



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, JANUARY 22, 2007
Time: 4:30 p.m.

Present:

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

Absent:

Councillor Higginbotham

Councillors Entering Meeting as Indicated:

Staff Present:

Acting City Manager
City Clerk
Acting General Manager, Planning & Development
General Manager, Engineering
General Manager, Finance, Technology & Human Resources
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. 7906-0027-00
12390 - 88 Avenue
Avnash Banwait, Mainland Engineering Corporation/0734156 B.C. Ltd.

Director Information:

Surinder Bath

No Officer Information Filed as at September 2, 2006

Development Permit

Development Permit to permit the construction of a 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 12390 - 88 Avenue.

The applicant is proposing:

- a Development Permit

in order to permit the development of a multi-tenant industrial building.

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

It was

Moved by Councillor Hunt
Seconded by Councillor Bose
That:

1. Council authorize staff to draft Development Permit No. 7906-0027-00 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 including compliance with BC Hydro and Terasen Gas right-of-way requirements;
 - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
 - (c) submission of a landscaping plan and a cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R07-84

Carried

SOUTH SURREY

2. **7906-0123-00**
2360 and 2368 - 154 Street; 15414 - 24 Avenue
Clarence Arychuk, Hunter Laird Engineering Ltd./Colpac Development Ltd.
OCP Amendment/Rezoning/Development Permit/Development Variance Permit
Partial OCP Amendment from "Urban" to "Commercial". Rezone from C-5 and RF to C-8 and DP to accommodate expansion of an existing commercial building and parking area. DVP to reduce the east side yard setback.

The Acting General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, a rezoning application, and applications for a Development Permit and a Development variance Permit on properties located at 2360 and 2368 - 154 Street, and 15414 - 24 Avenue.

The applicant is proposing:

- an OCP amendment from Urban to Commercial for 2360 and 2368 - 154 Street;
- a rezoning from RF and C-5 to C-8;
- a Development Permit; and
- a Development Variance Permit to vary the following by-law regulation:
- reduce the east side yard setback from 7.5 metres (25 ft.) to 2.4 metres (8 ft.)

in order to permit an addition to the existing office building and parking 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 Bose

1. a By-law be introduced to amend the OCP by redesignating 2360 and 2368 - 154 Street from "Urban" to "Commercial" and a date for Public Hearing be set (Appendix VI).
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 15414 - 24 Avenue from "Neighbourhood Commercial Zone (C-5)" (By-law No. 12000) to "Community Commercial Zone (C-8)" (By-law No. 12000) and to rezone 2360 and 2368 - 154 Street from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Community Commercial Zone (C-8)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7906-0123-00 in accordance with the attached drawings (Appendix III).
5. Council approve Development Variance Permit No. 7906-0123-00, (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum east side yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 2.4 metres (8 ft.).
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) ensure that a statutory right-of-way through property from 154 Street to the neighbouring eastern lot is secured;
- (c) submission of a subdivision layout to the satisfaction of the Approving Officer; and
- (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

7. Council pass a resolution to amend the King George Highway Corridor Land Use Plan to redesignate 2360/2368 - 154 Street from "Single Family Residential" to "Commercial" upon final adoption of the rezoning by-law.

RES.R07-85

Carried

It was

Moved by Councillor Hunt
Seconded by Councillor Bose

That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 156 Amendment By-law 2007, No. 16222" pass its first reading.

RES.R07-86

Carried

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

It was

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

By-law, 1996, No. 12900, No. 156 Amendment By-law 2007, No. 16222" pass its second reading.

RES.R07-87

Carried

It was then

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

Community Plan By-law, 1996, No. 12900, No. 156 Amendment By-law 2007, No. 16222" be held at the City Hall on February 12, 2007, at 7:00 p.m.

RES.R07-88

Carried

It was

Moved by Councillor Hunt
Seconded by Councillor Bose
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16223" pass its first reading.

RES.R07-89

Carried

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

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| RES.R07-90 | <p>It was</p> <p>No. 12000, Amendment By-law, 2007, No. 16223" pass its second reading.</p> | <p>Moved by Councillor Hunt
Seconded by Councillor Bose
That "Surrey Zoning By-law, 1993,
Carried</p> |
| RES.R07-91 | <p>It was then</p> <p>By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16223" be held at the City Hall on February 12, 2007, at 7:00 p.m.</p> | <p>Moved by Councillor Hunt
Seconded by Councillor Bose
That the Public Hearing on "Surrey Zoning
Carried</p> |

SURREY CITY CENTRE/WHALLEY

3. **7906-0469-00**
13150 - 115 Avenue and 11430 - 131 Street
John Kristianson, c/o CTA Design Group/Spruce Terminals
 Development Permit/Restrictive Covenant Amendment
Restrictive Covenant Amendment and Development Permit to allow the construction of a distribution warehouse in East Bridgeview.

The Acting General Manager of Planning & Development submitted a report concerning an application to amend the Restrictive Covenant and a Development Permit application on properties located at 13150 - 115 Avenue and 11430 - 131 Street.

The applicant is proposing:

- a Restrictive Covenant amendment to decrease the minimum lot coverage from 25% to 10%; and
- a Development Permit;

in order to allow the construction of a distribution warehouse in East Bridgeview.

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

It was	<p>Moved by Councillor Hunt Seconded by Councillor Gill That:</p>
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1. Council approve the applicant's request to amend the Restrictive Covenant registered on the title, to decrease the minimum lot coverage from 25% to 10%.

2. Council authorize staff to draft Development Permit No. 7906-0469-00 in accordance with the attached drawings (Appendix III).
3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) authorize staff to amend the Section 219 Restrictive Covenant to decrease the minimum lot coverage from 25% to 10%;
 - (b) submission of a landscape plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (c) finalization of design details to the satisfaction of the City Architect.

RES.R07-92

Carried

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

4. **7905-0376-00**
19390 Fraser Highway and 6215 - 194 Street
Richard Brooks, H.Y. Engineering Ltd./Dalip Dhaliwal and Ravinder Dheri
City of Surrey
Rezoning
Rezone from RF and RF-G to RF-12 to allow subdivision into four (4) small single family lots.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 19390 Fraser Highway and 6215 - 194 Street.

The applicant is proposing:

- a rezoning from RF and RF-G to RF-12

in order to allow subdivision into four (4) small single family lots.

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

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

1. a By-law be introduced to rezone the property from "Single Family Residential Zone (RF)" (By-law No. 12000) and "Single Family Residential Gross Density Zone (RF-G)" (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) approval from the Ministry of Transportation;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) successful acquisition by the applicant of the City-owned lot at 6215 - 194 Street; and
 - (f) resolution of pressure the proposed development will put on existing facilities in the area to the satisfaction of the General Manager, Parks, Recreation & Culture.

RES.R07-93 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2007, No. 16224 pass its first reading.

RES.R07-94 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, 2007, No. 16224 pass its second reading.
RES.R07-95 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, 2007, No. 16224 be held at the
City Hall on February 12, 2007, at 7:00 p.m.
RES.R07-96 Carried

NEWTON

5. 7905-0338-00
12856 and 12872 - 60 Avenue
Hunter Laird Engineering Ltd./Gurpal K. Sandhu, Eastwest Construction
Company Ltd., Satwant K. Sandhu, Inderjeet S. Gill, 0735913 B.C. Ltd.,
431660 B.C. Ltd.
Director Information – 0735913 B.C. Ltd.:
Gurpal Sandhu
No officer information filed.
Director Information – 431660 B.C. Ltd.:
Balvinder Kaur Gill
Sukhchain Singh Gill
Officer Information: (as at September 2, 2006)
Balvinder Kaur Gill (Secretary)
Sukhchain Singh Gill (President)

OCP Amendment/Partial NCP Amendment/Rezoning
*OCP Amendment from Suburban to Urban. Partial NCP Amendment from
Attached Housing (max. 20 upa) to Single Family Semi-Detached housing.
Rezoned from RA to RF-9 and RF-SD in order to create 61 lots.*

The Acting General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, a partial NCP Amendment, and a rezoning application on properties located at 12856 and 12872 - 60 Avenue.

The applicant is proposing:

- an OCP amendment from Suburban to Urban;
- a partial NCP Amendment (Block B) from "Attached Housing (20 upa max)" to "Small Lot with Lane (13 upa)"; and
- a rezoning from RA to RF-9 and RF-SD

in order to allow subdivision into 61 single family small lots, including 47 RF-9 lots and 14 RF-SD lots.

Delegation

Clarence Arychuk, Hunter Laird Engineering, representing the applicants, was in attendance and commented that the component of the application for the denial is the southernmost one-acre on the site.

It was Moved by Councillor Hepner
Seconded by Councillor Steele
That the information as submitted by

Clarence Arychuk be received.

RES.R07-97

Carried

He continued that the site in question is labelled Block B on the rezoning map. He noted that the proposed application features duplex units on Block B; and that the South West Newton / Highway 10 NCP land use designates attached housing. He added that the proposed duplexes are attached housing, would provide a transition in the area from the duplexes to the apartment building to possibly be built to the south, and would present a fair and reasonable transition. He stated that Area B on the plan is situated immediately to the north and west of this area; that application was approved by Council and has a preliminary layout with the same land use design as they have for that area of RF 9C subdivision.

He continued that the attached units would have coach house elements and added that it would be difficult to create a multi-family site on one acre. He added that when he read the report, the applicant stated they would support RM23 on the property. He pointed out that 7 units would be interior units which are less desirable. He added that the proposal is 14 units and a duplex and that the debate is over one residential unit. He continued that RM23 could be appropriate, but it would be less desirable and would have to go through the building permit process.

He stated that the duplexes have incorporated design guidelines in process; it is not a question of yield, but fair and reasonable transition given the development occurring in the area, and emerging streetscapes. He advised that no additional trees would be removed from Block B in accordance with the arborist's report.

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. a By-law be introduced to amend the OCP by redesignating Block "A" from Suburban to Urban and a date for Public Hearing be set.

2. Council determine 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" shown on Appendix X from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000) and a date be set for Public Hearing.
4. The rezoning (from "One-Acre Residential Zone (RA)" to "Semi-Detached Residential Zone (RF-SD)"; OCP amendment (from Suburban to Urban); and NCP amendment (from Attached Housing max. 20 upa to Single Family Semi-detached Housing) of Block "B" (Appendix X) be denied.
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) input from the Ministry of Transportation;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) registration of a Section 219 Restrictive Covenant to protect the future development of Lot 48 (Block B) for future multi-family use in accordance with the West Newton/Highway No. 10 NCP; and
 - (f) adequately address the shortfall in tree replacement resulting from tree cutting.

Before the question was called:-

It was

Moved by Councillor Villeneuve
Seconded by Councillor Bose
That Application 7905-0338-00 be referred

back to staff to review tree preservation.

RES.R07-98

Carried with Councillors Hunt, Steele, and Hepner against.

6. **7905-0309-00**
6016 - 128 Street
Kuldip Brar/Kuldip Brar and Harbinder Brar
Rezoning
Rezone from RA to RF-9C to permit subdivision into two (2) single family small lots with coach houses.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 6016 - 128 Street.

The applicant is proposing:

- a rezoning from RA to RF-9C

in order to allow subdivision into two (2) single family residential small lots with coach houses.

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

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

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Coach House Zone (RF-9C)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering including resolution of downstream drainage issues related to Eugene Creek;
 - (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.R07-99

Carried with Councillor Bose against.

