



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, FEBRUARY 12, 2007
Time: 4:49 p.m.

Present:

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

Absent:

Councillors Entering Meeting as Indicated:

Staff Present:

City Clerk
Acting General Manager, Planning & Development
General Manager, Engineering
General Manager, Finance, Technology & HR
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

CLOVERDALE/CLAYTON

1. **7906-0495-00**
17745 - 64 Avenue
Michael Burton-Brown/Richmond Holdings Ltd.
Development Permit

Development Permit to permit modifications to Building H in the Cloverdale Crossing Shopping Centre.

The Acting General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 17745 - 64 Avenue.

The applicant is proposing:

- a Development Permit

in order to allow modifications to Building H in the newly-built Cloverdale Crossing Shopping Centre in Cloverdale.

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

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Council approve the attached
Development Permit No. 7906-0495-00 (Appendix III), authorize the Mayor and Clerk to sign the Development Permit, and authorize the transfer of the Permit to the heirs, administrators, executors, successors and assigns of the title of the land within the terms of the Permit.

RES.R07-250

Carried

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

- 2. **7906-0377-00**
19560 and 19572 Fraser Highway
Ron Allen Architects Inc./Baltic Properties (Brookside) Ltd.
 Rezoning/Development Permit
Rezoned from A-1 to CD and Development Permit, in order to allow construction of a 2-storey, 110-bed seniors' care facility.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on properties located at 19560 and 19572 Fraser Highway.

The applicant is proposing:

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

in order to facilitate the construction of a 2-storey, 110-bed seniors' care facility.

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 "General Agriculture Zone (A-1)" 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. 7906-0377-00 in accordance with the attached drawings (Appendix III).

3. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a consolidation plan 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 revised landscaping plan and a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (f) resolution of architectural issues to the satisfaction of the City Architect.

RES.R07-251

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2007, No. 16258" pass its first reading.

RES.R07-252

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. 16258" pass its second reading.

RES.R07-253

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. 16258" be held at the
 City Hall on February 26, 2007, at 7:00 p.m.

RES.R07-254

Carried

FLEETWOOD/GUILDFORD

3. **7906-0198-00**
15242 - 84 Avenue
Mike Helle/Jagdish Kaur Dhaliwal
Rezoning
Rezone from RA to RF to subdivide into two (2) single family residential lots.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 15242 - 84 Avenue.

The applicant is proposing:

- a rezoning from RA to RF

in order to allow subdivision into two (2) single family residential lots.

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

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

1. a By-law be introduced to rezone the 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 issue 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 tree replacement requirements under the new Tree Protection By-law.

RES.R07-255

Carried

RES.R07-256
 It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2007, No. 16259" pass its first reading.
Carried

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

RES.R07-257
 It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2007, No. 16259" pass its second reading.
Carried

RES.R07-258
 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. 16259" be held at the
 City Hall on February 26, 2007, at 7:00 p.m.
Carried

NEWTON

4. **7906-0272-00**
6035 - 148 Street
Holden Yip, H.Y. Engineering Ltd./Sureluck Homes Ltd.
 Rezoning
Rezoning from RA to RF-12 in order to permit subdivision into four (4) single family lots.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 6035 - 148 Street.

The applicant is proposing:

- a rezoning from RA to RF-12

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

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

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

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

RES.R07-259

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2007, No. 16260" pass its first reading.

RES.R07-260

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. 16260" pass its second reading.

RES.R07-261

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. 16260" be held at the
City Hall on February 26, 2007, at 7:00 p.m.

RES.R07-262

Carried

5. **7903-0191-00**
6287 - 146 Street, Portions of 6248 - 144 Street
Umur Olcay, Manager, Facilities & Demographics Planning/The Board of
School Trustees of School District No. 36
NCP Amendment
NCP Amendment from "Single Family Residential Flex 6 to 14.5 upa" to
"Proposed School".

The General Manager of Planning & Development submitted a report concerning an application to amend the Neighbourhood Concept Plan on properties located at 6287 - 146 Street, and portions of 6248 - 144 Street.

The applicant is proposing:

- an NCP amendment from "Single Family Residential Flex 6 to 14.5 upa" to "Proposed School"

in order to designate the subject site for a future elementary school.

Delegation

Surrey School District #36 (Surrey) representative was in attendance and commented that access would be off 146 Street. He noted that the site has been acquired for the long term and that it would be considered for use after 2011. He added that there is a parking lot development on a portion of the site and access driveway on the top of the property is currently being used for overflow parking for the Bell Centre for Performing Arts. He stated that the Surrey School District had built the Cambridge school in response to capacity issues and advised that the Ministry requires 100% utilization of schools before approving new school projects.

