



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C
MONDAY, DECEMBER 18, 2006
Time: 4:00 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
General Manager, Parks, Recreation & Culture
Manager, Current Area Planning &
Development, North Division
Manager, Current Area Planning &
Development, South Division
Land Development Engineer
City Solicitor

A. ADOPTION OF MINUTES

B. LAND USE APPLICATIONS

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

NEWTON

1. 7906-0431-00
15088 - 56 Avenue
Peter Chu/Canastyle Holdings Ltd.
0751637 B.C. Ltd.

Director Information:

Jason Davids

Officer Information: (as at October 13, 2006)

Jason Davids (President, Secretary)

Development Permit

Development Permit to allow the development of a 3,070 square metre multi-tenant industrial building.

The Acting General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 15088 - 56 Avenue.

The applicant is proposing:

- a Development Permit

in order to permit the development of a 3,070 square metre (33,050 sq.ft.) multi-tenant industrial business park 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 Martin
That:

1. Council authorize staff to draft Development Permit No. 7906-0431-00 in accordance with the attached drawings (Appendix III).
2. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
 - (b) input from the Ministry of Transportation.

RES.R06-2884

Carried

2. **7906-0409-00**
7878 - 120 Street
Cameron Evans, Gustavson Wylie Architects Inc./Siddoo Kashmir Holdings Ltd., Inc. No. 107524
Development Permit/Development Variance Permit
Development Variance Permit and Development Permit amendment to allow an additional 8 fascia signs and an exterior stairway encroachment into the south side yard.

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 7878 - 120 Street.

The applicant is proposing:

- a Development Permit amendment; and
- a Development Variance Permit to vary the following by-law regulations:
 - allow eight (8) additional fascia signs on the north elevation of the building; and
 - an encroachment of 0.38 metres (1.2 ft.) into the required 7.5 metre (25 ft.) southerly setback to allow an exterior exit stairway encroachment

in order to permit changes to the Canadian Tire building within the shopping centre (Appendix III).

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 authorize staff to draft Development Permit No. 7906-0409-00 which amends Development Permit No. 7905-0012-00, generally in accordance with the attached drawings (Appendix VI).
2. Council approve Development Variance Permit No. 7906-0409-00, (Appendix V) varying the following, to proceed to Public Notification:
 - (a) Part 5 Section 2 9(a) of the Sign By-law (No. 13656) to allow the number of permitted fascia signs on the north elevation of the Canadian Tire Building to be increased from 1 to 9; and
 - (b) Part 2 Section F of the CD By-law (No. 15816) to allow an exterior exit stairway to encroach 0.38 metres (1.2 ft.) into the 7.5 metre (25 ft.) building setback on the south elevation of the Canadian Tire building.

RES.R06-2885

Carried

3. **7906-0367-00**
8164 and 8172 - 120A Street
Maciej Dembek (Barnett Dembek Architects Inc.)/Scott Blvd. Homes Ltd., Inc. No. 0764207
OCP Amendment/Rezoning/Development Permit
OCP Amendment from Commercial to Multiple Residential. Rezone from C-8 to CD and a Development Permit to permit development of a 4-storey apartment building.

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 Permit on properties located at 8164 and 8172 - 120A Street.

The applicant is proposing:

- an OCP amendment from Commercial to Multiple Residential;
- a rezoning from C-8 to CD; and

- a Development Permit

in order to permit the development of a four-storey apartment 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 Martin
That:

1. a By-law be introduced to amend the OCP by redesignating the property from Commercial to Multiple Residential and a date for Public Hearing be set (Appendix X).
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 "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.
4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 159 square metres (1,712 sq.ft.) to 155 square metres (1,670 sq.ft.).
5. Council authorize staff to draft Development Permit No. 7906-0367-00 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) 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) the applicant adequately address the impact of reduced indoor amenity space;
- (f) registration of a Section 219 Restrictive Covenant and reciprocal access agreement with the neighbouring properties at 12098 and 12120 - 82 Avenue to ensure a minimum 15 metre (50 ft.) building separation and enable a shared use of common outdoor amenity areas (courtyard); and
- (g) the applicant adequately address concerns about the pressure this project will place on existing Parks, Recreation and Culture facilities in the neighbourhood to the satisfaction of the Parks, Recreation and Culture Department.

7. Council pass a resolution to amend the Newton Local Area Plan to redesignate the property from "Retail Commercial" to "Multiple Residential (Medium-Rise) when the project is considered for final adoption.

RES.R06-2886

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Martin

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 154 Amendment By-law 2006, No. 16191" pass its first reading.

RES.R06-2887

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. 154 Amendment By-law 2006, No. 16191" pass its second reading.

RES.R06-2888

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. 154 Amendment By-law 2006, No. 16191" be held at the City Hall on January 15, 2007, at 7:00 p.m.

RES.R06-2889

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Martin
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 154 Amendment By-law 2006, No. 16192" pass its
 first reading.

RES.R06-2890 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. 154 Amendment By-law 2006, No. 16192" pass its
 second reading.

RES.R06-2891 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. 154 Amendment By-law 2006,
 No. 16192" be held at the City Hall on January 15, 2007, at 7:00 p.m.