RES.R07-100 It was Moved by Councillor Hunt
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2007, No. 16227" pass its first reading.
Carried with Councillor Bose against.

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

RES.R07-101 It was Moved by Councillor Hunt
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2007, No. 16227" pass its second reading.
Carried with Councillor Bose against.

RES.R07-102 It was then Moved by Councillor Hunt
Seconded by Councillor Hepner
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16227" be held at the
City Hall on February 12, 2007, at 7:00 p.m.
Carried

SOUTH SURREY

7. **7906-0511-00**
17341 and 17351 - 0 Avenue
Bob Ambardar, Cressey Developments/Antonio and Montserrat Madrid
Rezoning
*Rezone a portion of 17351 - 0 Avenue from RA to RF in order to allow
subdivision of the site to facilitate processing of a future phased development.*

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 17341 and 17351 - 0 Avenue.

The applicant is proposing:

- a partial rezoning of 17351 - 0 Avenue from RA to RF

in order to create an urban single family lot and consolidate the remainder of 17351 - 0 Avenue with 17341 - 0 Avenue to allow for future phased development and subdivision.

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 Block "A" shown on Appendix V 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) register a Section 219 "No Build" Restrictive Covenant for future requirements pertaining to arborists report, landscaping plan, lot grading plan, development concept and conformity to RF Zone; and
 - (d) security for road works and service/utility connections.

RES.R07-103 Carried with Councillor Bose against

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2007, No. 16228" pass its first reading.

RES.R07-104 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 Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2007, No. 16228" pass its second reading.

RES.R07-105 Carried with Councillor Bose against.

It was then
By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16228" be held at the City Hall on February 12, 2007, at 7:00 p.m.
RES.R07-106

Moved by Councillor Hunt
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
Carried with Councillor Bose against.

8. **7906-0374-00**
3417 - 148 Street
Mike Helle, Coastland Engineering & Surveying Ltd./Walter and Anne Paton
Rezoning
Rezone from RA to RF-12 and RF-9 to allow subdivision into 13 single family small lots.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 3417 – 148 Street.

The applicant is proposing:

- a rezoning from RA to RF-12 and RF-9

in order to allow subdivision into 13 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
That:

Moved by Councillor Hunt
Seconded by Councillor Steele

1. a By-law be introduced to rezone the portion of the site identified as Block "A" on the plan attached from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and the portion of the site identified as Block "B" on the same plan from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (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) address the concerns of the Parks, Recreation & Culture Department concerning the impact of this projection on Parks, Recreation & Culture facilities in the nearby area;
- (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
- (e) registration of a Section 219 Restrictive Covenant to prohibit a two-car garage in a side-by-side arrangement and limit parking structures on proposed Lots 4, 7 and 10 to a single-car garage or to single-tandem parking garages only.

RES.R07-107

Carried

It was

Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2007, No. 16229" pass its first reading.

RES.R07-108

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, 2007, No. 16229" pass its second reading.

RES.R07-109

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, 2007, No. 16229" be held at the
City Hall on February 12, 2007, at 7:00 p.m.

RES.R07-110

Carried

- 9. **7906-0257-00**
2959 and 2981 - 156 Street
0739116 BC Ltd./0739116 B.C. Ltd., Inc. No. 739116

Director Information:

Nelson Chan

No Officer Information Filed

Hamid Merati

OCP Amendment/Rezoning/Development Permit/Development Variance Permit

An OCP Amendment from Suburban to Multiple Residential. Rezone from RA to RM-30 and Development Permit to permit 129 townhouse units. DVP to vary setbacks.

The Acting General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, a rezoning application, and applications for a Development Permit and a Development Variance Permit on properties located at 2959 and 2981 - 156 Street .

The applicant is proposing:

- an OCP amendment from Suburban to Urban;
- a rezoning from RA to RM-30;
- a Development Permit; and
- a Development Variance Permit to vary the following by-law regulations:
 - to reduce the minimum northerly side yard setback for buildings and structures from 7.5 metres (25 ft.) to 7.0 metres (23 ft.) and 5.0 metres (16.4 ft.) as per the attached plan (Appendix VIII);
 - to reduce the minimum southerly side yard setback for buildings and structures from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) and 4.0 metres (13.1 ft.) as per the attached plan (Appendix VIII);
 - to reduce the minimum rear (westerly) setback for buildings and structures from 7.5 metres (25 ft.) to 6.0 metres (19.7 ft.) as per the attached plan (Appendix VIII); and
 - to reduce the minimum front (easterly) setback for stairs, landings and eaves to 4.0 metres (13.1 ft.) as per the attached plan (Appendix VIII)

in order to permit the development of 129 townhouse units.

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

It was

Moved by Councillor Hunt
Seconded by Councillor Hepner
That:

1. a By-law be introduced to amend the OCP by redesignating the property from Suburban to Multiple Residential and a date for Public Hearing be set (Appendix IX).
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the *Local Government Act*.

3. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 387 square metres (4,166 sq.ft.) to 199 square metres (2,142 sq.ft.).
5. Council authorize staff to draft Development Permit No. 7906-0257-00 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 and General Manager, Parks, Recreation and Culture for the public greenway;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) registration of a Section 219 Restrictive Covenant to specifically prohibit the conversion of the tandem parking spaces into livable space;
 - (d) the applicant adequately address the impact of reduced/no indoor amenity space; and
 - (e) submission of a landscaping plan and cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R07-111

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Hepner

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 158 Amendment By-law 2007, No. 16230" pass its first reading.

RES.R07-112

Carried

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

It was Moved by Councillor Hunt
 Seconded by Councillor Hepner
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 158 Amendment By-law 2007, No. 16230" pass its
 second reading.

RES.R07-113 Carried

It was then Moved by Councillor Hunt
 Seconded by Councillor Hepner
 That the Public Hearing on "Surrey Official
 Community Plan By-law, 1996, No. 12900, No. 158 Amendment By-law 2007,
 No. 16230" be held at the City Hall on February 12, 2007, at 7:00 p.m.

RES.R07-114 Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2007, No.16231" pass its first reading.

RES.R07-115 Carried

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

It was Moved by Councillor Hunt
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2007, No.16231" pass its second reading.

RES.R07-116 Carried

It was then Moved by Councillor Hunt
 Seconded by Councillor Hepner
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2007, No.16231" be held at the
 City Hall on February 12, 2007, at 7:00 p.m.

RES.R07-117 Carried

- 10. 7904-0227-00**
15659 - 38 Avenue
Ken Anderson/Morgan Creek Holdings Inc., Inc. No. 533910
 Development Variance Permit
*Development Variance Permit to relax the minimum depth for one single family
 residential lot.*

The General Manager of Planning & Development submitted a report concerning
 an application for a Development Variance Permit on property located at
 15659 - 38 Avenue.

The applicant is proposing:

- a Development Variance Permit to reduce the minimum lot depth of the CD Zone (By-law No. 13614) from 36 metres (118 ft.) to 32 metres (105 ft.) for proposed Lot 10

in order to allow subdivision into 10 single family lots of approximately 936 m² (0.23 acres) each.

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 approve Development Variance Permit No. 7904-0227-00, (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot depth of the CD Zone (By-law No. 13614) from 36 metres (118 ft.) to 32 metres (105 ft.) for proposed Lot 10.

RES.R07-118

Carried

SURREY CITY CENTRE/WHALLEY

11. 7906-0054-00

8869 Edinburgh Drive

Greg Sewell, Coastland Engineering & Surveying Ltd./Harmadan Singh Gadhri and Sarbjeet Kaur Gadhri

Rezoning/Development Variance Permit

Rezone the southern portion from RF to RF-12 and DVP to relax the minimum lot depth and rear yard setback of the remainder lot to allow subdivision into 3 single family lots and open space.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Variance Permit application on property located at 8869 Edinburgh Drive.

The applicant is proposing:

- a rezoning from RF to RF-12 on a portion of the site; and
- a Development Variance Permit to vary the following Zoning By-law regulations:
 - reduce the minimum lot depth of the RF Zone, for proposed Lot 1 from 28 metres (90 ft.) to 20.5 metres (67 ft.); and
 - reduce the minimum rear yard setback of the RF Zone, for proposed Lot 1, from 7.5 metres (25 ft.) to 1.8 metres (5.9 ft.)

in order to allow subdivision into 3 single family lots (2 RF-12 lots and 1 RF lot) and open space.

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. 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) (Block "A") and a date be set for Public Hearing (Appendix III).
2. Council approve Development Variance Permit No. 7906-0054-00, (Appendix X) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot depth of the RF Zone, for proposed Lot 1, from 28 metres (90 ft.) to 20.5 metres (67 ft.); and
 - (b) to reduce the minimum rear yard setback of the RF Zone, for proposed Lot 1, from 7.5 metres (25 ft.) to 1.8 metres (5.9 ft.).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
 - (d) address concerns about riparian area restoration and hazardous tree removal to the satisfaction of the General Manager, Parks, Recreation and Culture.

RES.R07-119

Carried

RES.R07-120 It was Moved by Councillor Hunt
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2007, No. 16232" pass its first reading.
Carried

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

RES.R07-121 It was Moved by Councillor Hunt
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2007, No. 16232" pass its second reading.
Carried

RES.R07-122 It was then Moved by Councillor Hunt
Seconded by Councillor Martin
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16232" be held at the
City Hall on February 12, 2007, at 7:00 p.m.
Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

CLOVERDALE/CLAYTON

12. **7906-0465-00**
6925 - 176 Street
Solutions Consultants/Surjit Singh Lalli; Harjit Singh Lalli;
Gurdis Kaur Lalli
OCP Amendment/Temporary Use Permit
OCP Amendment to declare the property a Temporary Industrial Use Permit Area. Temporary Industrial Use Permit to allow for a demonstration modular plant for the processing of used tires for four months.

The Acting General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, and a Temporary Industrial Use Permit application on property located at 6925 - 176 Street.

The applicant is proposing:

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

in order to allow a demonstration modular plant for the processing of used tires for a period of four months.

Delegation

Bill Reid, applicant's agent was in attendance and commented that the current property owners are the Lalli's, who lease the property to Catona Tires, an auto operation. He continued that Toxfree Systems Inc. had leased space from Catona Tires for a test plant in the Port Kells area for four months to prove a pyrolysis process. He noted that the report stated that tires were going to be shredded on site, which is not the case. He added that the solid tires external to the building would be removed off site; that Toxfree Systems Inc. has shredded tires on site for testing up to a maximum of four months. He continued that Toxfree Systems Inc. has a site in Australia, which has been in operation for 14 years. He added that they had chosen that site due to the supply of recyclable tires and auto operation. He noted that the applicants had applied for a temporary permit to test the interest this process would generate in North America.

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

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

1. a By-law be introduced to declare the property a Temporary Industrial Permit Use Area and a date for Public Hearing be set.
2. Council approve Temporary Industrial Use Permit No. 7906-0465-00 (Appendix V) to proceed to Public Notification.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) submission of sufficient security to ensure the use is discontinued after the expiry of the Temporary Industrial Use Permit; and
 - (b) submission of a temporary trailer permit.

RES.R07-123

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Official Community Plan
By-law, 1996, No. 12900, Text No. 71 Amendment By-law 2007, No. 16233"
pass its first reading.