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 Council pass a resolution to amend the South Newton Neighbourhood Concept Plan to redesignate 6287 - 146 Street and portions of 6248 - 144 Street (Appendix IX) from "Single Family Residential Flex 6 to 14.5 upa" to "Proposed School".

RES.R07-263

Carried

6. **7903-0015-00**
5881 - 148 Street
Mike Helle, Coastland Engineering/Boota Mattu, 0745413 B.C. Ltd.,
Chimney Ridge Investments Ltd.
NCP Amendment/Rezoning
NCP Amendment from "Proposed School" to "Single Family Small Lots". Rezone from RA to RF-12 and RF-9 to permit subdivision into five (5) RF-9 lots and 13 RF-12 lots.

The General Manager of Planning & Development submitted a report concerning an application to amend the Neighbourhood Concept Plan, and a rezoning application on property located at 5881 - 148 Street.

The applicant is proposing:

- an NCP amendment from "Proposed School" to "Single Family Small Lots" for 5845, 5851 and 5881 - 148 Street; and
- a rezoning from RA to RF-9 and RF-12 for 5881 - 148 Street

in order to permit the development of five (5) RF-9 and 13 RF-12 single family small lots.

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

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

1. a By-law be introduced to rezone Block B (shown on Appendix V attached) from "One Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000) and Block A (shown on Appendix V) from "One Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) 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) registration of a Statutory Right-of-Way and Section 219 Restrictive Covenant for "no build" on proposed Lots 5 and 6 to provide temporary access from 148 Street until future road connections to the south area constructed, and to ensure future consolidation with the property at 5845 - 148 Street;
- (f) the applicant adequately address the shortfall in tree replacement; and
- (g) Council pass a resolution to amend the South Newton NCP to redesignate the properties at 5845, 5851, and 5881 - 148 Street from "Proposed School" to "Single Family Small Lots" when the project is considered for final adoption (Appendix XIII).

RES.R07-264

Carried

It was

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

No. 12000, Amendment By-law, 2007, No. 16261" pass its first reading.

RES.R07-265

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. 16261" pass its second reading.

RES.R07-266

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. 16261" be held at the City Hall on February 26, 2007, at 7:00 p.m.

RES.R07-267

Carried

SURREY CITY CENTRE/WHALLEY

7. **7906-0254-00**
13362 and 13372 - 108 Avenue; 10787 - 134 Street (West Whalley Ring Road)
Graham McCollum/Century Group Lands Corporation
 Rezoning/Development Permit
Rezone from RF and RM-135 to CD and Development Permit to permit two high-rise apartment buildings with some ground-floor retail space along West Whalley Ring Road.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on properties located at 13362 and 13372 - 108 Avenue; 10787 - 134 Street (West Whalley Ring Road).

The applicant is proposing:

- a rezoning from RF and RM-135 to CD; and
- a Development Permit

in order to permit the development of two high-rise apartment buildings with some ground-floor retail space along West Whalley Ring Road.

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 site from "Single Family Residential Zone (RF)" (By-law No. 12000) and "Multiple Residential 135 Zone (RM-135)" (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 indoor amenity space from 1,356 square metres (14,600 sq. ft.) to 297 square metres (3,200 sq. ft.).
3. Council authorize staff to draft Development Permit No. 7906-0254-00 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;

- (d) resolution of outstanding design and landscaping issues as documented in this report, to the satisfaction of the City Architect and City Landscape Architect;
- (e) submission of a landscaping plan and 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) the applicant adequately address the provision of amenities to the satisfaction of the City.
- (h) the applicant adequately address the concerns that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation & Culture.

RES.R07-268

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Martin
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2007, No. 16262" pass its first reading.

RES.R07-269

Carried

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

It was

Moved by Councillor Hunt
 Seconded by Councillor Martin
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2007, No. 16262" pass its second reading.

RES.R07-270

Carried

It was then

Moved by Councillor Hunt
 Seconded by Councillor Martin
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16262" be held at the
 City Hall on February 26, 2007, at 7:00 p.m.

RES.R07-271

Carried

- 8. 7906-0241-00**
13853 - 102 Avenue
Parham Mahboubi, Brook & Associates/Residence Place Imperiale
Inc./Imperial Place Residence Inc.
 Rezoning
Rezone from RMS-1 to CD to make conforming the existing seniors' independent living facility and to allow for future expansion.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 13853 - 102 Avenue.

The applicant is proposing:

- a rezoning from RMS-1 to CD

in order to make conforming the existing seniors' independent living facility in Surrey City Centre and to permit future expansion.

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

It was

Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That:

1. a By-law be introduced to rezone the property from "Special Care Housing 1 Zone (RMS-1)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. a By-law be introduced to establish a Housing Agreement (Appendix V).
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; and
 - (b) final adoption of the Housing Agreement By-law.