RES.R06-2892 Carried

SOUTH SURREY

4. **7906-0177-00**
2332 - 160 Street
Paul Dabbs, Omicron/Loblaw Properties West Inc., Inc. No. A47145
 Development Permit
*Development Permit to allow the development of a gas station on a commercial
 shopping centre site in Grandview Corners.*

The Acting General Manager of Planning & Development submitted a report
 concerning an application for a Development Permit on property located at
 2332 - 160 Street.

The applicant is proposing:

- a Development Permit

in order to allow development of a combined-serve gas station on a multi-building
 commercial centre site in Grandview Corners.

Delegation

The applicant's representative was in attendance and commented that the proposed design for the gas station does not match the big box store located on the site in accordance with staff requirements. He noted that the intention was to downplay the building and increase landscaping. He mentioned that the proposed gas station is on the Superstore site, will feature new corporate colors, and that the intention was to have gas bars to service customers.

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 authorize staff to draft Development Permit No. 7906-0177-00 in accordance with the attached drawings (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 landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (c) registration of a Section 219 Restrictive Covenant requiring fire sprinklers to NFPA standards, provision of a fire connection close to 160 Street and releasing and indemnifying the City from liability in relation to fire suppression under the BC Hydro Corridor.

RES.R06-2893

Carried with Mayor Watts and Councillors
Bose and Villeneuve against.

RESIDENTIAL/INSTITUTIONAL**NEWTON**

5. **7906-0133-00**
5721 and 5745 - 148 Street
McElhanney Consulting Services Ltd./Devinder Singh; Varinder and Satinder Parhar
Rezoning
Rezone from RH to RF to allow subdivision into 8 single family residential lots.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 5721 and 5745 - 148 Street.

The applicant is proposing:

- a rezoning from RH to RF

in order to allow subdivision into eight (8) 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 Villeneuve Seconded by Councillor Steele That:
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1. a By-law be introduced to rezone the property from "Half-Acre Residential Zone (RH)" (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;
 - (d) the applicant adequately address the deficiency in tree replacement; and
 - (e) registration of a Section 219 Restrictive Covenant to require increased rear yard setbacks of 11 metres (36.1 ft.) for Lots 5, 6 and 7 and 9 metres (29.5 ft.) for Lots 1 to 4 to ensure tree retention.

RES.R06-2894	<u>Carried</u>
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It was	Moved by Councillor Villeneuve Seconded by Councillor Steele That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16193" pass its first reading.
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RES.R06-2895	<u>Carried</u>
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The said By-law was then read for the second time.

It was Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 16193" pass its second reading.
 RES.R06-2896 Carried

It was then Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16193" be held at the
 City Hall on January 15, 2007, at 7:00 p.m.
 RES.R06-2897 Carried

6. **7906-0008-00**
7087 - 126 Street
McElhanney Consulting Services/677416 B.C. Ltd., Inc. No. 677416
Director Information:
Kanwalpreet S. Rajasansi
Officer Information: (as at September 19, 2005)
Kanwalpreet Singh Rajasansi (President, Secretary)

Rezoning

Rezone from RA to RF-12 to permit subdivision into 9 single family small lots.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 7087 - 126 Street.

The applicant is proposing:

- a rezoning from RA to RF-12

in order to allow subdivision into 9 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 Villeneuve
 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 (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:

- (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a Restrictive Covenant to ensure a minimum of 5 metres (16 ft.) building setback from the BC Hydro right-of-way; and
 - (e) submission of a landscaping plan and cost estimate to the satisfaction of the City Architect.
3. Council pass a resolution to amend the West Newton Local Area Plan to redesignate the land from "Townhouses" to "Compact Single Family" when the project is considered for final adoption.

RES.R06-2898 Carried with Councillor Bose against.

It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 16194" pass its first reading.

RES.R06-2899 Carried with Councillor Bose against.

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

It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 16194" pass its second reading.

RES.R06-2900 Carried with Councillor Bose against.

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. 16194" be held at the
City Hall on January 15, 2007, at 7:00 p.m.

RES.R06-2901 Carried

SOUTH SURREY

7. **7906-0489-00**
3730 - 156 Street
Rick Bublitz/Nettie Bublitz
Development Variance Permit
Development Variance Permit to reduce the northerly side yard setback from 4.5 metres to 1.8 metres to permit construction of a single family dwelling.

The Acting General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 3730 - 156 Street.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulation:
- side yard setback of the RA Zone from 4.5 metres (14.8 ft.) to 1.8 metres (5.9 ft.) on the north property line

in order to permit construction of a single family dwelling.

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. Council approve Development Variance Permit No. 7906-0489-00, (Appendix VI) varying Section F Part 12 of the RA Zone to proceed to Public Notification:
 - (a) to reduce the minimum side yard setback from 4.5 metres (14.8 ft.) to 1.8 metres (5.9 ft.) along the northerly property line.
2. Council instruct staff to resolve the following issues prior to approval:
 - (a) registration of a Section 219 Restrictive Covenant specifying an approved house design and limiting the maximum house size to 330 square metres (3,550 sq.ft.).