RES.R07-124

Carried

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

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, Text No. 71 Amendment By-law 2007, No. 16233"
 pass its second reading.

RES.R07-125

Carried

It was then Moved by Councillor Hunt
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Official
 Community Plan By-law, 1996, No. 12900, Text No. 71 Amendment By-law
 2007, No. 16233" be held at the City Hall on February 12, 2007, at 7:00 p.m.

RES.R07-126

Carried**NEWTON**

13. **7903-0220-00**
6422 - 120 Street
Eddy W. Citton, Imperial Oil Products and Chemicals Division/Imperial Oil
Limited (Reg. No. 14082A)
 Rezoning/Development Permit
Rezone from CG-1 to CD. Development Permit to permit development of a gas
station with a convenience store and drive-through restaurant.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on property located at 6422 - 120 Street.

The applicant is proposing:

- a rezoning from CG-1 to CD; and
- a Development Permit

in order to permit the development a gas station with convenience store and drive-through restaurant.

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

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

1. a By-law be introduced to rezone the property from "Self-Service Gasoline Station Zone (CG-1)" (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. 7903-0220-00 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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
 - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R07-127

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2007, No. 16234" pass its first reading.

RES.R07-128

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, 2007, No. 16234" pass its second reading.

RES.R07-129

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, 2007, No. 16234" be held at the
 City Hall on February 12, 2007, at 7:00 p.m.

RES.R07-130

Carried

SURREY CITY CENTRE/WHALLEY**14. 7906-0447-00****Portion of 10299 Grace Road****Pacific Land Group Inc./Pacific Link Industrial Park****Development Permit**

Development Permit to allow the construction of a 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 portion of 10299 Grace Road.

The applicant is proposing:

- a Development Permit

in order to allow the construction of a multi-tenant industrial building in South Westminster.

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 authorize staff to draft Development Permit No. 7906-0447-00 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;
 - (b) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (c) address siting of the building and incorporate additional landscaping to the satisfaction of the City Architect.

RES.R07-131

Carried

15. 7906-0407-00
13747 - 104 Avenue
Dave Atkinson, Pattison Sign Group/KKBL No. 489 Ventures Ltd., Inc. No. B60703605

Director Information:

Fredrick Fleming

Richard Reimer

Benjamin Yeung

Officer Information: (as at September 7, 2006)

Fredrick Fleming (Secretary)

Richard Reimer (Vice President)

Benjamin Yeung (President)

Development Variance Permit

Development Variance Permit to increase the number of fascia signs from two to four and to vary the height of a free-standing sign from 3.66 m (12 ft.) to 4.57 m (15 ft.).

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 13747 - Avenue.

The applicant is proposing:

- a Development Variance Permit to vary the following Sign By-law regulations:
 - to increase the number of fascia signs from two to four;
 - to relax the maximum height of a free-standing sign in City Centre from 3.6 m (12 ft.) to 4.6 metres (15 ft.); and

to permit revised signage for an existing credit union building in 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 Hunt
Seconded by Councillor Gill
That:

1. Council approve Development Variance Permit No. 7906-0407-00, (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to vary the Sign By-law to increase the maximum number of fascia signs from two to four.
2. Council deny the following variance:

- (a) to vary the Sign By-law to increase the maximum height of a free-standing sign in City Centre from 3.66 metres (12 ft.) to 4.57 metres (15 ft.).

RES.R07-132

Carried**16. 7903-0163-00****14357 - 104 Avenue****Pacific Rim Architecture/HLTC Holdings Inc., Incorporation No. 45767**

Rezoning/Development Permit/Development Variance Permit

*Rezone from CHI to C-15, Development Permit and Development Variance**Permit to relax setbacks, to allow the construction of a new commercial building.*

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning, and applications for a Development Permit and a Development Variance Permit on property located at 14357 - 104 Avenue.

The applicant is proposing:

- a rezoning from CHI to C-15;
- a Development Permit; and
- a Development Variance Permit to vary the following Zoning By-law regulations:
 - to reduce the minimum rear yard (west) setback of the C-15 Zone from 7.5 metres (25 ft.) to 5.0 metres (16.4 ft.);
 - to increase the permitted encroachment of canopies along the flanking side yard (104 Avenue) from 0.6 metre (2 ft.) to 1.2 metres (4 ft.); and
 - to reduce the minimum side yard setback on a flanking street (104 Avenue) of the C-15 Zone from 2.0 metres (7 ft.) to 0.37 metre (1.2 ft.) for the existing building

in order to allow the construction of a new commercial building in Guildford.

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

It was

Moved by Councillor Hunt
 Seconded by Councillor Gill
 That:

1. a By-law be introduced to rezone the property from "Highway Commercial Industrial Zone (CHI)" (By-law No. 12000) to "Town Centre Commercial Zone (C-15)" (By-law No. 12000) and a date be set for Public Hearing.

2. Council authorize staff to draft Development Permit No. 7903-0163-00 in accordance with the attached drawings (Appendix III).
3. Council approve Development Variance Permit No. 7903-0163-00, (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard (west) setback of the C-15 Zone from 7.5 metres (25 ft.) to 5.0 metres (16.4 ft.);
 - (b) to increase the permitted encroachment of canopies along the flanking side yard (104 Avenue) in the Zoning By-law from 0.6 metre (2 ft.) to 1.2 metres (4 ft.); and
 - (c) to reduce the minimum flanking side yard setback of the C-15 Zone from 2.0 metres (7 ft.) to 0.37 metre (1.2 ft.) for the existing building.
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 road dedication plan to the satisfaction of the Approving Officer;
 - (c) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (d) preparation and registration of an access easement with the adjoining westerly property (14333 - 104 Avenue);
 - (e) preparation and registration of a right-of-way for public right-of-passage between the 104 Avenue property line and the face of the building; and
 - (f) finalize design details to the satisfaction of the City Architect.

RES.R07-133

Carried

It was

Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2007, No. 16235" pass its first reading.

RES.R07-134

Carried

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

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. a By-law be introduced to redesignate the north portion of the site from Suburban to Urban and a date for Public Hearing be set (Appendix III).
2. Council determine 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 need the requirements of Section 879 of the *Local Government Act*.
3. a By-law be introduced to rezone the site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7906-0270-00 in accordance with the attached drawings (Appendix V).
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) approval from the Ministry of Transportation;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a landscaping cost estimate for the required buffer areas to the specifications and satisfaction of the City Landscape Architect;
 - (f) registration of a Section 219 Restrictive Covenant for "no build" on portions of proposed Lots 16 and 17 until future consolidation with the adjacent property to the west at 17267 - 64 Avenue.

- (g) registration of a Section 219 Restrictive Covenant for "no build" within the 20-metre (65 ft.) wide buffer area along the ALR boundary and building setbacks measured from the southern edge of the buffer on proposed Lots 17 - 25;
 - (h) provision of a community benefit to satisfy the OCP Amendment policy for Type 2 applications;
 - (i) registration of a 2.5-metre (8 ft.) wide right-of-way for public access along the south property line of all proposed lots fronting 64 Avenue, to accommodate the Hook Greenway;
 - (j) provision of a cash-in-lieu for the installation of the required landscaping for the Hook Greenway (64 Avenue) to the satisfaction of the General Manager, Parks, Recreation & Culture;
 - (k) registration of a Section 219 Restrictive Covenant advising future home owners of the existing farm operations on the adjacent agricultural lands;
 - (l) registration of a Section 219 Restrictive Covenant on proposed Lots 1 to 7 to prohibit the installation or construction of any fence along the south property line fronting 64 Avenue;
 - (m) registration of a Section 219 Restrictive Covenant on proposed Lot 25 to ensure no further building occurs until such time as the neighbouring lot (17339 - 64 Avenue) develops; and
 - (n) resolution of tree replacement issues to the satisfaction of the Acting General Manager, Planning and Development.
6. Council pass a resolution to amend the West Cloverdale Local Area Plan to redesignate the north portion of the site from Half Acre Suburban Single Family to Urban Single Family when the project is considered for final adoption.

RES.R07-137

Carried with Mayor Watts and Councillor Bose against.

It was

Moved by Councillor Hunt
Seconded by Councillor Gill

That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 159 Amendment By-law 2007, No. 16236" pass its first reading.

RES.R07-138

Carried with Councillor Bose and the Mayor against.

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

It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 159 Amendment By-law 2007, No. 16236" pass its
second reading.

RES.R07-139 Carried with Councillor Bose and the Mayor
against.

It was then Moved by Councillor Hunt
Seconded by Councillor Gill
That the Public Hearing on "Surrey Official
Community Plan By-law, 1996, No. 12900, No. 159 Amendment By-law 2007,
No. 16236" be held at the City Hall on February 12, 2007, at 7:00 p.m.

RES.R07-140 Carried with Councillor Bose and the Mayor
against.

It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2007, No. 16237" pass its first reading.

RES.R07-141 Carried with Councillor Bose and the Mayor
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, 2007, No. 16237" pass its second reading.

RES.R07-142 Carried with Councillor Bose and the Mayor
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, 2007, No. 16237" be held at the
City Hall on February 12, 2007, at 7:00 p.m.

RES.R07-143 Carried with Councillor Bose and the Mayor
against.

18. 7906-0242-00

17363 - 64 Avenue

**Richard Brooks, H.Y. Engineering Ltd./Harwinder Singh Gill and
Jaswinder Kaur Gill**

OCP Amendment/Rezoning/Development Permit/Development Variance Permit
*OCP Amendment of a portion from Suburban to Urban. Rezone from RA to
RF-12 to permit approximately 12 small lots. Development Permit to establish
buffering requirements along the ALR. DVP to relax lot widths.*

The Acting General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, a rezoning application, and applications for a Development Permit and a Development Variance Permit on property located at 17363 - 64 Avenue.

The applicant is proposing:

- an OCP amendment of a portion of the subject site from Suburban to Urban;
- a rezoning from RA to RF-12;
- a Development Permit;

- a Development Variance Permit to vary the following RF-12 Zone regulation:
 - to reduce the minimum required lot width for proposed Lots 3, 6 and 11 from 12 metres (39.4 ft.) to 11.9 metres (39 ft.)

in order to permit the development of approximately twelve small single family lots.

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

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

1. a By-law be introduced to redesignate the north portion of the property 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 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.
4. Council authorize staff to draft Development Permit No. 7906-0242-00 in accordance with the attached drawings (Appendix V).
5. Council approve Development Variance Permit No. 7906-0242-00, (Appendix XI) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum lot width requirement of the RF-12 Zone for proposed Lots 3, 6 and 11 from 12 metres (39.4 ft.) to 11.9 metres (39.0 ft.).
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) approval from the Ministry of Transportation;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a landscaping cost estimate for the required buffer areas to the specifications and satisfaction of the City Landscape Architect;
 - (f) registration of a Section 219 Restrictive Covenant for "no build" within the 20-metre (65 ft.) wide buffer area along the ALR boundary and building setbacks measured from the southern edge of the buffer on proposed Lots 9 to 12;
 - (g) provision of a community benefit to satisfy the OCP Amendment policy for Type 2 applications;
 - (h) registration of a 2.5-metre (8 ft.) wide right-of-way for public access along the south property line on all of the proposed lots fronting 64 Avenue, to accommodate the Hook Greenway;
 - (i) provision of cash-in-lieu for the installation of the required landscaping for the Hook Greenway (64 Avenue) to the satisfaction of the General Manager, Parks, Recreation & Culture;
 - (j) registration of a Section 219 Restrictive Covenant on all of the proposed lots advising future home owners of the existing farm operations on the adjacent agricultural lands;
 - (k) registration of a Section 219 Restrictive Covenant on proposed Lots 1 to 4 to prohibit the installation or construction of any fence along the south property line fronting 64 Avenue;
 - (l) registration of a Section 219 Restrictive Covenant on proposed Lots 5 and 12 to ensure no further construction occurs until such

time as the neighbouring lot to the west (17339 - 64 Avenue) develops; and

- (m) resolution of tree replacement issues to the satisfaction of the Acting General Manager, Planning and Development.