RES.R07-272

Carried

It was

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

No. 12000, Amendment By-law, 2007, No. 16263" pass its first reading.

RES.R07-273

Carried

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

RES.R07-274 It was
 No. 12000, Amendment By-law, 2007, No. 16263" pass its second reading.
 Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 That "Surrey Zoning By-law, 1993,
Carried

RES.R07-275 It was then
 By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16263" be held at the
 City Hall on February 26, 2007, at 7:00 p.m.
 Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 That the Public Hearing on "Surrey Zoning
Carried

9. **7906-0209-00**
10618, 10628 and 10636 - 137 Street (East Whalley Ring Road)
Wilson Chang, Architect/Sangham Developments Ltd.
 Rezoning/Development Permit
*Rezone from RF to CD and Development Permit to permit 10 row house units in
 Surrey City Centre.*

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on property located at 10618, 10628 and 10636 - 137 Street (East Whalley Ring Road).

The applicant is proposing:

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

in order to permit the development of 10 row house units in Surrey City Centre.

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

It was Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 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 eliminate the required indoor amenity space.

3. Council approve the applicant's request to eliminate the required outdoor amenity space.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) the applicant adequately address the impact of no indoor amenity space; and
 - (f) the applicant adequately address the impact of no outdoor amenity space.

RES.R07-276

Carried

It was

Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2007, No. 16264" pass its first reading.

RES.R07-277

Carried

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

It was

Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2007, No. 16264" pass its second reading.

RES.R07-278

Carried

It was then

Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16264" be held at the
 City Hall on February 26, 2007, at 7:00 p.m.

RES.R07-279

Carried

10. **7906-0195-00**
10822 City Parkway
Don Andrew/Parkway Projects Ltd.
Development Permit/Development Variance Permit
Development Permit to permit a four-storey apartment building. Development Variance Permit to vary setbacks.

The Acting General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 10822 City Parkway.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following Zoning By-law regulations:
 - to reduce the minimum side yard setback for a building from 7.5 metres (25 ft.) to 6.0 metres (20 ft.);
 - to reduce the minimum side yard setback for a structure from 7.5 m (25 ft.) to 0.3 m (1 ft.); and
 - to permit stairs to encroach into the setback area

in order to permit the development of a four-storey apartment building in Surrey City Centre.

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

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

1. Council authorize staff to draft Development Permit No. 7906-0195-00 in accordance with the attached drawings (Appendix IV).
2. Council approve Development Variance Permit No. 7906-0195-00, (Appendix IX) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum southeast side yard setback for a building in the CD Zone (By-law No. 14111) from 7.5 metres (25 ft.) to 6.0 metres (20 ft.);
 - (b) to reduce the minimum southeast side yard setback for a structure in the CD Zone (By-law No. 14111) from 7.5 metres (25 ft.) to 0.3 metres (1 ft.); and

(c) to vary the General Provisions section of Surrey Zoning By-law, 1993, No. 12000 to permit stairs with more than three risers to encroach into the required setback area.

3. Council instruct staff to resolve the following issues prior to approval:

- (a) submission of a landscaping plan cost estimate to the specifications and satisfaction of the City Landscape Architect; and
- (b) approval of Development Variance Permit No. 7906-0195-00.

RES.R07-280

Carried

11. 7906-0084-00

9278 - 134 Street

**Avnash Banwait and Jack McLelland/ Jack McLelland and,
Laurie McLelland, Wilma Webb**

Rezoning

Rezone from RF to RF-12 to subdivide into 2 small single family lots.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 9278 - 134 Street.

The applicant is proposing:

- a rezoning from RF to RF-12

in order to allow subdivision into 2 small single family residential lots.

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

It was

Moved by Councillor Higginbotham

Seconded by Councillor Hunt

That:

1. a By-law be introduced to rezone the property from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) submission of a subdivision layout to the satisfaction of the Approving Officer; and
- (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect.

RES.R07-281

Carried

It was

Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2007, No. 16265" pass its first reading.

RES.R07-282

Carried

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

It was

Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2007, No. 16265" pass its second reading.

RES.R07-283

Carried

It was then

Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16265" be held at the
 City Hall on February 26, 2007, at 7:00 p.m.

RES.R07-284

Carried**COMMERCIAL/INDUSTRIAL/AGRICULTURAL****SURREY CITY CENTRE/WHALLEY****12. 7906-0381-00****12350 Pattullo Place****Cameron Mackay, Host Consulting Ltd./****621870 BC Ltd.****Director Information:****Peter Kwong****115B - 19705 Fraser Highway, Langley, BC V3A 7E9****Officer Information: (as at February 6, 2006)****Peter Kwong****#306 - 6 Avenue, New Westminster, BC V3L 1T7****Liquor License Amendment - Increase in Capacity***Amendment to a Liquor Primary License to increase the occupant load.*

This item was not in order for consideration at this time as the applicant has requested the matter be deferred.