RES.R06-2902

Carried

8. **7906-0421-00**
14785 and 14788 - 34 Avenue
Carolyn Stewart, Sandbox Design Works
148 Street Properties Ltd.
Director Information:
Lorne Duthie
Officer Information: (as at April 14, 2006)
Lorne Duthie (President, Secretary)
Purcell Properties Ltd.
Development Variance Permit
Development Variance Permit to allow driveway access for two (2) single family lots from 34 Avenue rather than from a side lane.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on properties located at 14785 and 14788 - 34 Avenue.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations:
 - driveway location requirements in the RF-12 Zone

in order to permit driveway access for two houses from 34 Avenue rather than a lane.

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. Council approve Development Variance Permit No. 7906-0421-00, (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to vary Part 17A Section H.1 of the Zoning By-law to permit front driveway access for two (2) lots from 34 Avenue rather than from the lane.

RES.R06-2903

Carried

SURREY CITY CENTRE/WHALLEY

9. **7906-0466-00**
10601 City Parkway
Tiina Mack, Parks Planning Research and Design, City of Surrey/The Corporation of the District of Surrey
Development Variance Permit
Development Variance Permit to reduce the minimum east side yard setback to permit construction of a field house at Tom Binnie Park.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 10601 City Parkway.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulation:
 - to reduce the minimum east side yard setback of the CPR Zone from 12.0 metres (40 ft.) to 2.19 metres (7.19 ft.)

in order to permit the development of a field house for an artificial turf field at Tom Binnie 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 Hunt
Seconded by Councillor Gill
That:

1. Council approve Development Variance Permit No. 7906-0466-00, (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum east side yard setback of the CPR Zone from 12.0 metres (40 ft.) to 2.19 metres (7.19 ft.).

RES.R06-2904

Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

NEWTON

10. 7906-0390-00
15231, 15232, 15244, 15250, 15272, 15290, 15310, 15358, 15361, 15410, 15420,
15427 - 66 Avenue; 15334 - 68 Avenue, 6528, 6578, 6680, 6728 - 152 Street
Aplin and Martin Consultants Limited/
Satnam Education Society of British Columbia, Inc. No. 21979S
Balvinder S. Nagra, Jasvinder K. Nagra
Davinder S. Mutti and Upjit K. Mutti
Gurminder S. Sidhu, Bant K. Sidhu
Inderjit S. Sidhu and Parminder K. Sidhu
612508 BC Ltd.
Director Information:
Jasbir K. Nijjar
Officer Information: (as at August 17, 2006)
Jasbir K. Nijjar (President)
Jasbir Nijjar (Secretary)
Elizabeth R. Price
Gery Warner and Suzanne Warner
Nav Developments Ltd., Inc. No. 718206
0726258 BC Ltd.
Director Information:
Baljinder Pal Singh Athwal
Pavitar Kaur Sehbey
Charanjit Singh
Charanjit Kaur Sran
No Officer Information Filed as at June 2, 2006
Gurdev S. Johal, Bakhsish K. Johal, Parmjit S. Johal,
Ravinder S. Johal
Richard C. Sullivan
Gerhard A. Warner
Pooni Development & Investments Ltd., Inc. No. 348463
Jaspal S. Nijjar, Naginder K. Nijjar and Manjeet K. Dhaliwal
E Sands & Associates Inc.
0695661 BC Ltd.
Director Information:
Surinder Singh Purewall
Jarnail Singh Purewall
Officer Information: (as at May 21, 2005)
Surinder Singh Purewall (Secretary)
Jarnail Singh Purewall (President)
Harjinder Cheema
NCP Amendment
NCP Amendment to East Newton Business Park from Industrial/Business Park to residential.

The General Manager of Planning & Development submitted a report concerning an application to amend the Neighbourhood Concept Plan on properties located at 15231, 15232, 15244, 15250, 15272, 15290, 15310, 15358, 15361, 15410, 15420, 15427 - 66 Avenue; 15334 - 68 Avenue, 6528, 6578, 6680, 6728 - 152 Street.

The applicant is proposing:

- a NCP amendment from Industrial/Business Park to Residential

in order to permit residential development.

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

It was

Moved by Councillor Villeneuve
Seconded by Councillor Martin
That Application 7906-0390-00 be referred

to staff.

RES.R06-2905

Carried

SOUTH SURREY

11. 7906-0420-00

2355 and 2525 - 160 Street and 15937 - 24 Avenue

Nathan Hildebrand, Surrey South Shopping Centres Limited/Surrey South Shopping Centres Limited, Inc. No. A-63002

Development Permit

Development Permit to permit development of 7 free-standing signs in the Grandview Corners Shopping District.

The Acting General Manager of Planning & Development submitted a report concerning an application for a Development Permit on properties located at 2355 and 2525 - 160 Street and 15937 - 24 Avenue.

The applicant is proposing:

- a Development Permit to permit the development of 7 free-standing signs in the Grandview Corners Shopping District.

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 Council approve the attached

Development Permit No. 7906-0420-00 (Appendix V), authorize the Mayor and Clerk to sign the Development Permit, and authorize the transfer of the Permit to

the heirs, administrators, executors, successors and assigns of the title of the land within the terms of the Permit.

RES.R06-2906

Carried

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

12. 7905-0337-00

19002 - 56 Avenue

New East Consulting Services Ltd./Bluejay Development Ltd., Inc.