7. Council pass a resolution to amend West Cloverdale Local Area Plan to redesignate the north portion of the site from Half Acre Suburban Single Family to Urban Single Family when the project is considered for final adoption.

RES.R07-144 Carried with Councillor Bose against.

It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 160 Amendment By-law 2007, No. 16238" pass its first reading.

RES.R07-145 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 Official Community Plan By-law, 1996, No. 12900, No. 160 Amendment By-law 2007, No. 16238" pass its second reading.

RES.R07-146 Carried with Councillor Bose against.

It was then Moved by Councillor Hunt
Seconded by Councillor Gill
That the Public Hearing on "Surrey Official Community Plan By-law, 1996, No. 12900, No. 160 Amendment By-law 2007, No. 16238" be held at the City Hall on February 12, 2007, at 7:00 p.m.

RES.R07-147 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16239" pass its first reading.

RES.R07-148 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, 2007, No. 16239" pass its second reading.

RES.R07-149 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, 2007, No. 16239" be held at the
 City Hall on February 12, 2007, at 7:00 p.m.

RES.R07-150

Carried

- 19. 7906-0019-00**
17694, 17706, 17714, 17724 and 17734 - 57A Avenue
Dave Boswell, Focus Architecture Inc./Wallmark Developments (Cloverdale) Ltd.
 Rezoning/Development Permit
*Rezone from RF to CD. Development Permit and consolidation of the properties
 to permit the development of a 4-storey apartment building accommodating
 60 units with underground parking.*

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on properties located at 17694, 17706, 17714, 17724, and 17734 - 57A Avenue.

The applicant is proposing:

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

in order to permit the development of a four-storey, 60-unit 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 Gill
 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 approve the applicant's request to reduce the required amount of indoor amenity space from 180 square metres (1,938 sq. ft.) to 132.7 square metres (1,428 sq. ft.).
3. Council authorize staff to draft Development Permit No. 7906-0019-00 in accordance with the attached drawings (Appendix III).
4. Council instruct staff to resolve the following issues prior to final adoption:

- (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) submission of an acceptable tree survey and a statement regarding tree preservation and tree replacement;
- (d) submission of revised architectural and landscape drawings to the satisfaction of the City Architect and City Landscape Architect;
- (e) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
- (f) the applicant adequately address the impact of reduced indoor amenity space;
- (g) relocation of the Henry Parr House to an appropriate location in Surrey with the applicant to pay \$50,000 for the relocation and for the relocation to be completed to the satisfaction of the Building Division; and
- (h) removal of all existing buildings and structures to the satisfaction of the Building Division.

RES.R07-151

Carried

It was

Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2007, No. 16240" pass its first reading.

RES.R07-152

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, 2007, No. 16240" pass its second reading.

RES.R07-153

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, 2007, No. 16240" be held at the
 City Hall on February 12, 2007, at 7:00 p.m.
 RES.R07-154 Carried

FLEETWOOD/GUILDFORD

20. 7903-0476-01
16638 - 84 Avenue and 8327 - 167 Street
Roger Jawanda, CitiWest Consulting Ltd.
Tiger Pacific Industries Ltd., Inc. No. BC0696115
Dashmesh Singh Sandhu and Kamaljeet Kaur Sandhu;
Tajinder Singh Sandhu and Ramandeep Kaur Sandhu
 Development Variance Permit

*Development Variance Permit to relax the minimum panhandle width for
 2 proposed single family lots and 1 remainder parcel.*

The General Manager of Planning & Development submitted a report concerning
 an application for a Development Variance Permit on properties located at
 16638 - 84 Avenue and 8327 - 167 Street.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulation:
 - to relax the minimum width of 2 proposed panhandle lots and 1
 remainder parcel from 4.5 metres (15 ft.) to 3.0 metres (10 ft.)

in order to permit the development of approximately 7 single family lots and one
 remainder parcel.

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. 7903-0476-01,
 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum width of two proposed panhandle single
 family lots and one remainder parcel (for proposed Lots 5, 6 and 7)
 from 4.5 metres (15 ft.) to 3.0 metres (10 ft.).

RES.R07-155 Carried

NEWTON

21. **7905-0290-00**

5579 - 124 Street

Genevieve Bucher, McElhanney Consulting Services Ltd./

Kulwinderjit K. Kaila

Rezoning

Rezone from RA to RH in order to subdivide into two Suburban half-acre lots.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 5579 - 124 Street.

The applicant is proposing:

- a rezoning from RA to RH

in order to allow subdivision into 2 Suburban half-acre lots.

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

It was

Moved by Councillor Hunt

Seconded by Councillor Gill

That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of an acceptable final tree survey, statement and Section 219 Restrictive Covenant for tree preservation;
 - (d) registration of a Section 219 Restrictive Covenant increasing the minimum north and south side yard setbacks for Lots 1 and 2 from 4.5 metres (14.7 ft.) to 7.5 metres (25 ft.); and

- (e) completion of a view analysis to address any potential impact on views from adjacent properties resulting from house construction on proposed Lots 1 and 2.

3. Council amend the West Panorama Ridge Local Area Plan designation for the property at 5579 - 124 Street from "Suburban Residential One-Acre" to "Suburban Residential Half-Acre" prior to final adoption of the Rezoning By-law.

RES.R07-156 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2007, No. 16241" pass its first reading.

RES.R07-157 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, 2007, No. 16241" pass its second reading.

RES.R07-158 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, 2007, No. 16241" be held at the
City Hall on February 12, 2007, at 7:00 p.m.

RES.R07-159 Carried

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

22. **7906-0228-00**
6095 and 6151 - 164 Street; 16227, 16277, 16321, and 16387 - 60 Avenue; and
16232, 16270 and 16328 - 62 Avenue
Clarence Arychuk, Hunter Laird Engineering/Lori Jean Thorneycroft,
James Hugh Stewart, Lori Jean Thorneycroft, Margaret Ellen Hull,
Clifford Thomas Hull, William Joseph Thorneycroft and Lori Jean
Thorneycroft, Kellie Lee Ann Nehring and James Hugh Stewart
OCP Amendment/NCP Amendment/Rezoning/Development Permit/Development
Variance Permit
OCP Amendment of portions from Suburban to Urban. NCP amendment of
portions from Sub. Res. Cluster to SF Cluster. Rezone from A-1 to RC, RF-12
and RF-9 in order to allow subdivision into approximately 171 single family lots.
DP to regulate landscaping, DVP to vary setbacks and access.

Councillor Bose left the meeting at 5:05 p.m. due to a potential conflict of interest as his family has property holdings in the immediate vicinity.

The Acting General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, and the NCP, a rezoning application, and applications for a Development Permit and a Development Variance Permit on properties located at 6095 and 6151 - 164 Street; 16227, 16277, 16321, and 16387 - 60 Avenue; and 16232, 16270 and 16328 - 62 Avenue .

The applicant is proposing:

- an OCP amendment for portions from Suburban to Urban;
- an NCP amendment for portions from Suburban Residential Cluster 2 upa to Single Family Cluster 7.5 upa;
- a rezoning from A-1 to RC, RF-12 and RF-9;
- Development Permit; and
- Development Variance Permit to vary the following Zoning By-law regulations:
 - to reduce the front yard setback in the RC Zone for proposed Lots 32 and 33 from 7.5 metres (25 ft.) to 3.0 metres (10 ft.); and
 - to vary the RF-12 Zone to permit driveway access via the fronting street for proposed Lots 47, 55-58, 98-104 and 106

in order to allow subdivision into approximately 171 single family lots (33 RC, 108 RF-12 and 30 RF-9) in West Cloverdale North.

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

It was

Moved by Councillor Hunt
Seconded by Councillor Gill
That:

1. a By-law be introduced to redesignate a portion of 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 (Appendix I) from "General Agriculture Zone (A-1)" (By-law No. 12000) to "Cluster Residential Zone (RC)" (By-law No. 12000); Block B from "General Agriculture Zone (A-1)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and Block C from "General Agriculture Zone (A-1)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7906-0228-00 generally in accordance with the drawings shown on Appendix IV.
5. Council approve Development Variance Permit No. 7906-0228-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the RC Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for proposed Lots 32 and 33; and
 - (b) to vary the RF-12 Zone to allow driveway access to the fronting street instead of the proposed lane for Lots 47, 55-58, 98-104 and 106.
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) provision of community benefit to satisfy the OCP amendment policy for Type 2 applications to the satisfaction of the Acting General Manager, Planning & Development;
 - (d) resolution of the issues related to the proposed parkland to the satisfaction of the General Manager, Parks, Recreation and Culture (Appendix VIII);
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) submission of a finalized landscape plan and landscaping cost estimates to the specifications and satisfaction of the City Landscape Architect and the corresponding security deposits to secure landscaping on identified suburban lots serving as buffer to the Agricultural Land Reserve;

- (g) registration of a Section 219 Restrictive Covenant advising future homeowners of the existing farm operations on the adjacent agricultural lands; and
- (h) demolition of existing structures to the satisfaction of the Building Division.

7. Council pass a resolution to amend the West Cloverdale NCP for a portion from Suburban Residential Cluster 2 upa to Single Family Cluster 7.5 upa when the project is considered for final adoption.

RES.R07-160

Carried

It was

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

By-law, 1996, No. 12900, No. 161 Amendment By-law 2007, No. 16242" pass its first reading.

RES.R07-161

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. 161 Amendment By-law 2007, No. 16242" pass its second reading.

RES.R07-162

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. 161 Amendment By-law 2007, No. 16242" be held at the City Hall on February 12, 2007, at 7:00 p.m.

RES.R07-163

Carried

It was

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

No. 12000, Amendment By-law, 2007, No. 16243" pass its first reading.

RES.R07-164

Carried

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

RES.R07-165	It was No. 12000, Amendment By-law, 2007, No. 16243" pass its second reading. <u>Carried</u>	Moved by Councillor Hunt Seconded by Councillor Steele That "Surrey Zoning By-law, 1993, 16243" pass its second reading. <u>Carried</u>
RES.R07-166	It was then By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16243" be held at the City Hall on February 12, 2007, at 7:00 p.m. <u>Carried</u>	Moved by Councillor Hunt Seconded by Councillor Steele That the Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16243" be held at the City Hall on February 12, 2007, at 7:00 p.m. <u>Carried</u>

Councillor Bose returned to the meeting at 5:08 p.m.

23. **7905-0384-00**
19080 – 68 Avenue
Dwight Heintz, McElhanney Consulting Ltd./0741210 BC Ltd.
Director Information:
Satish Kumar
Sukhdev Singh Sandhu
Officer Information:
(no officers)
NCP Amendment/Rezoning
Amend NCP on a portion from Business Park to Special Residential. Rezone a portion from RA to RF-9S in order to allow subdivision into approximately 24 small lots and 1 remainder RA lot.

