



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, APRIL 2, 2007
Time: 4:30 p.m.

Present:

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

Absent:

Councillor Villeneuve

Councillors Entering Meeting as Indicated:

Staff Present:

City Manager
City Clerk
Acting General Manager, Planning & Development
General Manager, Engineering
General Manager, Parks, Recreation & Culture
General Manager, Finance & Technology
Manager, Current Area Planning & Development, North Division
Manager, Current Area Planning & Development, South Division
Manager Land Development Engineering
City Solicitor

A. ADOPTION OF MINUTES

B. LAND USE APPLICATIONS

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

CLOVERDALE/CLAYTON

1. 7903-0340-00

17350 - 56 Avenue

Pacific Land Resource Group/Stan Scheves

Land Use Contract Discharge/Development Permit

Discharge Land Use Contract No. 583 and allow the underlying IL Zone to regulate the site. Development Permit to regulate a buffer to the Agricultural lands.

The General Manager of Planning & Development submitted a report concerning an application to discharge Land Use Contract No. 583, and a Development Permit application on property located at 17350 - 56 Avenue.

The applicant is proposing:

- a Land Use Contract discharge; and
- an Agricultural buffer Development Permit

in order to allow the underlying IL Zone to regulate the site and to allow the development of a new 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 Martin
That:

1. a By-law be introduced to discharge Land Use Contract No. 583 and a date for Public Hearing be set.
2. Council authorize staff to draft Development Permit No. 7903-0340-00 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 road dedication plan to the satisfaction of the Approving Officer;
 - (c) preparation of a reciprocal access agreement along the west property line in favour of 17400 Highway No. 10;
 - (d) approval from the Ministry of Transportation; and
 - (e) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R07-994

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Martin
That "Surrey Land Use Contract No. 583,
Authorization By-law, 1978, No. 5750 Discharge By-law, 2007, No. 16357" pass
its first reading.

RES.R07-995

Carried

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

It was Moved by Councillor Hunt
 Seconded by Councillor Martin
 That "Surrey Land Use Contract No. 583,
 Authorization By-law, 1978, No. 5750 Discharge By-law, 2007, No. 16357" pass
 its second reading.

RES.R07-996 Carried

It was then Moved by Councillor Hunt
 Seconded by Councillor Martin
 That the Public Hearing on "Surrey Land
 Use Contract No. 583, Authorization By-law, 1978, No. 5750 Discharge By-law,
 2007, No. 16357" be held at the City Hall on April 16, 2007, at 7:00 p.m.

RES.R07-997 Carried

FLEETWOOD/GUILDFORD

2. 7907-0008-00

15976 - 108 Avenue

Bob Cheema/Popular Group Investments Ltd.

Rezoning

Amend the existing CD By-law (No. 16012B) to increase the maximum gross floor area of an individual business from 375 square metres to 480 square metres.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 15976 - 108 Avenue.

The applicant is proposing:

- to amend CD By-law No. 16012B

in order to permit a single tenant (TD Canada Trust) to increase the maximum allowable gross floor area from 375 square metres (4,041 sq.ft.) to 480 square metres (5,167 sq.ft.)

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 Comprehensive Development By-law No. 16012B (Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16012B) and a date be set for Public Hearing (Appendix V).
2. Council instruct staff to resolve the following issue prior to final adoption:

(a) approval from the Ministry of Transportation.

RES.R07-998

Carried

It was

Moved by Councillor Hunt
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 16012B Amendment By-law, 2007,
No. 16358" pass its first reading.

RES.R07-999

Carried

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

It was

Moved by Councillor Hunt
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 16012B Amendment By-law, 2007,
No. 16358" pass its second reading.

RES.R07-1000

Carried

It was then

Moved by Councillor Hunt
Seconded by Councillor Martin
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16012B Amendment
By-law, 2007, No. 16358" be held at the City Hall on April 16, 2007, at 7:00 p.m.

RES.R07-1001

Carried

SURREY CITY CENTRE/WHALLEY

3. 7906-0447-00

Portion of 10299 Grace Road

Pacific Land Group Inc./Pacific Link Industrial Park

Development Permit/Development Variance Permit

Development Permit to allow the construction of a multi-tenant industrial building. Development Variance Permit to relax the width of loading spaces.

The Acting General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located on a portion of 10299 Grace Road.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following Zoning By-law regulations:

- to relax the minimum width of a loading/unloading space from 4 metres (13 ft.) to 3.6 metres (12 ft.); and
- to relax the minimum width of a loading/unloading space next to a wall, fence or similar vertical feature from 4.75 metres (15 ft.) to 4 metres (13 ft.)

in order to permit the construction of an 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 Martin
That:

1. Council approve Development Variance Permit No. 7906-0447-00, (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to relax the minimum width of a loading/unloading space in Part 5 of the Zoning By-law from 4 metres (13 ft.) to 3.6 metres (12 ft.); and
 - (b) to relax the minimum width of a loading/unloading space to a wall, fence or similar vertical feature in Part 5 of the Zoning By-law from 4.75 metres (15 ft.) to 4 metres (13 ft.).

RES.R07-1002

Carried

RESIDENTIAL/INSTITUTIONAL

FLEETWOOD/GUILDFORD

4. **7905-0352-00**
15835 - 108 Avenue; 15850 and 15860 - 108A Avenue
Michael Helle, Coastland Engineering & Surveying Ltd./Ekam Development Ltd., Inc. No. 723282
Rezoning
Rezone from RA to RF to allow subdivision into approximately 15 single family lots.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 15835 - 108 Avenue; 15850 and 15860 - 108A Avenue.