No. 748310

OCP Amendment/Rezoning

Amend OCP from Suburban to Urban. Rezone from RA to RF to allow subdivision into approximately 6 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 19002 - 56 Avenue.

The applicant is proposing:

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

in order to allow subdivision into approximately 6 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 redesignate 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 "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.

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 General Manager, Parks, Recreation and Culture Department;
 - (e) final approval from the Department of Fisheries & Oceans relative to the proposed relocation of the watercourse;
 - (f) resolution of tree replacement issues to the satisfaction of the Acting General Manager, Planning and Development;
 - (g) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (h) registration of a Section 219 "no build" Restrictive Covenant on the eastern portion of proposed Lots 1 through 6 inclusive to protect the proposed drainage corridor and to require rear yard setbacks to be measured from the westernmost edge of the "no build" covenant area;
 - (i) 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;
 - (j) provision of community benefit to satisfy the OCP Amendment policy for Type 2 applications; and
 - (k) submission of detailed landscaping plans and compensation for habitat replacement on City parkland to the satisfaction of the General Manager, Parks, Recreation and Culture Department.
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.

ES.R06-2907

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 155 Amendment By-law 2006, No. 16215" pass its
first reading.

RES.R06-2908 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. 155 Amendment By-law 2006, No. 16215" pass its
second reading.

RES.R06-2909 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. 155 Amendment By-law 2006,
No. 16215" be held at the City Hall on January 15, 2007, at 7:00 p.m.

RES.R06-2910 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 16216" pass its first reading.

RES.R06-2911 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. 16216" pass its second reading.

RES.R06-2912 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. 16216" be held at the
City Hall on January 15, 2007, at 7:00 p.m.

RES.R06-2913 Carried

FLEETWOOD/GUILDFORD**13. 7906-0486-00
10018 - 173 Street
Gurpaul Banes**

Development Variance Permit

Development Variance Permit to reduce the front yard setback of the RA Zone and the rear yard setback from the Terasen Pipeline right-of-way to allow construction of a single family dwelling.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 10018 - 173 Street.

The applicant is proposing:

- a Development Variance Permit to vary the following Zoning By-law regulations:
 - to reduce the minimum front yard setback of the RA Zone from 7.5 metres (25 ft.) to 3.9 metres (12.8 ft.); and
 - to reduce the minimum rear setback from the Terasen Pipeline right-of-way in Part 4 General Provisions, from 7.5 metres (25 ft.) to 2.1 metres (6.56 ft.)

in order to allow construction of a single family dwelling.

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:

1. Council file By-law No. 15961.
2. Council rescind resolution No. R06-613 issuing Development Variance Permit No. 7904-0381-00.
3. Council approve Development Variance Permit No. 7906-0486-00 (Appendix VI), varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the RA Zone, for proposed Lot 2, from 7.5 metres (25 ft.) to 3.9 metres (12.8 ft.) for an attached garage; and

- (b) to reduce the minimum rear setback from the Terasen Pipeline right-of-way in Part 4 General Provisions from 7.5 metres (25 ft.) to 2.1 metres (6.56 ft.).

RES.R06-2914

Carried with Councillor Bose against.**14. 7906-0173-00****9087/9089 - 156 Street****Richard Brooks, H.Y. Engineering Ltd./****Michael Fournegerakis**

Rezoning

Rezone a portion from RF to RF-12 to permit subdivision into 3 single family lots.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 9087/9089 - 156 Street.

The applicant is proposing:

- a rezoning from RF to RF-12 on a portion of the lot

in order to allow subdivision into six single family lots, consisting of 3 RF-12 lots and 3-RF 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 rezone a portion of the property from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing (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) resolution of the impact on park facilities to the satisfaction of the General Manager, Parks, Recreation & Culture;
- (e) registration of a Section 219 Restrictive Covenant that will ensure siting requirements for proposed Lots 1, 2 and 3 (as indicated in Appendix VIII) and proposed Lot 4, to maximize tree preservation and rear yard open space of these lots;
- (f) registration of a "No-Build" Restrictive Covenant on the south portion of Lot 1 for future consolidation with 9052 - 155A Street;
- (g) resolution of tree replacement issues to the satisfaction of the Acting General Manager, Planning and Development; and
- (h) removal of all existing buildings and structures to the satisfaction of the Building Division.

RES.R06-2915

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 16217" pass its first reading.

RES.R06-2916

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. 16217" pass its second reading.

RES.R06-2917

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. 16217" be held at the
 City Hall on January 15, 2007, at 7:00 p.m.

RES.R06-2918

Carried**NEWTON****15. 7904-0408-00****6465 - 138 Street****Genevieve Bucher, McElhanney Consulting Services Ltd./Ekam
Development Ltd., Inc. No. 723282****Rezoning**

Rezone from RF to RF-12 in order to permit subdivision into 10 single family residential small lots.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 6465 - 138 Street.

The applicant is proposing:

- a rezoning from RF to RF-12

in order to allow subdivision into ten (10) 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 Higginbotham That:
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1. a By-law be introduced to rezone the property from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer; and
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect.

RES.R06-2919	<u>Carried</u> with Councillor Bose against.
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It was	Moved by Councillor Hunt Seconded by Councillor Higginbotham That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16218" pass its first reading.
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RES.R06-2920	<u>Carried</u> with Councillor Bose against.
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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. 16218" pass its second reading.
 RES.R06-2921 Carried with Councillor Bose against.