RESIDENTIAL/INSTITUTIONAL**NEWTON**

13. **7906-0325-00**
6823 - 148 Street and 14787 - 68 Avenue
Garry Sandhu, Century 21 Apex/Kulwinder Singh Kang, Inderjit Kaur Kang, Paramjit Singh Kang, Balwinder Kaur Kang, Harbhajan Singh Kang, Manjinder Singh Kang and Manjit Kaur Kang
 Rezoning/Development Variance Permit
Rezone from RS (By-law No. 5942) and RA to RF to permit subdivision into six (6) single family residential lots. DVP to relax the front yard setback for an existing dwelling.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Variance Permit on properties located at 6823 - 148 Street and 14787 - 68 Avenue.

The applicant is proposing:

- a rezoning from RA and RS (By-law No. 5942) to RF; and
- a Development Variance Permit to relax the following by-law regulations:
 - to reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 6.7 metres (22 ft.) for the existing dwelling on proposed Lot 4

in order to allow subdivision into four (4) single family residential lots and retain two (2) existing dwellings.

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

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

1. a By-law be introduced to rezone 14787 - 68 Avenue from "One-Acre Residential Zone (RA)" (By-law No. 12000) and to rezone 6823 - 148 Street from "Suburban Residential Zone (RS)" (By-law No. 5942) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7906-0325-00, (Appendix IX) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 6.7 metres (22 ft.) for an existing dwelling only on proposed Lot 4.
3. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (d) register Section 219 Restrictive Covenant on Lots 2 and 4 for specific driveway locations to ensure tree retention; and
- (e) register Section 219 Restrictive Covenant on the existing dwellings being retained to ensure upgrading to minimum standards as determined by the Design Consultant prior to subdivision approval.

RES.R07-285

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Martin
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2007, No. 16266" pass its first reading.

RES.R07-286

Carried

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

It was

Moved by Councillor Hunt
 Seconded by Councillor Martin
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2007, No. 16266" pass its second reading.

RES.R07-287

Carried

It was then

Moved by Councillor Hunt
 Seconded by Councillor Martin
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16266" be held at the
 City Hall on February 26, 2007, at 7:00 p.m.

RES.R07-288

Carried

14. **7906-0302-00**
6860 - 148 Street and 14845 - 68A Avenue
Kuldip Basi/Kuldip Singh Basi/Hardeep Singh Basi and Joginder Singh Basi
Rezoning
Rezone from RH to RF to permit subdivision into six (6) single family residential lots.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 6860 - 148 Street and 14845 - 68A Avenue.

The applicant is proposing:

- a rezoning from RH to RF

in order to allow subdivision into six (6) single family lots including retention of one existing dwelling and garage.

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 "Half-Acre Residential Zone (RH)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) registration of a Section 219 Restrictive Covenant to increase the front yard setback for Lots 4 and 5 from 7.5 m (25 ft.) to 9 m (30 ft.).

RES.R07-289

Carried

RES.R07-290 It was Moved by Councillor Hunt
Secinded by Councillor Martin
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2007, No. 16267" pass its first reading.
Carried

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

RES.R07-291 It was Moved by Councillor Hunt
Secinded by Councillor Martin
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2007, No. 16267" pass its second reading.
Carried

RES.R07-292 It was then Moved by Councillor Hunt
Secinded by Councillor Martin
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16267" be held at the
City Hall on February 26, 2007, at 7:00 p.m.
Carried

15. 7906-0144-00

6209 & 6279 - 144 Street

Maciej Dembek/Sullivan Hills Development Corporation, Inc. No. 0732557

NCP Amendment/Rezoning/Development Permit

*NCP Amendment from "Townhouses 15 upa max" to "Townhouses 20 upa max".
Rezone from RA to CD and a DP to permit development of a 167-unit townhouse
project.*

The General Manager of Planning & Development submitted a report concerning
an application to amend the Neighbourhood Concept Plan on properties located at
6209 and 6279 - 144 Street.

The applicant is proposing:

- an NCP amendment from "Townhouses 15 upa max" to "Townhouses 20 upa
max";
- a rezoning from RA to CD; and
- a Development Permit

in order to permit the development of 167 townhouse units.

That:

1. a By-law be introduced to rezone the property from "One-Acre Residential
Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone
(CD)" (By-law No. 12000) and a date be set for Public Hearing.