The General Manager of Planning & Development submitted a report concerning an application to amend the Neighbourhood Concept Plan, and a rezoning application on property located at 19080 - 68 Avenue.

The applicant is proposing:

- an NCP amendment for a portion from Business Park to 10-15 upa Special Residential; and
- a rezoning of a portion from RA to RF-9S

in order to allow subdivision into approximately 24 special single family lots which allow certain low impact retail and service commercial uses and 1 remainder lot in East Clayton.

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

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

1. a By-law be introduced to rezone a portion of the site as shown on the attached Survey Plan from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Special Single Family Residential (9) Zone (RF-9S)" (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 plan to the satisfaction of the Approving Officer;
 - (c) registration of a Section 219 Restrictive Covenant to secure a "no build" on the proposed remainder Lot 25 to protect for future development based on Business Park designation in the NCP;
 - (d) registration of a Section 219 Restrictive Covenant to secure a "no build" on portions of proposed Lots 5, 6, 11, 15, and 16, to ensure future consolidation with adjacent parcels;
 - (e) registration of a Section 219 Restrictive Covenant on proposed Lot 25 to protect the required buffer area;
 - (f) registration of a Section 219 Restrictive Covenant notifying future owners of the more stringent Building Code requirements that have to be complied with in constructing or upgrading an existing house to operate a business as permitted under the RF-9S Zone; and
 - (g) demolition of existing structures to the satisfaction of the Building Division.
3. Council pass a resolution to amend the East Clayton NCP for a portion of the site from Business Park to Special Residential when the project is considered for final adoption.

RES.R07-167

Carried

in order to allow subdivision into 24 single family residential lots and a park 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 Villeneuve
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, dedications, 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 address the shortfall in tree replacement.

RES.R07-171 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2007, No. 16245" pass its first reading.

RES.R07-172 Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2007, No. 16245" pass its second reading.

RES.R07-173 Carried

It was then
 Moved by Councillor Hunt
 Seconded by Councillor Hepner
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16245" be held at the
 City Hall on February 12, 2007, at 7:00 p.m.
 RES.R07-174
Carried

SOUTH SURREY

25. **7906-0360-00**
2958 and 2976 King George Highway and Portion of King George Highway
Carson Nofle, Focus Architecture Inc./Owner:0754740 B.C. Ltd., Inc. No. 0754740
Director Information:
Franz Gehriger
David Jonash
 Rezoning/Development Permit
Rezone from RF to CD. Development Permit to allow the development of a mixed-use commercial/residential complex.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on properties located at 2958 and 2976 King George Highway and Portion of King George Highway.

The applicant is proposing:

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

in order to permit the development of a mixed-use (commercial/residential) complex, within a 4-storey building, comprising 87 residential units and 1,806 square metres (19,440.4 sq. ft.) of ground floor commercial floor space.

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

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

1. a By-law be introduced to rezone the 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 approve the applicant's request to reduce the amount of required indoor amenity space from 261 square metres (2,809.5 sq. ft.) to 231.7 square metres (2,494 sq. ft.).
3. Council authorize staff to draft Development Permit No. 7906-0360-00 in accordance with the attached drawings (Appendix III).
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 (lot consolidation) 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) the applicant address the impact of the project on existing parks, recreation and cultural facilities in the neighbourhood;
 - (g) finalize a road closure By-law to close and consolidate a portion of King George Highway with the subject site; and
 - (h) registration of a statutory right-of-way for public rights of passage, with and without vehicles and a reciprocal/shared access and public parking agreement with the adjacent properties to the south (2950 King George Highway) (Project No. 7906-0329-00) to ensure a coordinated access and parking arrangement at this location.
5. Council pass a resolution to amend the King George Highway Corridor Land Use/Development Concept Plan to redesignate the land from "Townhouses 15 upa max" to "Commercial Residential" when the project is considered for final adoption.

RES.R07-175

Carried

RES.R07-176 It was Moved by Councillor Hunt
 Seconded by Councillor Martin
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2007, No. 16246" pass its first reading.
Carried

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

RES.R07-177 It was Moved by Councillor Hunt
 Seconded by Councillor Martin
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2007, No. 16246" pass its second reading.
Carried

RES.R07-178 It was then Moved by Councillor Hunt
 Seconded by Councillor Martin
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16246" be held at the
 City Hall on February 12, 2007, at 7:00 p.m.
Carried

26. 7906-0329-00
2950 King George Highway
Michael Ward/0725293 B.C. Ltd., Inc. No. 0725293
Note: Effective November 17, 2006 Company Name Changed to KGH BT
Holdings Limited
Director Information:
Andrew J. Bibby
Andrew B. Galbraith
David E. Olson
Rekha S. Patel
Officer Information: (as at May 24, 2006)
William J. Abelman (Chair)
Michael H. Beattie (Vice President)
Ryan P. Beechinor (Other Offices)
Andrew J. Bibby (President)
Graham W. Drexel (Treasurer)
Rekha S. Patel (Other Offices)
Jean I. Whittet-Brown (Secretary)
 Rezoning/Development Permit
*Rezone from RF to CD. Development Permit to allow the development of a
 mixed-use commercial/residential complex.*

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on property located at 2950 King George Highway .

The applicant is proposing:

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

in order to permit the development of a mixed-use (commercial/residential) complex, within a 4-storey building, comprising 88 apartment units and 1,633-square metres (17,575 sq.ft.) of ground floor commercial floor space.

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

It was

Moved by Councillor Hunt
Seconded by Councillor Bose
That:

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. 7906-0329-00 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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (d) the applicant address the impact of the project on existing parks, recreation and cultural facilities in the neighbourhood; and
 - (e) registration of a statutory right-of-way for public rights of passage, with and without vehicles, to ensure a connection to the South Pointe Exchange Shopping Centre and a reciprocal/shared access and public parking agreement with the adjacent properties to the northwest (2958 and 29876 King George Highway) (Project No. 7906-0310-00) to ensure a coordinated access and parking arrangement at this location.

4. Council pass a resolution to amend the King George Highway Land Use/Development Concept Plan to redesignate the land from Garden Apartments and buffer to "Commercial Residential".

RES.R07-179

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2007, No. 16247" pass its first reading.

RES.R07-180

Carried

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

It was

Moved by Councillor Hunt
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2007, No. 16247" pass its second reading.

RES.R07-181

Carried

It was then

Moved by Councillor Hunt
 Seconded by Councillor Hepner
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16247" be held at the
 City Hall on February 12, 2007, at 7:00 p.m.

RES.R07-182

Carried

27. **7906-0289-00**
15714, 15760 and 15780 - 28 Avenue
Kevin Shoemaker, Polygon Development 200 Ltd./
Mary Ann Dickhoff
679845 B.C. Ltd., Inc. No. 0679845

Director Information:

Robert Bruno

Neil Chrystal

Officer Information: (as at October 24, 2006)

Neil Chrystal (President)

Ralf H. Schmidtke (Secretary, Treasurer)

OCP Amendment/Rezoning/Development Permit

OCP Amendment from Suburban to Multiple Residential. Rezone from RA to RM-30 and Development Permit to permit development of 180 townhouses.

The Acting General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, a rezoning application, and a Development Permit application on properties located at 15714, 15760 and 15780 - 28 Avenue.

The applicant is proposing:

- an OCP amendment from Suburban to Multiple Residential;
- a rezoning from RA to RM-30; and
- a Development Permit

in order to permit the development of 180 townhouse units.

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

It was

Moved by Councillor Hunt
Seconded by Councillor Hepner
That:

1. a By-law be introduced to amend the OCP by redesignating the properties from Suburban to Multiple Residential and a date for Public Hearing be set.
2. Council determine 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 need the requirements 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 "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council approve the applicant's request to eliminate the required indoor amenity space.
5. Council authorize staff to draft Development Permit No. 7906-0289-00 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) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;

- (d) the applicant adequately address the impact of reduced/no indoor amenity space;
- (e) registration of a reciprocal agreement for use and maintenance of indoor amenity space;
- (f) registration of a 4.0 metre statutory right-of-way and completion of detailed design for a pedestrian walkway along the southerly property line, and financial securities for future walkway construction;
- (g) endorsement from Department of Fisheries and Oceans; and
- (h) completion of required acquisition by the City of off-site lands and completion of construction and maintenance agreement for parks and drainage infrastructure required for habitat compensation, park acquisition and drainage detention in Area A as per the Morgan Heights NCP and in accordance with City Policy.

RES.R07-183

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Hepner

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 162 Amendment By-law 2007, No. 16248" pass its first reading.

RES.R07-184

Carried

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

It was

Moved by Councillor Hunt

Seconded by Councillor Hepner

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 162 Amendment By-law 2007, No. 16248" pass its second reading.

RES.R07-185

Carried

It was then

Moved by Councillor Hunt

Seconded by Councillor Hepner

That the Public Hearing on "Surrey Official

Community Plan By-law, 1996, No. 12900, No. 162 Amendment By-law 2007, No. 16248" be held at the City Hall on February 12, 2007, at 7:00 p.m.

RES.R07-186

Carried

RES.R07-187 It was Moved by Councillor Hunt
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2007, No. 16249" pass its first reading.
Carried

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

RES.R07-188 It was Moved by Councillor Hunt
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2007, No. 16249" pass its second reading.
Carried

RES.R07-189 It was then Moved by Councillor Hunt
 Seconded by Councillor Hepner
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16249" be held at the
 City Hall on February 12, 2007, at 7:00 p.m.
Carried

- 28. 7906-0200-00**
15810, 15838, 15870, 15912 - 28 Avenue
Kevin Shoemaker, Polygon Development 200 Ltd. /Polygon Development 200 Ltd., Inc. No. 719508
 OCP Amendment/Rezoning/Development Permit/Development Variance Permit
OCP Amendment from Suburban to Multiple Residential and rezone from RA to RM-30. Development Permit to permit 147 townhouse units. DVP to vary setbacks.

The Acting General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, a rezoning application, and applications for a Development Permit and a Development Variance Permit on properties located at 15810, 15838, 15870, 15912 - 28 Avenue.

The applicant is proposing:

- an OCP amendment from Suburban to Urban;
- a rezoning from RA to RM-30;
- a Development Permit; and
- a Development Variance Permit to vary the following by-law regulations (Appendix VIII):
 - to reduce the minimum westerly front yard setback for buildings and structures from 7.5 metres (25 ft.) to 6.0 metres (19.7 ft.); and

- to reduce the minimum southerly side yard setback for buildings and structures from 7.5 metres (25 ft.) to 6.0 metres (19.7 ft.)

in order to permit the development of 147 townhouse units.

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

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

1. a By-law be introduced to amend the OCP by redesignating the property from Suburban to Multiple Residential and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the *Local Government Act*.
3. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7906-0200-00 in accordance with the attached drawings (Appendix III).
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, 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) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
 - (d) registration of a reciprocal agreement for use and maintenance of indoor amenity space;
 - (e) endorsement from Department of Fisheries & Oceans; and

- (f) completion of required acquisition by the City of off-site lands and completion of construction and maintenance agreement for parks and drainage for infrastructure required of habitat compensation, park acquisition and drainage detention in Area A as per the Morgan heights NCP and in accordance with City Policy.

RES.R07-190

Carried

It was

Moved by Councillor Hunt
Seconded by Councillor Hepner

That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 163 Amendment By-law 2007, No. 16250" pass its first reading.