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. 16218" be held at the
 City Hall on January 15, 2007, at 7:00 p.m.
 RES.R06-2922 Carried

SOUTH SURREY

16. **7906-0506-00**
12626 - 15 Avenue
Owen Poppy, Surfside Construction/Paul and Gay Hough
 Restrictive Covenant Amendment
*To amend the Design Guidelines/House Plan Restrictive Covenant to permit a
 pool and hot tub on the site.*

The Acting General Manager of Planning & Development submitted a report concerning an application to amend the Restrictive Covenant on property located at 12626 - 15 Avenue.

The applicant is proposing:

- a Restrictive Covenant (Design Guidelines/House Plan) amendment

in order to permit the construction of a pool and hot tub on the site.

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 Council approve the proposed
 amendments to the Restrictive Covenant (Design Guidelines/House Plans) to
 permit a pool and hot tub on the site to proceed to Public Notification
 (Appendix IV).
 RES.R06-2923 Carried

17. **7906-0312-00**
925 and 941 - 164 Street
Abbey Downs Development Corporation & Coastland Engineering & Surveying Ltd./Frederick Thomas Slade & Frank and Jean Thurston
Rezoning
Rezone from RA to RF and RF-12 to permit subdivision into 14 single family lots.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 925 and 941 - 164 Street.

The applicant is proposing:

- a rezoning from RA to RF and RF-12

in order to permit subdivision into three (3) RF and eleven (11) RF-12 single family lots.

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

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

1. a By-law be introduced to rezone Block "A" shown on Appendix IX from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and rezone Block "B" shown on Appendix IX 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;
 - (d) submission of a landscaping cost estimate and financial securities for tree retention and replanting to the specifications and satisfaction of the City Landscape Architect; and

(e) the applicant address the shortfall in tree replacement.

RES.R06-2924

Carried

It was

Moved by Councillor Higginbotham

Seconded by Councillor Hunt

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2006, No. 16219" pass its first reading.

RES.R06-2925

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. 16219" pass its second reading.

RES.R06-2926

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. 16219" be held at the City Hall on January 15, 2007, at 7:00 p.m.

RES.R06-2927

Carried

18. 7906-0251-00

13444 Marine Drive

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

Farnsworth

Development Variance Permit

Development Variance Permit 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 and 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 the 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 Martin
That:

1. Council approve the amended Development Variance Permit No. 7906-0251-00 (Appendix E), varying the following:
 - (a) 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
 - (b) 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 execution and issuance of the DVP:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and

- (d) registration of a Section 219 Restrictive Covenant to establish permitted building envelopes and to protect existing trees.

RES.R06-2928

Carried**SURREY CITY CENTRE/WHALLEY**

19. **7906-0176-00**
13940 and 13960 - 108 Avenue
Don Andrew, Creekside Architects/Will Forsyth and James Forsyth,
City of Surrey
Rezoning/Development Permit
Rezone from RF to CD and Development Permit to permit a 76-unit stacked-townhouse project.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on properties located at 13940 and 13960 - 108 Avenue.

The applicant is proposing:

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

in order to permit the development of 76-unit stacked-townhouse project 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 Martin
That:

1. a By-law be introduced to rezone the property from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7906-0126-00 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) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) finalize building design and landscaping details to the satisfaction of the City Architect and City Landscape Architect;
 - (d) submission of a 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 estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (f) the applicant address concerns regarding the pressure this proposal will place on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture.

Before the motion was put:-

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That Application 7906-0176-00 be deferred
 to the end of the meeting for consideration.

RES.R06-2929

Carried

- 20. 7906-0117-00**
12175 - 100 Avenue
Mark McMullen, New East Consulting Services Ltd./Malkit Singh Gill and
Parvinder Kaur Gill
 Development Variance Permit
Development Variance Permit to relax the minimum width of 2 proposed
panhandle lots to allow subdivision into three single family residential lots.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 12175 - 100 Avenue.

The applicant is proposing:

- a Development Variance Permit to vary the following Zoning By-law regulation:

- to reduce the minimum width of 2 proposed panhandle lots (proposed Lots 2 and 3) from 4.5 metres (15 ft.) to 2.25 metres (7.38 ft.)

in order to allow subdivision into three single family residential lots with a shared driveway.

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. Council approve Development Variance Permit No. 7906-0117-00, (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum width of 2 proposed panhandle lots (proposed Lots 2 and 3) from 4.5 metres (15 ft.) to 2.25 metres (7.38 ft.).

RES.R06-2930

Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

FLEETWOOD/GUILDFORD

21. **7906-0413-00**
1900, 1800 and 1250 Guildford Town Centre, 15046 - 104 Avenue, 15051 - 101 Avenue, 10160 - 150 Street, 10181 - 152 Street, 10191 - 152 Street, 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/Development Variance Permit Discharge LUC No. 365 to allow the site to be regulated by the underlying C-8 Zone. Development Permit to allow construction of a new Wal-Mart store and phased development. DVP to vary setback and signage regulations.