2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 501-square metres (5,394 sq. ft.) to 262-square metres (2,815 sq. ft.).
3. Council authorize staff to draft Development Permit No. 7906-0144-00 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 a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a finalized landscaping plan and a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
 - (f) the applicant adequately address the impact of reduced indoor amenity space;
 - (g) registration of a reciprocal access agreement for shared access with the neighbouring development to the north (Project No. 7903-0454-00);
 - (h) registration of a Section 219 Restrictive Covenant for temporary driveway and submission of financial securities for driveway removal and reimplementation of curb, boulevard, and site landscaping; and
 - (i) the applicant adequately address deficiencies in tree retention on the site.
5. Council pass a resolution to amend the South Newton NCP to redesignate the land from "Townhouses 15 upa max" to "Townhouses 20 upa max" when the project is considered for final adoption.

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That Application No. 7906-0144-00 be
 postponed to the end of the Regular Council – Land Use meeting in order to hear
 the delegation.

RES.R07-293

Carried**SOUTH SURREY****16. 7906-0097-00/7906-0097-01****15800 Block 26 Avenue**

**James Evans (Equitas Development Corp.)/Steve Forest (Adera)/Brownstone
 Adera Projects Ltd., Inc. No. 767585, Andre Nicholas Papp & Joanne Papp,
 Morgan Heights Management Ltd., Inc. No. 780184**

OCP Amendment/Rezoning/Development Permit/Development Variance Permit
*OCP Amendment from Suburban to Multiple Residential. Rezone from RA to
 RM-30 and CD. DP to permit 97 rowhouse units and 42 detached strata units
 and 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 property located at 15800 Block 26 Avenue.

The applicant is proposing:

- an OCP amendment from Suburban to Multiple Residential;
- a rezoning from RA to RM-30 and CD;
- a Development Permit; and
 - a Development Variance Permit to vary the setbacks and tandem parking location

in order to permit the development of 97 townhouse units and 42 detached strata units.

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

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

1. a By-law be introduced to amend the OCP by redesignating the properties at 15811, 15837, and 15861 - 26 Avenue from Suburban to Multiple Residential and a date for Public Hearing be set.

2. a By-law be introduced to amend the OCP by redesignating the properties at 15883, 15909 and 15933 - 26 Avenue from Suburban to Multiple Residential and a date for Public Hearing be set.
3. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendments 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*.
4. a By-law be introduced to rezone the properties at 15811, 15837, and 15861 - 26 Avenue 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.
5. a By-law be introduced to rezone the properties at 15883, 15909, 15933 - 26 Avenue from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
6. Council approve the applicant's request to eliminate the required indoor amenity space and outdoor amenity space for properties at 15883, 15909, 15933 - 26 Avenue.
7. Council approve the applicant's request to reduce the amount of required indoor amenity space from 291 square metres (3,132 sq. ft.) to 212.75 square metres (2,290 sq. ft.) for properties at 15811, 15837, and 15861 - 26 Avenue.
8. Council authorize staff to draft Development Permit No. 7906-0097-00 for properties at 15883, 15909, 15933 - 26 Avenue in accordance with the attached drawings (Appendix III).
9. Council authorize staff to draft Development Permit No. 7906-0097-01 for properties at 15811, 15837, 15861 - 26 Avenue in accordance with the attached drawings (Appendix IV).
10. Council approve Development Variance Permit No. 7906-0097-01, (Appendix XI) varying the following, to proceed to Public Notification:
 - (a) In Section F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone (RM-30), the minimum westerly front yard setback (158 Street) is reduced from 7.5 metres (25 ft.) to a minimum of 4.5 metres (14.8 ft.) for buildings and structures, and to a minimum of 2.4 metres (7.9 ft.) for stairs and landing encroachments;
 - (b) In Section F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone (RM-30), the minimum southerly side yard setback (26 Avenue) is reduced from 7.5 metres (25 ft.) to a minimum of

- 4.5 metres (14.8 ft.) for buildings and structures, and to a minimum of 1.8 metres (6 ft.) for stairs and landing encroachments;
- (c) In Section F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone (RM-30), the minimum northerly side yard setback is reduced from 7.5 metres (25 ft.) to a minimum of 6 metres (20 ft.) for the most north westerly unit, and to a minimum of 5.6 metres (18 ft.) for stairs and landing encroachments; and
- (d) In Section H. Off-Street parking and Loading/Unloading of Part 22, Multiple Residential 30 (RM-30) Sub-section 5.(d), the restriction on tandem parking for dwelling units located within 6 metres (20 ft.) of the lot entrance is deleted.

