allow retention of an existing garage and mature trees.*

The General Manager of Planning & Development submitted a report concerning
an application for a Development Variance Permit on property located at
13444 Marine Drive.

The applicant is proposing:

- a Development Variance Permit on a proposed subdivision to vary the following by-law regulations:
 - to reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 6 metres (19.7 ft.) for proposed Lots 1 and 2 provided the rear yard and side yard setbacks are increased generally in accordance with the Schedule A in the DVP;
 - to reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 5 metres (16.4 ft.) for proposed Lot 3 provided the rear yard setbacks are increased generally in accordance with

Schedule A in the DVP; and

- to reduce the minimum front yard setback of the RF Zone from 18.0 metres (60 ft.) to 4.4 metres (14.4 ft.) for an existing garage on proposed Lot 5

in order to allow retention of an existing garage and mature trees.

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. Council approve Development Variance Permit No. 7906-0251-00, (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the RF Zone for principal buildings from 7.5 metres (25 ft.) to 6.0 metres (19.7 ft.) for proposed Lots 1 and 2 provided that the rear yard and side yard setbacks are increased generally in accordance with Schedule A in the DVP;
 - (b) to reduce the minimum front yard setback of the RF Zone for principal buildings from 7.5 metres (25 ft.) to 5.0 metres (16.4 ft.) for proposed Lot 3 provided that the rear yard and side yard setbacks are increased generally in accordance with Schedule A in the DVP; and
 - (c) to reduce the minimum front yard setback of the RF Zone for accessory buildings from 18.0 metres (60 ft.) to 4.4 metres (14.4 ft.) for an existing garage on proposed Lot 5.
2. Council instruct staff to resolve the following issues prior to approval:
 - (a) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
 - (c) registration of a Section 219 Restrictive Covenant on all lots to establish permitted building envelopes and protect existing trees.

RES.R06-2621

Carried

SURREY CITY CENTRE/WHALLEY

13. **7905-0283-00**
10730 East Whalley Ring Road; 13706, 13716, 13722, 13736, 13742, 13752, 13762 and 13770 - 108 Avenue
Patrick Cotter, Architect/Tien Sher Surrey Development Group Inc.
 Rezoning/Development Permit/Development Variance Permit
Rezone from RF and C-8 to CD and Development Permit to permit the construction of four, 4-storey apartment buildings. Development Variance Permit to permit an identification sign.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning, and applications for a Development Permit and Development Variance Permit on properties located at 10730 East Whalley Ring Road; 13706, 13716, 13722, 13736, 13742, 13752, 13762 and 13770 - 108 Avenue .

The applicant is proposing:

- a rezoning from RF and C-8 to CD;
- a Development Permit; and
- a Development Variance Permit to vary the Sign By-law as follows:
 - to permit an identification sign

in order to permit the development of four, 4-storey apartment buildings, containing 472 units, in Surrey City 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 Higginbotham
Seconded by Councillor Gill
That:

1. a By-law be introduced to rezone the property from "Single Family Residential Zone (RF)" (By-law No. 12000) and "Community Commercial Zone (C-8)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 1,416 square metres (15,242 sq. ft.) to 418 square metres (5,500 sq. ft.).
3. Council authorize staff to draft Development Permit No. 7905-0283-00 generally in accordance with the attached drawings (Appendix III).

4. Council approve Development Variance Permit No. 7905-0283-00 (Appendix VIII), varying the following to proceed to Public Notification:
 - (a) to vary Section 27 of the Sign By-law to permit a project identification sign.

5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the City Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) the applicant adequately address the impact of reduced indoor amenity space;
 - (f) 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 & Culture; and
 - (g) registration of an appropriate access agreement to permit the occupants of all four buildings to access and use the outdoor amenity area.

RES.R06-2622

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 16172" pass its first reading.

RES.R06-2623

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. 16172" pass its second reading.

RES.R06-2624

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. 16172" be held at the
 City Hall on December 4, 2006, at 7:00 p.m.
 RES.R06-2625 Carried

FLEETWOOD/GUILDFORD

14. **7906-0413-00**
1900, 1800 and 1250 Guildford Town Centre, 15046 - 104 Avenue,
10160 - 150 Street, 10181 - 152 Street, 10191 - 152 Street, 15051 - 101 Avenue,
1730 Guildford Town Centre
Gordon Wylie/4239431 Canada Inc.

Director Information:

Pierre LaLonde

Kim McInnes

Stephan Jung

Leo Lousberg

Land Use Contract Discharge/Development Permit

Discharge LUC No. 365 to allow the expansion of Wal-Mart store under the C-8 Zone. Development Permit to allow the construction of a new Wal-Mart store and phased redevelopment.