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

The applicant is proposing:

- a discharge of Land Use Contract No. 365;
- a Development Permit; and
- a Development Variance Permit to vary the following regulations:
 - to reduce building setback of the C-8 Zone for the proposed Wal-Mart store along the west property line from 7.5 metres (25 ft.) to 7.0 metres (23 ft.); and
 - to vary the Sign By-law to allow the 18 proposed over height roof and free-standing signs facing 150 and 152 Streets;

in order to allow the following:

- the redevelopment of the Guildford Town Centre Mall based on a general development concept; and
- the construction of a new 18,808-square metre (202,451 sq. ft.) Wal-Mart store, with a grocery component and the associated parking facilities forming part of the proposed Phase 1.

Delegation:

Gordon Wylie, Director of Development; Brett Wiggins, Callison Architecture Inc.; and Jeff Phillips, Landscape Architect, were in attendance and commented on the comprehensive design of the project. An overall concept of the project was provided and it was noted that they were bringing forward their proposal for the property, mostly the southern portion as a break off for Phase One. It was noted that they had worked with the City on the detailed development of Phase One and would be undertaking a detailed design development for the north portion in keeping with the overall concept.

Brett Wiggins provided an overview of the proposed project and discussed the various elements including the nature walk, terrace and terrace steps. He noted that the anchor store, WalMart, would be hidden under the parkade. He continued that they wanted to create a strong community connection and welcoming front doors, unification with familiar building elements, modernization, bringing the outdoors in and the indoors out, large windows and strong entry statements, new color palette, landscaping, and tree-like columns. He noted that the expansion plan includes an extension of the pedestrian areas, vehicle parking on the upper level, the village concept on the lower part of the property with terraced steps transitioning vertically to the upper level. He also noted the nature walk would connect the cinemas to the front entrance and that the entrance would be indigenous with plantings, trees, seating areas and park benches along with the entrance pavilion that would connect to WalMart below.

He continued that future plans include high density residential and office towers. It was noted that the proposed signage would be lit at night, seating groups would be provided, and perhaps a water feature.

Gordon Wylie noted that further discussions with TransLink are necessary in order to develop a relationship between transit and the mall, and that safety measures would be in place to ensure customer safety such as surveillance cameras, lighting, and multiple levels of people for increased vision.

Jeff Phillips, PWL Partnership, Landscape Architects, was in attendance and commented that they had designed the project with CPTED principles; that the area would be safe and evaluated by a professional on the team. He noted that the Nature Walk would indicate that there is something special about Surrey and B.C. through the use of native planting materials with interpretative signage (Sweet Gum, some evergreen trees, and others), seating opportunities, and a primary connection with theatres and the mall entrance. He emphasized that the proposal is to reach out the neighbourhood and create connections.

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 discharge Land Use Contract No. 365 and a date for Public Hearing be set.
2. Council authorize staff to draft Development Permit No. 7906-0413-00 generally in accordance with the attached drawings (Appendix II) modified to satisfactorily address the design issues as documented in Appendix V.
3. Council deny the following proposed variance:
 - (a) to vary the Sign By-law to permit the installation of 18 over height roof and free-standing signs facing 150 and 152 Streets.
4. Council approve Development Variance Permit No. 7906-0413-00 (Appendix III), varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum west side yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 7.0 metres (23 ft.).
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues, including restrictive covenants, road dedications, and rights-of-way, where necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) registration of land consolidation and road dedication plans to the satisfaction of the Approving Officer;
- (c) approval from the Ministry of Environment;
- (d) resolution of design issues identified in Appendix IV to the satisfaction of the City Architect and City Landscape Architect;
- (e) submission of an acceptable tree survey and a statement regarding tree preservation; and
- (f) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R06-2931

Carried

It was

Moved by Councillor Higginbotham

Seconded by Councillor Hunt

That "Surrey Land Use Contract No. 365, Authorization By-law, 1977, No. 5263, Discharge By-law, 2006, No. 16221" pass its first reading.

RES.R06-2932

Carried

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

It was

Moved by Councillor Higginbotham

Seconded by Councillor Hunt

That "Surrey Land Use Contract No. 365, Authorization By-law, 1977, No. 5263, Discharge By-law, 2006, No. 16221" pass its second reading.

RES.R06-2933

Carried

It was then

Moved by Councillor Higginbotham

Seconded by Councillor Hunt

That the Public Hearing on "Surrey Land Use Contract No. 365, Authorization By-law, 1977, No. 5263, Discharge By-law, 2006, No. 16221" be held at the City Hall on January 15, 2007, at 7:00 p.m.

RES.R06-2934

Carried

RESIDENTIAL/INSTITUTIONAL**SOUTH SURREY****22. 7906-0142-00****7928 - 123A Street****Roger Jawanda, CitiWest Consulting Ltd./Bakhtawar Sandhu and Sandeep Sidhu**

Development Variance Permit

Development Variance Permit to vary lot width and side yard setbacks on a proposed 2-lot subdivision.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 7928 - 123A Street.

The applicant is proposing:

- a Development Variance Permit to vary the required setbacks and lot width in the RF Zone as follows:

Proposed Lot 1

- to vary the minimum side yard setback on the north side from 1.8 metres (5.9 ft) to 2.3 metres (7.5 ft);
- to vary the minimum side yard setback on the south side from 1.8 metres (5.9 ft) to 1.5 metres (4.9 ft);
- to vary the minimum lot width from 15 metres (49 ft) to 14.8 metres (48 ft).