11. 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 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 plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
- (e) registration of a Section 219 Restrictive Covenant to specifically prohibit the conversion of the tandem parking spaces into livable space;
- (f) the applicants adequately address the impact of reduced indoor amenity space; and
- (g) registration of a 6.0 metre (20 ft.) statutory right-of-way, completion of detailed design, and security bonding to ensure construction of a pedestrian walkway running north-south to the satisfaction of the General Manager, Parks, Recreation & Culture.

RES.R07-294

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Martin

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 165 Amendment By-law 2007, No. 16269A" pass its first reading.

RES.R07-295

Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Martin
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 165 Amendment By-law 2007, No. 16269A" pass
its second reading.

RES.R07-296 Carried

It was then Moved by Councillor Hunt
Seconded by Councillor Martin
That the Public Hearing on "Surrey Official
Community Plan By-law, 1996, No. 12900, No. 165 Amendment By-law 2007,
No. 16269A" be held at the City Hall on February 26, 2007, at 7:00 p.m.

RES.R07-297 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Martin
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 166 Amendment By-law 2007, No. 16269B" pass
its first reading.

RES.R07-298 Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Martin
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 166 Amendment By-law 2007, No. 16269B" pass
its second reading.

RES.R07-299 Carried

It was then Moved by Councillor Hunt
Seconded by Councillor Martin
That the Public Hearing on "Surrey Official
Community Plan By-law, 1996, No. 12900, No. 166 Amendment By-law 2007,
No. 16269B" be held at the City Hall on February 26, 2007, at 7:00 p.m.

RES.R07-300 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2007, No. 16270A" pass its first reading.

RES.R07-301 Carried

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

RES.R07-302 It was Moved by Councillor Hunt
 Seconded by Councillor Martin
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2007, No. 16270A" pass its second reading.
Carried

RES.R07-303 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. 16270A" be held at the
 City Hall on February 26, 2007, at 7:00 p.m.
Carried

RES.R07-304 It was Moved by Councillor Hunt
 Seconded by Councillor Martin
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2007, No. 16270B" pass its first reading.
Carried

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

RES.R07-305 It was Moved by Councillor Hunt
 Seconded by Councillor Martin
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2007, No. 16270B" pass its second reading.
Carried

RES.R07-306 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. 16270B" be held at the
 City Hall on February 26, 2007, at 7:00 p.m.
Carried

C. CORPORATE REPORTS

1. The Corporate Reports under date of February 12, 2007 were considered and dealt with as follows:

Item No. L001 Douglas Neighbourhood Concept Plan -
 Major Amendments
 File: 7904-0411-00

The Acting General Manager of Planning & Development, and the General Manager, Engineering submitted a report:

- To bring forward proposed amendments to the Douglas Neighbourhood Concept Plan (NCP) for Council consideration;
- To advise Council of the results of the recent public consultation for active development applications related to the proposed Douglas NCP Amendments;
- To advise Council of the results of the Engineering Servicing studies related to the proposed Douglas NCP Amendments; and
- To obtain Council approval in principle to amend the land use and related servicing concepts of the Douglas NCP to provide flexibility and opportunities for small lot residential development in the NCP area.

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

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

1. Receive this report as information;
2. Approve amendments to the Douglas Neighbourhood Concept Plan ("NCP"), as documented in Appendix 'C' of this report, to increase the opportunity for small lot residential development by:
 - (a) Creating a "Single Family Residential Flex (6 upa to 14.5 upa)" designation as an alternative land use; and
 - (b) Adopting the evaluation criteria as means to review NCP amendments to the Single Family Residential Flex designation.
3. Authorize staff to proceed with all necessary actions to update the NCP Engineering servicing plan; and
4. Authorize staff to proceed with processing the development applications for the lands that are proposed to be covered by the Single Family Residential Flex designation within the Douglas NCP area.

RES.R07-307

Carried

Item No. L002 Douglas Neighbourhood Concept Plan - 10 Year Servicing Plan Update
File: 5260-07; 6520-20 (DOUG)

The General Manager, Engineering submitted a report which is a companion report to the report Douglas Neighbourhood Concept Plan – Major Amendment, and the intent of this report is to obtain Council approval to revise the 10 Year Servicing Plan to reflect the infrastructure requirements necessary to support proposed amended Douglas NCP. The Douglas Neighbourhood Concept Plan – Major Amendment report includes schematics and detailed descriptions of the servicing plans.

The General Manager, Engineering were recommending that the application be approved, subject to the conditions outlined in their report.

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

1. Council adopt the engineering servicing and financial strategies as outlined in this report and as specified in the Douglas Servicing Report (available under separate cover), as a means of managing engineering services for this neighbourhood.
2. The DCC eligible items for sewer, water and drainage be added to the 10 year plan once a development works agreement for the financial shortfall for each infrastructure element is secure

RES.R07-308

Carried

D. ITEMS REFERRED BY COUNCIL

At the January 22, 2007 Regular Council - Land Use, Council referred Application No. 7905-0338-00 back to staff to review tree preservation.