The General Manager of Planning & Development submitted a report concerning an application to discharge Land Use Contract No. 365, and an application for a Development Permit on properties located at 1900, 1800 and 1250 Guildford Town Centre, 15046 - 104 Avenue, 10160 - 150 Street, 10181 - 152 Street, 10191 - 152 Street, 15051 - 101 Avenue, 1730 Guildford Town Centre.

The applicant is proposing:

- a discharge of Land Use Contract No. 365; and
- a Development Permit

in order to allow the phased expansion and redevelopment of the existing Guildford Town Centre Mall that involves the following:

- construction of a new 20,438-square metre (220,000 sq. ft.) Wal-Mart store;
- a new parking configuration providing approximately 5,819 spaces at full build-out;
- construction of approximately 9 separate free-standing commercial retail units (CRUs) on the parking structure and along 152 Street; and
- internal expansion and renovations to the existing Mall including a new food court.

Delegation:

Gordon Wylie, Director of Development, was in attendance and commented that they would provide unobstructed pedestrian access relative to this project. He advised that the project has a significant budget of \$250 Million. He noted that he had met with Mayor and Council and advised they want to work with staff; they have some issues relative to the evaluation of the centre as an urban centre. He continued that they are addressing issues raised by staff and that further dialogue with staff is required as to acceptable standards and future role. He stated they are addressing future parking and traffic demands and leasing constraints.

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. Council receive this report as information; and
2. Council refer the application back to staff to work with the applicant in developing a more urban and pedestrian-friendly development, which better responds to the location of the Guildford Mall as the heart of the Guildford Town Centre in accordance with the design strategies listed in the Project Evaluation Section in this report; working towards a public hearing in early January.

RES.R06-2626

Carried**C. CORPORATE REPORTS****D. ITEMS TABLED BY COUNCIL****E. DELEGATIONS**

1. **David Kelly**
Canadian Home Builders' Association of BC
File: 6700-01; 0550-20-10

The Mayor noted that the agenda order would be varied.

F. CORRESPONDENCE**G. NOTICE OF MOTION****H. BY-LAWS**

FINAL ADOPTIONS

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15399, Amendment By-law, 2006, No. 16068"

7906-0203-00 - 678859 B.C. Ltd.

To amend CD By-law 15399 in Section 2. B. Permitted Uses to permit up to 50% retail sales of products processed and manufactured on the lot located at 12788 - 76A Avenue as part of the wholesale or warehouse operation.

Approved by Council: July 24, 2006

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15399, Amendment By-law, 2006,
No. 16068" be finally adopted, signed by the Mayor and Clerk, and sealed with
the Corporate Seal.

RES.R06-2627

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16009"

7905-0218-00 - Phoenix Construction Systems Ltd.

RA to CD (BL 12000) - 5857 and 5885 - 152 Street - to permit the
development of a 35-unit townhouse complex.

Approved by Council: April 24, 2006

Note: A Development Permit (7905-0218-00) on the site is to be considered for
Final Approval under Clerk's Report, Item I.1(a).

- * Planning & Development advise (see memorandum dated November 16, 2006 in
by-law backup) that it is now in order for Council to pass a resolution amending
the South Newton NCP to redesignate the land from "Townhouses 15 upa max" to
"Townhouses 25 upa max".

It was Moved by Councillor Hunt
 Seconded by Councillor Martin
 That Council amend the South Newton NCP
 to redesignate the land from "Townhouses 15 upa max" to "Townhouses 25 upa
 max".
 RES.R06-2628 Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Martin
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 16009" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R06-2629 Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16013"

7905-0176-00 - Vesta Properties (Provincetown) Ltd.
 c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)

RA to RF-12, RF-9 and RM-23 (BL 12000) - 7025 - 180 Street - to allow
 subdivision into approximately 18 small single family lots and 20 fee
 simple row house units.

Approved by Council: May 8, 2006

Note: A Development Permit (7905-0176-00) on the site is to be considered for
 Final Approval under Clerk's Report, Item I.1(b)1.

* Planning & Development advise that (see memorandum dated
 November 16, 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.

* In addition, Planning & Development advise that it is now in order for Council to
 pass a resolution amending the North Cloverdale West NCP to redesignate the
 land from Single Family Residential to Small Lots.