Proposed Lot 2

- to vary the minimum side yard setback on the north side from 1.8 metres (5.9 ft) to 0.9 metres (3.0 ft);
- to vary the minimum side yard setback on the south side from 1.8 metres (5.9 ft) to 3.25 metres (10.7 ft);

in order to allow subdivision into two (2) RF 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 Gill

That:

1. Council approve Development Variance Permit No. 7906-0142-00, (Appendix VI) varying the following, to proceed to Public Notification:

Proposed Lot 1

- (a) to vary the minimum side yard setback on the north side from 1.8 metres (5.9 ft) to 2.3 metres (7.5 ft);
- (b) to vary the minimum side yard setback on the south side from 1.8 metres (5.9 ft) to 1.5 metres (4.9 ft); and
- (c) to vary the minimum lot width for from 15 metres (49 ft) to 14.8 metres (48 ft).

Proposed Lot 2

- (a) to vary the minimum side yard setback on the north side from 1.8 metres (5.9 ft) to 0.9 metres (3.0 ft); and
- (b) to vary the minimum side yard setback on the south side from 1.8 metres (5.9 ft) to 3.25 metres (10.7 ft);

2. Council instruct staff to resolve the following issues prior to DVP execution:

- (a) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (b) submission of a preliminary lot grading plan to the satisfaction of the Acting General Manager, Planning and Development;
- (c) registration of a Section 219 Restrictive Covenant for an appropriate Building Scheme and Landscaping; and
- (d) registration of a Section 219 Restrictive Covenant for tree preservation.

RES.R06-2935

Carried

The Mayor noted that Application No. 7906-0176-00, which was tabled earlier in the meeting, would be brought forward for consideration.

- 19. 7906-0176-00**
13940 and 13960 - 108 Avenue
Don Andrew, Creekside Architects/Will Forsyth and James Forsyth,
City of Surrey
 Rezoning/Development Permit
Rezone from RF to CD and Development Permit to permit a 76-unit stacked-townhouse project.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on properties located at 13940 and 13960 - 108 Avenue.

The applicant is proposing:

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

in order to permit the development of 76-unit stacked-townhouse project in Surrey City Centre.

Delegation:

Don Andrew, Creekside Architects, was in attendance and commented that the proposed project mirrors the current Aura I project. He noted that the Aura II project is 105 units, similar market, and similar style. He added that the applicant was concerned with current residential development and the Aura III project. He stated that the property is adjacent to the local elementary school and did not want to come to the table with 120 units but rather create more housing opportunities for younger families. He pointed out that the dream of single family housing is disappearing and there is a need for housing for the younger market. He added that the project is a three-storey, stacked townhouse development of 2 and 3 bedroom units (1,100 to 1,200 sq.ft.). He noted that the concept is courtyard driven, would feature large balconies looking out on the street, would feature a playground, green open area featuring community garden planters, and diversify his client's market.

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 "Single Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7906-0126-00 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) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) finalize building design and landscaping details to the satisfaction of the City Architect and City Landscape Architect;
 - (d) submission of a 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 estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (f) the applicant address concerns regarding the pressure this proposal will place on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture.

RES.R06-2936 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 16220" pass its first reading.

RES.R06-2937 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. 16220" pass its second reading.

RES.R06-2938 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. 16220" be held at the
City Hall on January 15, 2007, at 7:00 p.m.

RES.R06-2939 Carried

C. CORPORATE REPORTS

1. The Corporate Reports under date of December 18, 2006 were considered and dealt with as follows:

Item No. L010 Request to Initiate a Neighbourhood Concept Plan Process for the Hazelmere Area of Surrey - "Hazelmere Heights Neighbourhood"
File: 6520-20 (Hazelmere)

The Acting General Manager of Planning & Development, and the General Manager, Engineering submitted a report to advise Council of a request received from BFW Developments Ltd. to proceed with an NCP process for the Hazelmere area of Surrey. The area of the application is shown on the map attached as Appendix "A". The background study proposal and petition request letter is contained in Appendix "B".

This report provides an assessment of the application and makes recommendations for Council's consideration, based on:

- The City's existing policy framework;
- Planned NCP capacity to accommodate future residential growth;
- Servicing requirements and constraints associated with the subject area; and
- Staff resources.

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

It was Moved by Councillor Hunt
Seconded by Councillor Martin
That Council:

1. Receive this report as information; and
2. Direct staff to notify the proponent of the "Hazelmere Heights" proposal that this proposal is premature and that the City will not proceed with a Neighbourhood Concept Plan ("NCP") process for the Hazelmere area at this time, for the reasons outlined out in this report.

RES.R06-2940

Carried

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

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

FINAL ADOPTION

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 15952"

7904-0373-00 - Angrez Shergill, c/o Aplin & Martin Consultants Ltd.
(Eric Aderneck)

RF to RM-23 (BL 12000) - 9339 - 122 Street - to permit the construction of 4 attached dwelling units contained within a rowhouse building on separate fee simple lots.

Approved by Council: January 30, 2006

Note: A Development Permit (7904-0373-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(a).