NEWTON

1. **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. Rezone 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.

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

It was

Moved by Councillor Hunt
Seconded by Councillor Gill
That:

1. a By-law be introduced to amend the OCP 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;
- (f) conduct a more detailed assessment of possible tree retention on Lots 22, 23 and including customized house designs as appropriate; and
- (g) adequately address the shortfall in tree replacement resulting from tree cutting.

RES.R07-309

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. 157 Amendment By-law 2007, No. 16225" pass its first reading.

RES.R07-310

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. 157 Amendment By-law 2007, No. 16225" pass its second reading.

RES.R07-311

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. 157 Amendment By-law 2007, No. 16225" be held at the City Hall on March 12, 2007, at 7:00 p.m.

RES.R07-312

Carried

RES.R07-313 It was Moved by Councillor Hunt
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2007, No. 16226" pass its first reading.
Carried with Councillor Bose against.

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

RES.R07-314 It was Moved by Councillor Hunt
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2007, No. 16226" pass its second reading.
Carried with Councillor Bose against.

RES.R07-315 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. 16226" be held at the
 City Hall on March 12, 2007, at 7:00 p.m.
Carried

E. DELEGATIONS

RES.R07-316 It was Moved by Councillor Hepner
 Seconded by Councillor Steele
 That Mr. Dhaliwal be heard as a delegation
 with respect to his application involving a heritage home.
Carried

1. **Joe Dhaliwal**
57th Avenue Developments Ltd.
16588 Old McLellan Road, 16678 – 57A Avenue, and 16565 - 56 Avenue
 File: 6800-10; 0550-20-10

Delegation

The applicant's representative was in attendance and commented that his client has submitted an application to redevelop the land and to relocate a heritage house on the property. He noted that in discussion with the Surrey Heritage Advisory Commission, the Commission noted some resistance to the relocation of the heritage house. He asked for Council's direction with respect to the relocation of the heritage house to the corner lot No. 37. He advised that the house currently fronts Bell Road, but that by situating the house to a more opportune location, it would front Old McLellan Road, a heritage road. He added that existing vegetation would be retained.

He requested Council consider the retention of the existing driveway off of Old McLellan Road. He noted the driveway is situated midway along Lot 37 and it

loops around the house and exits to Bell Road. He stated that the SHAC indicated they did not want to retain the driveway; however the applicant wishes to retain the driveway in conjunction with the heritage house. He stated that the reason for this was that the SHAC did not want driveways exiting to Old McLellan Road.

He then noted that the applicant wants to increase the number of lots on the property from 35 to 37 lots. He added that the foundation of the existing house has to be replaced and that his client has agreed to bear the cost.

It was Moved by Councillor Hunt
Seconded by Councillor Villeneuve
That the project application be referred back to staff to consider the applicant's proposal for a total of 36 single family size lots and relocation of the existing heritage house, and retention of the existing driveway.

RES.R07-317

Carried

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

FINAL ADOPTIONS

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15807"

7905-0076-00 - Surinder Dhaliwal, c/o Mainland Engineering Corp.
(Avnash Banwait)

RF (BL 12000) to RF-12 (BL 12000) - 9292 - 134 Street - to allow
subdivision into two single family lots.

Approved by Council: July 25, 2005

- * Planning & Development advise that (see memorandum dated February 7, 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 Hepner
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2005, No. 15807" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-318

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15429"

7904-0022-00 - Hacienda Developments Ltd., c/o Barnett Dembek Architects
 (Maciej Dembek)

RA (BL 12000) to CD (BL 12000) - 6239 - 152 Street - to permit the
 development of a 21 unit multiple residential complex.

Approved by Council: July 5, 2004

Note: A Development Permit (7904-0022-00) on the site is to be considered for
 Final Approval under Clerk's Report, Item I.2(a).

Note: The Public Hearing on this application was held on July 19, 2004. As
 more than two years have passed since the Public Hearing, Council may
 wish to hold a new Public Hearing.

- * Planning & Development advise that (see memorandum dated February 7, 2007 in by-law backup) the reason for the delay in bringing this application to Final Adoption was due to the ownership of the property changing, and the new owner securing funding to finalize the servicing agreement. In addition, Planning & Development advise that the legal description and civic address of the property has changed. As a result, it is requested that Council rescind third reading of By-law 15429, amend the by-law to reflect the new information, and approve third reading as amended.

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That Council rescind Resolution R04-1996
 of the July 19, 2004 Regular Council-Public Hearing Minutes passing Third
 Reading of "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004,
 No. 15429".