RES.R07-191

Carried

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

It was

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

By-law, 1996, No. 12900, No. 163 Amendment By-law 2007, No. 16250" pass its second reading.

RES.R07-192

Carried

It was then

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

Community Plan By-law, 1996, No. 12900, No. 163 Amendment By-law 2007, No. 16250" be held at the City Hall on February 12, 2007, at 7:00 p.m.

RES.R07-193

Carried

It was

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

No. 12000, Amendment By-law, 2007, No. 16251" pass its first reading.

RES.R07-194

Carried

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

It was

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

No. 12000, Amendment By-law, 2007, No. 16251" pass its second reading.

RES.R07-195

Carried

It was then Moved by Councillor Hunt
 Seconded by Councillor Hepner
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16251" be held at the
 City Hall on February 12, 2007, at 7:00 p.m.
 RES.R07-196 Carried

SURREY CITY CENTRE/WHALLEY

29. 7906-0297-00

7906-0297-01

9450 - 120 Street

W.G. Architecture Inc./Centex Projects Ltd., Inc. No. 771288

OCP Amendment/Rezoning/Development Permit/Development Variance Permit

OCP Amendment of a portion from Commercial to Multiple Residential.

Rezoning a portion from C-8 to RM-30 and DP to allow the development of an 85-unit townhouse project. DVP to relax building setbacks.

The Acting General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, a rezoning application, and applications for a Development Permit and a Development Variance Permit on property located at 9450 - 120 Street.

The applicant is proposing:

- an OCP amendment of a portion from Commercial to Multiple Residential;
- a rezoning of a portion from C-8 to RM-30;
- a Development Permit; and
- Development Variance Permit to vary the following Zoning By-law regulations:
 - to reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.7 metres (9 ft.);
 - to reduce the minimum rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.);
 - to reduce the minimum south side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.);
 - to reduce the minimum rear yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 1.0 metre (3.3 ft.); and
 - to reduce the minimum side yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 6.7 metres (22 ft.);

in order to permit the development of a 85-unit townhouse development and remainder commercial 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 Hepner
That:

1. a By-law be introduced to redesignate a portion of the property (Block B on Survey Plan) from Commercial to Multiple Residential 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 a portion of the property (Block B on the attached Survey Plan) from "Community Commercial Zone (C-8)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing (Appendix III).
4. Council authorize staff to draft Development Permit No. 7906-0297-00 generally in accordance with the attached drawings (Appendix IV).
5. Council approve Development Variance Permit No. 7906-0297-00 varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.7 metres (9 ft.);
 - (b) to reduce the minimum rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.); and
 - (c) to reduce the minimum south side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.).
6. Council approve Development Variance Permit No. 7906-0297-01 varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 1.0 metre (3.3 ft.); and
 - (b) to reduce the minimum side yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 6.7 metres (22 ft.).
7. Council instruct staff to resolve the following issues prior to final adoption:

- (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) address concerns about the pressure the project will generate on existing facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
- (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (e) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
- (f) registration of a Section 219 Restrictive Covenant to specifically prohibit the conversion of the tandem parking spaces into livable space;
- (g) submission of revised architectural drawings to the satisfaction of the City Architect and City Landscape Architect; and
- (h) registration of an easement agreement over proposed Lot 1 (commercial lot) in favour of proposed Lot 2 (townhouse lot) for landscaping and grading purposes.

RES.R07-197

Carried

It was

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

By-law, 1996, No. 12900, No. 164 Amendment By-law 2007, No. 16252" pass its first reading.

RES.R07-198

Carried

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

It was

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

By-law, 1996, No. 12900, No. 164 Amendment By-law 2007, No. 16252" pass its second reading.

RES.R07-199

Carried

RES.R07-200 It was then Moved by Councillor Hunt
Seconded by Councillor Hepner
That the Public Hearing on "Surrey Official
Community Plan By-law, 1996, No. 12900, No. 164 Amendment By-law 2007,
No. 16252" be held at the City Hall on February 12, 2007, at 7:00 p.m.
Carried

RES.R07-201 It was Moved by Councillor Hunt
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2007, No. 16253" pass its first reading.
Carried

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

RES.R07-202 It was Moved by Councillor Hunt
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2007, No. 16253" pass its second reading.
Carried

RES.R07-203 It was then Moved by Councillor Hunt
Seconded by Councillor Hepner
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16253" be held at the
City Hall on February 12, 1007, at 7:00 p.m.
Carried

C. COMMITTEE REPORTS

1. Police Committee - January 15, 2007

RES.R07-204 (a) It was Moved by Councillor Villeneuve
Seconded by Councillor Martin
That the minutes of the Police Committee
meeting held on January 15, 2007, be received.
Carried

(b) The recommendations of these minutes were considered and dealt with as follows:

Border Crossings

It was Moved by Councillor Hunt
 Seconded by Councillor Martin
 That a letter under the Mayor's signature be
 forwarded to the Federal Minister of Public Safety advising of concerns
 relative to unmanned border crossings.

RES.R07-205

Carried**Legislation to Combat Drug Issues in Municipalities**

File: 0480-20

It was Moved by Councillor Hunt
 Seconded by Councillor Martin
 That the letter from CivicInfo BC on behalf of
 Mayor David Laird, City of Merritt, be received.

RES.R07-206

Carried**Delegation to New York City – Centre for Court Innovation**

File: 0540-20 PC

It was Moved by Councillor Hunt
 Seconded by Councillor Martin
 That the Mayor; Councillor Steele, Chair,
 Police Committee; Councillor Martin, Chair, Rehabilitate and Integrate
 Offenders Sub-Committee; and Councillor Villeneuve, Chair, Social
 Planning Committee, be authorized to travel to New York with
 representatives of the Attorney General's Department, the RCMP and
 others to meet with appropriate New York criminal justice system officials
 and other stakeholders to learn about their experiences in respect to the
 implementation and on-going operation of the Community Court system
 in New York.

RES.R07-207

Carried**2. Finance Committee - January 15, 2007**

- (a) It was Moved by Councillor Gill
 Seconded by Councillor Hunt
 That the minutes of the Finance Committee
 meeting held on January 15, 2007, be received.

RES.R07-208

Carried

- (b) The recommendations of these minutes were considered and dealt with as
 follows:

Item No. F001 Late Grant Applications - Sunnyside Acres
Heritage Society
File: 1850-20

It was Moved by Councillor Gill
Seconded by Councillor Hunt
That Council approve a \$500 grant to
Sunnyside Acres Heritage Society for their 20th Anniversary
Commemorative 2008 calendar project.

RES.R07-209

Carried

Item No. F002 Local Government Leadership Academy
File: 1850-20

It was Moved by Councillor Gill
Seconded by Councillor Hunt
That Council approve a one-time
contribution to the Local Government Leadership Academy in the amount
of \$3,100 from Council Initiatives.

RES.R07-210

Carried

Item No. F003 Request for Upgrades to Bridgeview Park
Ball Diamonds
File: 6140-20/B

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

1. receive this report as information; and
2. recommend to Council that requested improvements to Bridgeview
Park as described in this report be included in the 2007 Capital
budget.

RES.R07-211

Carried

Item No. F004 Construction of Recreational Facilities -
2007 Capital Financial Plan
File: 0760-20/C; 0850-01

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

1. Receive this report as information; and

- 2. Recommend to Council that it approve Option 3, as described in this report, as the basis for completing the 2007 Capital Financial Plan.

RES.R07-212

Carried

Item No. F005 Construction of a Trade & Exhibition Centre -
2007 Capital Financial Plan
File: 0850-20 (Cloverdale Fairgrounds); 0850-01

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

- 1. Council endorse the Preferred Concept Plan option for the redevelopment of the Cloverdale Fairgrounds (the "Fairgrounds"), as presented in Corporate Report No. R243 (attached as Appendix "A") and authorize staff to continue the process to complete a final Concept Plan for the Fairgrounds as documented in that report; and further
- 2. Council approve Option 5 of this report as the basis for exploring potential partnership arrangements in support of developing a regional-scale event venue in the City and that this option be incorporated in the 2007 Capital Financial Plan.

RES.R07-213

Carried

It was Moved by Councillor Gill
Seconded by Councillor Hunt
That the Request for Proposal include an
Expression of Interest for a partnership for a Multipurpose Centre.

RES.R07-214

Carried

Item No. F006 2007 - 2011 General Operating Five-Year
Financial Plan
File: 1750-07

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

- 1. The 2007 – 2011 General Operating Financial Plan be finalized without the introduction of a Road Utility in 2007, and

- 2. Staff be directed to continue to analyze the introduction of a separate utility or utilities with a view to providing a report complete with recommendations regarding this matter to Finance Committee in due course.

RES.R07-215 Carried

Note: See memorandum in the binder flap dated January 18, 2007 from Councillor Gill recommending:

Option in Corporate Report F004
File: 0850-01

It was Moved by Councillor Gill
Seconded by Councillor Hunt
That Council approve Option 4 as contained
in Corporate Report No. F004 that was considered by the Finance Committee on
January 15, 2007 and direct that staff include funding for this option in the
2007 Capital Financial Plan.

RES.R07-216 Carried

3. Intergovernmental Affairs Committee - January 18, 2007

- (a) It was Moved by Councillor Hunt
Seconded by Councillor Martin
That the minutes of the Intergovernmental
Affairs Committee meeting held on January 18, 2007, be received.

RES.R07-217 Carried

- (b) The recommendations of these minutes were considered and dealt with as follows:

Fraser River Debris Trap Current Status Report
File: 0480-20

It was Moved by Councillor Hunt
Seconded by Councillor Martin
That the City of Burnaby's resolution
regarding Fraser River Debris Trap funding be endorsed, and that the
circulation list for distribution of the report be amended by deleting the
word "Burnaby" and inserting the word "Surrey".

RES.R07-218 Carried

Funding Assistance for the Proposed Relocation of the Currie House and the Parr House

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

1. subject to all previous recommendations and requests from the Commission concerning Wallmark Homes, it is recommended to the Acting General Manager of Planning and Development that the relocation of the Henry Parr House and the Currie House to the Robert Dougal MacKenzie House site located at 5418 – 184 Street be supported;
2. the SHAC recommends that Council redirect the previously committed funds for the Loyal Orange Lodge and allocate previous and current year SHAC budget surplus to this project (about \$61,500); and
3. the SHAC recommends that Council consider identifying other funds for the balance of the City contribution.

RES.R07-223

Carried

Strategic Planning Session

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Council approve \$1,000 to be spent on
a strategic planning session to held in January or February 2007.

RES.R07-224

Carried

2. Surrey Heritage Advisory Commission - January 10, 2007

(a) It was Moved by Councillor Hunt
Seconded by Councillor Steele
That the minutes of the Surrey Heritage
Advisory Commission meeting held on January 10, 2007, be received.

Carried

(b) The recommendations of these minutes were considered and dealt with as follows:

**Bell House
Application 7905-0019-00**

It was Moved by Councillor Hunt
Seconded by Councillor Villeneuve
That Council only support a subdivision if
the Bell House is subjected to a heritage revitalization agreement
acceptable to SHAC, the Bell House is maintained on the ½ acre lot
number 35 at the corner of Old MacLellan and Bell Roads, the Bell House
faces Old McLellan road, and that the character defining elements of the
Bell House including being a landmark, the streetscape and the setting are
retained.