It was Moved by Councillor Hunt
 Seconded by Councillor Martin
 That Council amend the North Cloverdale
 West NCP to redesignate the land from Single Family Residential to Small Lots.
 RES.R06-2630 Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Martin
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 16013" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R06-2631 Carried

INTRODUCTIONS

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16156"

3900-20-16156/6520-20 (SWM St. Helen's Park)

To rezone the properties from RF to CD to incorporate the following provisions which are different from the provisions of the current RF Zone:

- The requirement to include the floor area of a basement and the floor area of all covered areas used for parking in the calculation of *floor area ratio*;
- A restriction on the *floor area ratio* (inclusive of a garage or carport, basement and all accessory buildings and structures) to be a maximum of 0.48 of the lot and a maximum of floor area of 298 square metres (3,200 sq.ft.);
- The side yard setbacks are to be a minimum of 1.8 metres (6 ft.) on both sides;
- A restriction on the building height be a maximum of 6.7 metres (22 ft.); and
- A restriction on the roof pitch to be a minimum of a 2:12 ratio and a maximum of a 6:12 ratio.

Approved by Council: October 30, 2006
 Corporate Report Item No. L009

- * Council is advised that the 100 metre notification specified by bylaw will be waived as "10 or more parcels owned by 10 or more persons are the subject of the bylaw alteration" pursuant to Section 892 of the Local Government Act.

It was Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 16156" pass its first reading.
 RES.R06-2632 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. 16156" pass its second reading.
 RES.R06-2633 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. 16156" be held at the
 City Hall on December 4, 2006, at 7:00 p.m.
 RES.R06-2634 Carried

I. CLERK'S REPORT

1. Formal Approval of Development Permits

- (a) **Development Permit No. 7905-0218-00**
Maciej Dembek, Barnett Dembek Architects Inc.
Phoenix Construction Systems Ltd., Inc. No. 0589966
 5857 and 5885 - 152 Street

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

"That Development Permit No. 7905-0218-00 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 16009 under Item H.2.

It was
 Moved by Councillor Higginbotham
 Seconded by Councillor Gill
 That Development Permit
 No. 7905-0218-00 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.R06-2635 Carried

- (b) **Development Permit No. 7905-0176-00**
Vesta Properties Ltd. (Provincetown) Ltd.
c/o Clarence Arychuk, Hunter Laird Engineering Ltd.
 7025 - 180 Street

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

"That Development Permit No. 7905-0176-00 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 16013 under Item H.3.

It was Moved by Councillor Higginbotham
 Seconded by Councillor Gill
 That Development Permit
 No. 7905-0176-00 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.R06-2636

Carried

E. DELEGATIONS

- 1. **David Kelly**
Canadian Home Builders' Association of BC
 File: 6700-01; 0550-20-10

David Kelly, Canadian Home Builders' Association of BC was in attendance to make a presentation regarding the Built Green(tm) BC program, an environmental solution for residential housing in Surrey.

The following comments were provided:

- The Canadian Homebuilders' Association of British Columbia informs builders on energy efficiency and environment sustainability in construction.
- They are the delivery agents for the Energuide program and Environmental Sustainability program provided under the federal Natural Resources program.
- A year ago, the Association introduced a new program to umbrella the Energuide program called Built Green.
- The Built Green program encourages homebuilders to build to best practices of higher levels of energy efficiency and environmental sustainability.

- The program deals with single family homes, townhouses, duplexes and multi unit residential buildings under 4 storeys and less than 600 sq.m.
- Federal programs through Canada use a technology or tool called the Energuide Rating tool. The tool is a scale from 1 to 100 measuring the energy efficiency of a house built to code.
- Most B.C. houses rate at 70; existing 20 to 30 year old houses rate in the 50 to mid-60s range.
- A new house will rate at 80 or above.
- Built Green helps homebuilders to march to the continuum of the scale starting at 72 and brings it up to 80.
- Each house receives a label after receiving third party evaluation and testing.
- He requested Council adopt a motion that all new construction be Energuide tested and labelled.

It was

Moved by Councillor Hunt

Seconded by Councillor Higginbotham

That David Kelly, Canadian Home Builders'

Association of BC be referred to staff and the Environmental Advisory Committee for review.

RES.R06-2637

Carried

J. OTHER BUSINESS

1. 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.

Councillor Martin requested that Council reconsider Resolution

No. RES.R06-2460. She noted that she had voted against the project; that she had since been able to review the application and that she requested staff provide further information relative to the buffer zone.

It was

Moved by Councillor Martin

Seconded by Councillor Hunt

That Council reconsider Council Resolution

No. RES.R06-2460 of the October 30, 2006 Regular Council – Land Use minutes.

RES.R06-2638

Carried with Councillor Bose against.

The following motion was then before Council:

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.

Before the motion was put:-

It was

Moved by Councillor Martin

Seconded by Councillor Gill

That Application No. 7905-0234-00 be referred to staff to report back on buffering to the December 4, 2006 Council meeting.

Carried with Councillor Bose

RES.R06-2639

K. ADJOURNMENT

It was

meeting do now adjourn.
RES.R06-2640

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

Carried

The Regular Council- Land Use meeting adjourned at 6:31 p.m.

Certified Correct:



City Clerk



Mayor