RES.R07-319

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That Council amend "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15429" by deleting the
 existing legal description and civic address and inserting the following in its
 place:

"Parcel Identifier: 008-502-056
 Lot 52 Except Part in Plan LMP34646 Section 10 Township 2 New Westminster
 District Plan 37756

15192 - 62A Avenue"

RES.R07-320

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15429", as amended pass its third
 reading.

RES.R07-321

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15429" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-322

Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16058"

7906-0028-00 - Graham and Gail Russell, c/o Coastland Engineering &
 Surveying Ltd. (Mike Helle)

RA to RH (BL 12000) - 13668 - 20 Avenue - to allow subdivision into
 two half-acre lots.

Approved by Council: July 10, 2006

- * Planning & Development advise that (see memorandum dated February 9, 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 Higginbotham
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 16058" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R07-323 Carried

I. CLERK'S REPORT

1. Formal Approval of Development Variance Permits

It is in order for Council to now pass resolutions authorizing the Mayor and Clerk to sign the following permits:

- (a) **Development Variance Permit No. 7906-0489-00**
Nettie Bublitz
c/o Rick Bublitz
 3730 - 156 Street

To reduce the minimum side yard setback requirement from 4.5 metres (14.8 ft.) to 1.8 metres (5.9 ft.) on the north property line, to permit construction of a new single family dwelling.

Note: See separate correspondence in the binder flap regarding this Development Variance Permit.

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That Development Variance Permit
 No. 7906-0489-00 be approved; that the Mayor and Clerk be authorized to sign the Development Variance 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.R07-324 Carried

2. Formal Approval of Development Permits

- (a) **Development Permit No. 7904-0022-00**
Hacienda Development Ltd.
Maciej Dembek - Barnett Dembek Architects
 15192 - 62A Avenue

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

"That Development Permit No. 7904-0022-00 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. 15429 under Item H.2 of this agenda.

It was Moved by Councillor Hunt
 Seconded by Councillor Villeneuve
 That Development Variance Permit
 No. 7904-0022-00 be approved; that the Mayor and Clerk be authorized to sign the Development Variance 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.R07-325

Carried

J. OTHER BUSINESS

15. 7906-0144-00

6209 & 6279 - 144 Street

Maciej Dembek/Sullivan Hills Development Corporation, Inc. No. 0732557

NCP Amendment/Rezoning/Development Permit

*NCP Amendment from "Townhouses 15 upa max" to "Townhouses 20 upa max".
 Rezone from RA to CD and a DP to permit development of a 167-unit townhouse project.*

*Note: This item was postponed from earlier in the meeting to hear the delegation.

The General Manager of Planning & Development submitted a report concerning an application to amend the Neighbourhood Concept Plan on properties located at 6209 and 6279 - 144 Street.

The applicant is proposing:

- an NCP amendment from "Townhouses 15 upa max" to "Townhouses 20 upa max";
- a rezoning from RA to CD; and
- a Development Permit

in order to permit the development of 167 townhouse units.

Delegation

The applicant was in attendance and commented that the indoor amenity space would be adequate for the project. He continued that they are addressing tree preservation on the property and that the Planning & Development Department

staff advised that densities could be increased as a result. He stated that the layout was drawn out to preserve significant groves of trees. He advised some trees such as alders and cottonwoods would not be preserved and that major conifers would be retained. He stated that the project would feature a variety of Hardy plank sidings and cedar shingle siding.

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

It was

Moved by Councillor Bose

Seconded by Councillor Higginbotham

That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 501-square metres (5,394 sq. ft.) to 262-square metres (2,815 sq. ft.).
3. Council authorize staff to draft Development Permit No. 7906-0144-00 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 a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a finalized landscaping plan and a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
 - (f) the applicant adequately address the impact of reduced indoor amenity space;

- (g) registration of a reciprocal access agreement for shared access with the neighbouring development to the north (Project No. 7903-0454-00);
- (h) registration of a Section 219 Restrictive Covenant for temporary driveway and submission of financial securities for driveway removal and reimplementation of curb, boulevard, and site landscaping; and
- (i) the applicant adequately address deficiencies in tree retention on the site.

5. Council pass a resolution to amend the South Newton NCP to redesignate the land from "Townhouses 15 upa max" to "Townhouses 20 upa max" when the project is considered for final adoption.

RES.R07-326 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2007, No. 16268" pass its first reading.

RES.R07-327 Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2007, No. 16268" pass its second reading.

RES.R07-328 Carried

It was then Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16268" be held at the
City Hall on February 26, 2007, at 7:00 p.m.

RES.R07-329 Carried

K. ADJOURNMENT

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

RES.R07-330 Carried

The Regular Council- Land Use meeting adjourned at 5:54 p.m.

Certified Correct:



City Clerk



Mayor