Before the question was called:-

It was Moved by Councillor Hunt
Seconded by Councillor Villeneuve
That Council hear the delegation prior to
consideration of the above recommendation.

RES.R07-225

Carried

E. MAYOR'S REPORT

1. Proclamations

Mayor Watts read the following proclamations:

- (a) HEART MONTH
February, 2007

WHEREAS the Heart and Stroke Foundation of BC & Yukon is a community-based organization whose mission statement is "The people of British Columbia and Yukon will benefit from improved understanding, prevention and treatment of heart disease and stroke"; and

WHEREAS the Foundation continues with its health promotion programs which enable the general public to make informed decisions about their lifestyles; and

WHEREAS the foundation funds the majority of all non commercial heart and stroke research done in British Columbia. This initiative is one of the largest heart and stroke research programs in the country; and

WHEREAS we applaud and commend the volunteers, staff and researchers of the Heart and Stroke Foundation of BC & Yukon for their dedication and commitment and wish them continued success;

NOW, THEREFORE, BE IT RESOLVED that I, Dianne L. Watts, do hereby declare the month of February, 2007, as "HEART MONTH" in the City of Surrey, and urge all citizens to show their support for this most worthwhile cause.

Dianne L. Watts
Mayor

(b) SPIRIT OF BC WEEK
February 9 - 17, 2007

WHEREAS more than 90 Spirit of BC Community Committees are working together to benefit from community opportunities in the areas of sport and recreation, arts and culture, literacy and volunteerism; and

WHEREAS 2010 Legacies Now is working to actively assist the Spirit of BC Community Committees around the province with the development of local programs and events promoting the values of community innovation, pride and excellence to create unique and lasting legacies for British Columbians leading up to and beyond the 2010 Games; and

WHEREAS 2010 Legacies Now is committed to working with communities to: increase the overall level of physical activity by 2010; improve literacy rates; increase the capacity of the arts sector; provide our amateur athletes and coaches with the tools they need to succeed; and increase the number of volunteers contributing to their community; and

WHEREAS through partnerships, the Spirit of BC Community Committees are creating social and community development initiatives that will benefit all British Columbians; and

WHEREAS the Provincial Government is committed to supporting every region of the province, investing in community initiatives and ensuring British Columbia remains the best place to live, work, raise a family, and build a future full of promise and potential; and

WHEREAS the Spirit of BC celebrates diversity and includes all groups such as: women, youth, aboriginal people, inner-city residents, people living with a disability and people of all cultures; and

WHEREAS Spirit of BC Week celebrates the 200 communities, more than 1,000 active volunteers and boundless energy and opportunity that are captured in what is known as the Spirit of BC;

NOW, THEREFORE, BE IT RESOLVED that I, Dianne L. Watts, do hereby declare February 9 - 17, 2007 as "Spirit of BC Week" in the City of Surrey.

Dianne L. Watts
Mayor

(c) PEACE ARCH HOSPITAL AUXILIARY SOCIETY DAY
February 15, 2007

WHEREAS the Peace Arch Hospital Auxiliary Society is a registered non-profit society and charitable organization dedicated to supporting the programs and services at the Peace Arch Hospital and has continually provided community service to the residents of South Surrey and White Rock for over 59 years by providing funds of more than \$6,000,000 for the purchase of equipment and patient comfort items; and

WHEREAS the Auxiliary is made up of more than three hundred and fifty energetic and very committed women and men, raising funds through such endeavours as the Superfluity Shop, Gift Shop, linen sales, Christmas sales, bake and craft sales, bridge luncheons, the Mother's Day Tea at the Glades, the Joy of Music concert, community dances and raffles; and

WHEREAS today is the official beginning of the new membership program, it is fitting for the citizens of South Surrey and White Rock to join in this celebration of our rich volunteer tradition and give special recognition to the dedicated volunteers who contribute immeasurably to our community;

NOW, THEREFORE, BE IT RESOLVED that I, Dianne L. Watts, do hereby declare February 15, 2007 as "PEACE ARCH HOSPITAL AUXILIARY SOCIETY DAY" in the City of Surrey.

Dianne L. Watts
Mayor

F. DELEGATIONS

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

Wolfgang Meyer, BCH Developments was in attendance regarding By-law 12537 Gordon Dams Car Dealership at 19373 - 56 Avenue.

Wolfgang Meyer, 23490 Rollafson Crescent, Langley, B.C. was in attendance and commented that in 1995, a zoning amendment they had objected to as neighbours of Gordon Dams Car Dealership. He indicated a small, triangular portion of property facing No. 10 Highway was owned by Dams Car Dealership. He added that he shares access and egress with this property and that they had expressed concern relative to Dams Car Dealership servicing big trucks. He stated that the disputed triangular portion of property is now a real problem as the car dealership parks heavy trucks in front of his windows, blocking the view to Highway 10. He added that many tenants have gone bankrupt due to these parking problems, prior to lease expiry. He commented on loss of property value, noted that Dams Car Dealership has not followed the regulations, and that they have taken advantage of the bylaw amendment. He noted all larger trucks are in front of their building and on the east side of the hedge. He stated that panel trucks are also a problem as they park them with their boxes in the upright position.

He requested Council consider rescinding the bylaw amendment, limiting the amount of truck parking on the property or relocating the common driveway from No. 10 Highway. He continued that the car dealership has 100 parking spaces facing No. 10 Highway, about 25 parking spaces between the two buildings, and the site encompasses about 4 acres. He added they should be able to find parking for bigger trucks on other portions of their property.

G. CORPORATE REPORTS

1. The Corporate Reports, under date of January 22, 2007, were considered and dealt with as follows:

Item No. RL001 Road Closure at 184 Street, South of 96 Avenue
File: 7906-0094-00; 0910-30/70

The General Manager, Engineering submitted a report concerning a road closure at 184 Street, south of 96 Avenue.

The General Manager, Engineering was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Hunt
 Seconded by Councillor Villeneuve
 That Council authorize the sale of the
 15,545 ft.² (1,444 m²) opened portion of 184 Street under the previously approved
 terms for this closure, as outlined in the attached Corporate Report R049.
 RES.R07-226 Carried

Item No. RL002 Land Acquisition for Park at 18550 Fraser Highway
 File: 0870-20/368/B

The General Manager, Engineering, and the General Manager, Parks, Recreation & Culture submitted a report concerning the acquisition of land for park at 18550 Fraser Highway.

The General Manager, Engineering, and the General Manager, Parks, Recreation & Culture was recommending approval of the recommendations outlined in their report.

It was Moved by Councillor Hunt
 Seconded by Councillor Villeneuve
 That Council authorize the partial
 acquisition of ±6,839 ft.² (±.157 acre) from PID No. 000-832-880 (18550 Fraser Highway) for park/open space as set out in the North Cloverdale East Neighbourhood Concept Plan (NCP), for the amount of \$129,525.
 RES.R07-227 Carried

Item No. RL003 Official Community Plan Amendment By-law to allow for Heritage Revitalization Agreements to Vary and Supplement Density Restrictions
 File: 6800-20-00; 6440-01; 3900-20-16212

The Acting General Manager, Planning & Development submitted a report to request that Council consider amending the OCP By-law to allow the density restrictions to be varied or supplemented by heritage revitalization agreement by-laws, in the interest of conserving specific heritage features and heritage buildings.

The Acting General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

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

1. Receive this report as information;

- 2. Approve the proposed amendment, as documented in Appendix I, to Surrey Official Community Plan By-law, 1996, No. 12900 (the "OCP By-law") to allow for heritage revitalization agreements to vary and supplement density restrictions; and
- 3. Authorize the City Clerk to bring forward the necessary OCP amendment by-law for the required readings and to set a date for the related public hearing.

RES.R07-228

Carried

Item No. RL004 Heritage Character Guidelines for Old McLellan Road
File: 6800-20 (Old McLellan Road)

The Acting General Manager, Planning & Development submitted a report to submit, for Council's consideration, proposed guidelines to maintain and enhance the heritage character of Old McLellan Road in Surrey Centre, and to recommend Council's approval of these guidelines as recommended by the Heritage Advisory Commission.

The Acting General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Hepner
Seconded by Councillor Hunt
That Corporate Report No. RL004 be
deferred pending the delegation appearance before Council.

RES.R07-229

Carried

Item No. RL005 Surrey School District Bylaw #101B -
School Site Acquisition Charge Amendment Bylaw
File: 0510-01

The Acting General Manager, Planning & Development submitted a report to advise Council of the Surrey School District's recently adopted School Site Acquisition Charge Amendment By-law.

The Acting General Manager, Planning & Development was recommending that the report be received for information.

It was Moved by Councillor Villeneuve
Seconded by Councillor Martin
That Corporate Report RL005 be received
for information.

RES.R07-230

Carried with Councillor Hunt against

- (c) Provide a report to Council with recommendations regarding a recommended land use plan and disposition/development strategy for the site.

RES.R07-231

Carried

It was Moved by Councillor Villeneuve
 Seconded by Councillor Bose
 That Council direct staff to consider looking at this area for potential opportunities for proactive planning and opportunities to address a variety of housing needs and locations for social service needs in the downtown core.

The above motion was withdrawn by the Mover and Seconder.

Item No. RL007 Proposed Amendment to Development Applications in the South Newton Neighbourhood Concept Plan to Increase Tree Preservation (Application Nos. 7905-0378-00, 7906-0157-00 and 7906-0180-00)
 File: 7905-0378-00, 7906-0157-00 and 7906-0180-00

The Acting General Manager, Planning & Development submitted a report to advise Council on the results of the review process undertaken by City staff and the applicants for three development applications in the South Newton NCP, to improve tree preservation on the subject lands in response to Council's request, and to seek approval for modified lot layouts, Development Variance Permits and Restrictive Covenants to implement the proposed amendments to these applications.

The Acting General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

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

1. Receive this report as information;
2. Endorse the proposed amendments to the subject applications, as outlined in this report, to increase tree preservation for three development applications (7905-0378-00, 7906-0157-00 and 7906-0180-00) in the South Newton Neighbourhood Concept Plan ("NCP") area;
3. Approve Development Variance Permit No. 7905-0378-00 (attached as Appendix I) varying the following, to proceed to Public Notification:

- (a) to permit a double garage or carport to accommodate two vehicles parked side by side on proposed Lots 13, 14, 17 and 18 (lots less than 13.4 metres (44 feet) wide/typical Type I RF-12 lots);
 - (b) to reduce the minimum front yard setback for proposed Lots 20, 21, 68, and 69 from 6 metres (20 feet) to 2 metres (6.6 feet), provided that the minimum rear yard setback is increased from 7.5 metres (25 feet) to 11.5 metres (38 feet);
 - (c) to reduce the minimum front yard setback for proposed Lots 36 and 40 from 7.5 metres (25 feet) to 4 metres (13 feet), provided that the minimum rear yard setback is increased from 7.5 metres (25 feet) to 11 metres (36 feet); and
 - (d) to reduce the minimum front yard setback for proposed Lot 39 from 7.5 metres (25 feet) to 6 metres (20 feet), provided that the minimum rear yard setback is increased from 7.5 metres (25 feet) to 9 metres (30 feet);
4. Approve Development Variance Permit No. 7905-0180-00 (attached as Appendix II) varying the following, to proceed to Public Notification:
- (a) to reduce the minimum front yard setback for proposed Lots 1, 2, 3, 21, and 22 from 6 metres (20 feet) to 4 metres (13 feet), provided that the minimum rear yard setback is increased from 7.5 metres (25 feet) to 9.5 metres (31 feet); and
 - (b) to reduce the minimum front yard setback for proposed Lot 12 from 6 metres (20 feet) to 2 metres (6.6 feet), provided that the minimum rear yard setback is increased from 7.5 metres (25 feet) to 11.5 metres (38 feet);
5. Authorize staff to secure Restrictive Covenants to establish building envelopes and ensure tree preservation on all three development applications (7905-0378-00, 7906-0157-00 and 7906-0180-00), prior to final adoption; and
6. Grant Third Reading to Official Community Plan Amendment By-law No. 16089 and Rezoning By-law No. 16090 (Project No. 7905-0378-00).