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 15952" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-2941

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16035"

7906-0011-00 - Athwal Construction Inc., Fleetwood Commerce Court Inc.,
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)

RA to RF-9C (BL 12000) - 6735 - 194 Street - to allow subdivision into approximately 19 small single family lots with coach houses in East Clayton.

Approved by Council: June 12, 2006

- * Planning & Development advise that (see memorandum dated December 13, 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 East Clayton Neighbourhood Concept Plan to redesignate the site from Medium-High Density (15-25 upa) and Low Density (6-10 upa) to Medium Density (10-15 upa).

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That Council amend the East Clayton
 Neighbourhood Concept Plan to redesignate the site from Medium-High Density
 (15-25 upa) and Low Density (6-10 upa) to Medium Density (10-15 upa).

RES.R06-2942

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Martin
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 16035" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-2943

Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 15989"

7904-0439-00 - 140 Development Inc., c/o Hunter Laird Engineering Services
 Ltd. (Clarence Arychuk)

RA to CD (BL 12000) - 3266 - 140 Street - to allow subdivision into 5
 half-acre gross density type single family lots.

Approved by Council: March 27, 2006

- * Planning & Development advise that (see memorandum dated December 14, 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 Central Semiahmoo Peninsula Local Area Plan to redesignate the site from One Acre to Half-Acre Gross Density.

It was Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 That Council amend the Central Semiahmoo
 Peninsula Local Area Plan to redesignate the site from One Acre to Half-Acre
 Gross Density.

RES.R06-2944 Carried

It was Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 15989" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-2945 Carried

I. CLERK'S REPORT

1. Formal Approval of Development Permits

- (a) **Development Permit No. 7904-0373-00**
Eric Aderneck, Aplin & Martin Consultants Ltd.
Angrez Singh Shergill
 9339 - 122 Street

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

"That Development Permit No. 7904-0373-00 be approved; that the
 Mayor and Clerk be authorized to sign the Development Permit; and that
 Council authorize the transfer of the Permit to the heirs, administrators,
 executors, successors, and assigns of the title of the land within the terms
 of the Permit."

Note: See By-law No. 15952 under Item H.1.

It was Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 That Development Permit
 No. 7904-0373-00 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.R06-2946 Carried

- (b) **Development Permit No. 7905-0236-00**
Mr. Ken Zondervan, Transportation Manager, City of Surrey,
Engineering Department/Owners of Strata Plan LMS 4175; Morgan
Place Holdings Ltd., Inc. No. 630885; Morgan Creek Holdings Inc.,
Inc. No. 533910
 15500 Rosemary Heights Crescent, 3288 - 156A Street and
 3500 Morgan Creek Way

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

"That Development Permit No. 7905-0236-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

It was Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That Development Permit
 No. 7905-0236-00 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.R06-2947

Carried

- (c) **Development Permit No. 7906-0145-00**
Ffun Enterprises Inc.
c/o The Colborne Architectural Group (Stephen Qigley)
 3150 King George Highway

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

"That Development Permit No. 7906-0145-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

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

No. 7906-0145-00 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.R06-2948

Carried**J. OTHER BUSINESS**

1. **7906-0413-00**
1900, 1800 and 1250 Guildford Town Centre, 15046 - 104 Avenue,
15051 – 101 Avenue, 10160 - 150 Street, 10181 - 152 Street, 10191 - 152
Street, 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/Development Variance Permit
*Discharge LUC No. 365 to allow the site to be regulated by the underlying C-8
 Zone. Development Permit to allow construction of a new Wal-Mart store and
 phased development. DVP to vary setback and signage regulations.*

It was Moved by Councillor Bose
 Seconded by Councillor Villeneuve
 That prior to final adoption of the discharge
 of Land Use Contract No. 365, staff advise on whether the redevelopment of
 Guildford Town Centre can achieve the goals as set out by Council's directives to
 staff on page 436.

RES.R06-2949

Defeated with Councillors Gill, Hepner,
Steele, Martin and Hunt.**2. Hazelmere Valley NCP (Corporate Report L010)**

Councillor Hepner noted that she supported the rural concept type of housing and added that such housing is in short supply. She encouraged the applicant to work with the neighbourhood and come back before Council in six months.

Delegation:

John Turner, BFW Developments Ltd., was in attendance and commented that this is a unique area, and does lend itself to low density development. He

continued that it is difficult to get low density as it relates to less land values. He added that the residents want to see lower density and he noted that they would work with the neighbours on this concept.

He noted that surveys, phone calls, and agents were sent out to meet with the area residents. He stated that 22 property owners did not respond and it was noted that these people did not care whether the NCP went ahead or not. He added that 7% of the area residents were opposed, 19% were neutral and 75% approved the proposal. He added that almost 91% of the residents who approved the proposal would like to see the NCP proceed. He stated that DCCs would be developed to undertake trunk servicing, and he added, that if there is a shortfall in costs, the neighbourhood would pay through a development works agreement resulting in no negative impact to the City. He continued that if staff gives them Terms of Reference, they would hire a consultant to complete the plans, engineering report and work with staff.

K. ADJOURNMENT

It was

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


meeting do now adjourn.

RES.R06-2950


Carried

The Regular Council- Land Use meeting adjourned at 5:38 p.m.

Certified Correct:



City Clerk



Mayor