RES.R07-232

Carried

Item No. RL008 Surrey City Centre Plan Review:
Interim Implementation Strategy
File: 6520-20 (Surrey City Centre)

The Acting General Manager, Planning & Development, and the City Solicitor submitted a report concerning the Surrey City Centre Plan review.

The Acting General Manager, Planning & Development, and the City Solicitor was recommending approval of the recommendations outlined in their report.

It was
Moved by Councillor Hunt
Seconded by Councillor Steele
That Council direct staff to take action to prohibit, as permitted uses in the Surrey City Centre area, large format retail buildings, retail warehouses and other similar highway oriented uses, through amendments to the Zoning Bylaw and the Official Community Plan to support the vision for development in the City Centre.

RES.R07-233

Carried

H. BY-LAWS

FINAL ADOPTIONS

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16128"

7906-0077-00 - IKA Investments Ltd., c/o Pacific Land Group
(Bruce McWilliam)

RA to RF and RF-12 (BL 12000) - 16417 Bell Road - to allow subdivision into two (2) small single family lots and five (5) standard single family lots.

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

Approved by Council: October 16, 2006

- * Planning & Development advise that (see memorandum dated January 17, 2007 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 West Cloverdale South Neighbourhood Concept Plan to redesignate a portion of the site (Block A) from "Urban Single Family" to "Small Lots".

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That Council amend the West Cloverdale
 South Neighbourhood Concept Plan to redesignate a portion of the site (Block A)
 from "Urban Single Family" to "Small Lots".
 RES.R07-234 Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 16128" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R07-235 Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16021"
 7905-0372-00 - Rockwell Ventures Ltd., c/o Carson Nofle,
 Focus Architecture Inc.

RA to CD (BL 12000) - 16433 and 16469 - 60 Avenue, 6038 - 164 Street -
 to permit a development consisting of approximately 52 townhouse units.

Approved by Council: May 29, 2006

Note: Development Permit (7905-0372-00) on the site is to be considered for
 Final Approval under Clerk's Report, Item I.1(c) of this agenda.

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 16021" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R07-236 Carried

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

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16180"
 7906-0201-00 - Campbell Station Centre Ltd., c/o Gerry Olma
 (Campbell Station Centre Ltd.)

C-5 to CD (BL 12000) - 19150 - 28 Avenue - to permit the development
 of a commercial/industrial complex including a gas station.

Approved by Council: December 4, 2006

Note: A Development Permit (7906-0201-00) on the site is to be considered for
 Final Approval under Clerk's Report, Item I.1(d).

- * Planning & Development advise that (see memorandum dated January 18, 2007 in by-law backup) that it is now in order for Council to pass a resolution amending the Campbell Heights Local Area Plan to redesignate a portion of the site (Block C) from "Commercial" to "Technology Park or Business Park".

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That Council amend the Campbell Heights
 Local Area Plan to redesignate a portion of the site (Block C) from "Commercial"
 to "Technology Park or Business Park".

RES.R07-237 Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 16180" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-238 Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16056"

7906-0141-00 - Aman D. and Daljit S. Gill, Ramanjit S. Sahi,
 Gurbrinder S. Takhar and Sukhpreet K. Takhar,
 Gagandeep S. Whar, c/o Richard Brooks, H.Y. Engineering Ltd.

RA to RF (BL 12000) - 7869 - 156 Street - to permit subdivision into
 approximately six single family lots.

Approved by Council: July 10, 2006

- * Planning & Development advise that (see memorandum dated January 18, 2007 in by-law back-up) the building scheme which has been filed with the City Clerk has been developed by a Design Consultant based on a character study of the surrounding neighbourhood. The building scheme will be registered concurrently with the subdivision plan pursuant to Section 220 of the Land Title Act. A 219 Restrictive Covenant will also be registered to tie the building scheme to the land.

It was Moved by Councillor Hunt
 Seconded by Councillor Martin
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 16056" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-239 Carried

INTRODUCTIONS

- 5. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 70 Amendment By-law, 2007, No. 16212"

3900-20-16212 - Council Initiated Text Amendment

"Surrey Official Community Plan By-law, 1996, No. 12900" as amended, is further amended in Division A, Part 3 - Land Use Strategy, Section 3.5 - Land Use Designations: General Provisions by adding Section 7. Density/Heritage Preservation. This amendment is necessary to allow for heritage revitalization agreements to vary and supplement density restrictions.

Note: This By-law will be in order for consideration, should Council approve the recommendations of Corporate Report Item No. RL003.

It was Moved by Councillor Hunt
 Seconded by Councillor Martin
 That "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 70 Amendment By-law, 2007, No. 16212" pass its first reading.

RES.R07-240 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 Bylaw, 1996, No. 12900, Text No. 70 Amendment By-law, 2007, No. 16212" pass its second reading.

RES.R07-241 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, Text No. 70 Amendment By-law, 2007, No. 16212" be held at the City Hall on February 12, 2007, at 7:00 p.m.

RES.R07-242 Carried

I. CLERK'S REPORT

1. Formal Approval of Development Permits

- (a) **Development Permit No. 7906-0293-00**
Red Rose Consulting Ltd.
Teck Construction
5245 - 185A Street

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

"That Development Permit No. 7906-0293-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

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

No. 7906-0293-00 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.R07-243

Carried

- (b) **Development Permit No. 7906-0224-00**
PAW Properties Ltd., Inc. No. 135721
Greg Belgardt, The Artek Group Ltd.
12271 and 12277 Industrial Road

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

"That Development Permit No. 7906-0224-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

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

No. 7906-0224-00 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.R07-244

Carried

- (c) **Development Permit No. 7905-0372-00**
Carson Nofle/Rockwell Ventures Ltd., Inc. No. 0665457
16469 - 60 Avenue, 6038 - 164 Street and 16433 - 60 Avenue

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

"That Development Permit No. 7905-0372-00 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. 16021 under Item H.2.

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

No. 7905-0372-00 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.R07-245

Carried

- (d) **Development Permit No. 7906-0201-00**
Campbell Station Centre Ltd./Campbell Heights Developments Ltd., Inc. No. 675110
19150 - 28 Avenue

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

"That Development Permit No. 7906-0201-00 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. 16180 under Item H.3.

It was
Moved by Councillor Hunt
Seconded by Councillor Steele
That Development Permit
No. 7906-0201-00 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.R07-246

Carried

J. CORRESPONDENCE

K. NOTICE OF MOTION

1. Affordable Licensed Childcare Services in Surrey
File: 4750-01

Councillor Villeneuve submitted the following Notice of Motion:

"Whereas it is recognized that there is already a serious shortage of good quality, affordable licensed childcare services in Surrey;

Whereas access to good quality childcare is an essential prerequisite for working families with young children and a key strategy for supporting labor force participation;

Whereas the research on good quality licensed childcare clearly shows the positive link between participation in these programs and improved school readiness, higher literacy levels, labor force attachment, positive health outcomes, and reduction in longer term rates of substance abuse, teen pregnancy, prostitution and criminal attachment, especially for lower income and other vulnerable children;

Whereas there is already a significant gap between the existing monthly childcare subsidy rate provided by the provincial government for eligible low income families and the actual cost of childcare, because the subsidy is based on an 8 hour day even though many families living in Surrey require childcare services for up to 12 hours per day;

Whereas the proposed provincial cuts to childcare operating grants effective July 1, 2007, will directly result in even higher childcare fees for families (as much as \$75.00 per month per child in infant/toddler care), thus further burdening low income working families;

Whereas Childcare OPTIONS, Surrey's valuable childcare resource and referral service for parents, childcare providers and other community organization is recognized as a core service for Surrey's evolving early childhood development, learning and care system, yet is now facing significant provincial funding cuts (over 75% between April 1st to October 1st 2007);

Whereas Childcare OPTIONS in 2005/2006:

- had 29,689 connections through e-mail, phone and face to face consultations with parents, caregivers, and community agency representatives seeking childcare, child development and parenting information,
- provided 4,758 specific childcare referrals for families looking for childcare,
- did on-site consultations visits for 186 licensed and licensed not required family childcare providers,
- distributed 2,834 provincial subsidy applications to parents and assisted over 50% of these families with completion of the various forms, providing translation services in 4 languages,
- provided 53 workshops and courses for 1,052 parents and ECD/childcare practitioners,
- provided family childcare training to 128 participants in 5 languages,
- provided membership services to 118 childcare programs,
- hosted or participated in 146 networking sessions representing childcare interests,
- lent out 19,890 resource items, toys and equipment to parents and caregivers,
- and actively supported the local activities of Make Children First, Success By 6, Ready Set Learn, Supported Child Development, the Early Childhood Partnership, the South Fraser Family Resource Program Network, the South Fraser Family Childcare Society and the Western Canada Family Childcare Society;

THEREFORE, Be It Resolved:

That City Council instruct the Mayor and key City staff to meet with the Premier, the Finance Minister, and the Ministers involved in health, education, social services and justice to lobby for cancellation of the proposed childcare cuts and to discuss a collaborative strategy for moving forward with a progressive childcare plan.

That City Council communicate their concerns about the Provincial Government's proposed childcare funding cutbacks to other municipalities and to UBCM, and call upon them to lobby the provincial government accordingly.

That City Council meet with Surrey MLAs and MPs to discuss the restoration of the childcare funding and the need for a progressive, collaborative approach to childcare.

That City Council also communicate their concerns to the School Board, Fraser Health Authority, the United Way of the Lower Mainland, and the Surrey Board of Trade and encourage them to lobby the provincial government to commit to a community based childcare strategy that integrates childcare services into the larger continuum of early childhood development services supporting the health, wellbeing, learning potential and care of young children.

That City Council copy correspondence on this matter to the Prime Minister's Office."

L. OTHER BUSINESS

1. Delegations from Board of Trade, Chambers of Commerce, and STCA

Staff advised that a report would be forwarded to Council relative to funding requests from the Board of Trade, Chambers of Commerce, and the STCA to a future Finance Committee meeting.

M. ADJOURNMENT

It was

Moved by Councillor Hunt
Seconded by Councillor Steele
That the Regular Council – Public Hearing

meeting do now adjourn.

RES.R07-247

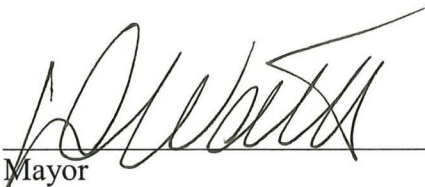
Carried

The Regular Council - Public Hearing adjourned at 5:59 p.m.

Certified correct:



City Clerk



Mayor