The applicant is proposing:

- a rezoning from RA to RF

in order to allow subdivision into approximately fifteen (15) 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 Martin
That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential 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) 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) address deficit in tree replace under the new Tree Protection By-law; and
 - (f) registration of a Section 219 Restrictive Covenant on proposed Lot 12 to require a minimum side yard setback of 4.5 metres (15 ft.) for the east side yard, to protect the neighbours trees along the property line.

RES.R07-1003

Carried

It was
Moved by Councillor Hunt
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2007, No. 16359" pass its first reading.

RES.R07-1004

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. 16359" pass its second reading.
RES.R07-1005 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. 16359" be held at the
City Hall on April 16, 2007, at 7:00 p.m.
RES.R07-1006 Carried

SOUTH SURREY

5. **7907-0043-00**
2912 O'Hara Lane
Stefan Wiedemann/Deborah Lukas
Development Variance Permit
*Development Variance Permit to relax the front and side yard setbacks and
minimum required building elevation to permit an addition to an existing single
family dwelling.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 2912 O'Hara Lane.

The applicant is proposing:

- a Development Variance Permit to vary the RF Zone as follows:
- vary the front yard setback from 7.5 metres (25 ft.) to 6.6 metres (21.7 ft.);
- vary the side yard setbacks from 1.8 metres (6 ft.) to 1.7 metres (5.6 ft.) (north) and to 1.3 metres (4.2 ft.) (south); and
- vary the minimum floor elevation requirements from 0.6 metre (2 ft.) to 0.3 metre (1.0 ft.) geodetic

in order to permit the development of a main floor addition to an existing dwelling.

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

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

1. Council approve Development Variance Permit No. 7907-0043-00, (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to vary Part 16 Section F. Yards and Setbacks to reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 6.6 metres (21.7 ft.).
 - (b) to vary Part 16 Section F. yards and Setbacks to reduce the minimum northerly side yard setback of the RF Zone from 1.8 metres (6 ft.) to 1.7 metres (5.6 ft.) and to reduce the southerly side yard from 1.8 metres (6 ft.) to 1.3 metres (4.2 ft.); and
 - (c) to vary Part 8 Floodproofing Section C.(1)(b) to relax the minimum floor elevation in a floodplain area from 0.6 metre (2.0 ft.) above the 200 year flood level to 0.3 metre (1.0 ft.) above the centreline of the midpoint of the road.
 - (d) to delete Part 8 Floodproofing Section A.(4).

RES.R07-1007

Carried

6. **7905-0405-00**
832, 864 and 880 - 160 Street
Kirk Fisher, Lark Group/Cirrus Investments Ltd., Inc. No. 565808
Rezoning
Rezone from CTA to RF to allow subdivision into 14 single family lots.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 832, 864, and 880 - 160 Street.

The applicant is proposing:

- a rezoning from CTA to RF

in order to allow subdivision into 14 single family lots.

Delegation:

Larry Fisher, 7532 Wiltshire Drive, was in attendance and commented that every mobile home unit can be moved, however, it would not be economically feasible to move two of the units. He noted that there was an issue with CSA around the electrical systems, but that could be upgraded. He added that there was a relocation plan in place and there should be no problems moving the units to the Newton area. He continued that if increased density could be provided to larger mobile home parks, this could be a source of additional affordable housing. He stated that there were options for buy-out of homes at assessed value as well as assisted living available.

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 "Tourist Accommodation Zone (CTA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) registration of a Section 219 Restrictive Covenant for specific design treatment for proposed corner Lots 1 and 14;
 - (f) adequately address concerns regarding the pressure this project will place on existing parks, recreation and culture facilities in the area to the satisfaction of the General Manager, Parks, Recreation and Culture;

- (g) finalization of a geotechnical assessment of the site and establish Restrictive Covenants on the lots as necessary to ensure compliance with the assessment report;
- (h) adequately carry out the recommendations of the Consultant's Report (Appendix XI) regarding the manufactured home park relocation plan; and
- (i) registration of a Section 219 Restrictive Covenant to require a second stage archaeological assessment during land clearing and servicing of the site.

RES.R07-1008

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Martin
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2007, No. 16360" pass its first reading.

RES.R07-1009

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. 16360" pass its second reading.

RES.R07-1010

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. 16360" be held at the
 City Hall on April 16, 2007, at 7:00 p.m.

RES.R07-1011

Carried

SURREY CITY CENTRE/WHALLEY

7. 7906-0268-00

13086 Old Yale Road

**Richard Brooks, H.Y. Engineering Ltd./Gurnam Singh Randhawa and
 Harbans Singh Randhawa**

Rezoning

*Rezone from RF to RF-SD in order to permit development of 4 semi-detached
 (duplex) residential buildings on 8 single family residential lots.*

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 13086 Old Yale Road.

The applicant is proposing:

- a rezoning from RF to RF-SD

in order to permit development of 4 semi-detached (duplex) residential buildings on 8 single family residential lots.

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

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

1. a By-law be introduced to rezone the property from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Semi-Detached Residential Zone (RF-SD)" (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 party wall and corresponding easement agreements for proposed Lots 1 to 8 inclusive; and
 - (e) removal of all existing buildings to the satisfaction of the Building Division.

RES.R07-1012 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2007, No. 16361" pass its first reading.

RES.R07-1013 Carried

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

RES.R07-1014 It was Moved by Councillor Hunt
 Seconded by Councillor Martin
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2007, No. 16361" pass its second reading.
Carried

RES.R07-1015 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. 16361" be held at the
 City Hall on April 16, 2007, at 7:00 p.m.
Carried

**8. 7902-0256-00
 13924/38/50 Fraser Highway
 Maciej Dembek, Barnett Dembek Architects/13938 Holdings Corporation**

Director Information:

Eddie Chiu

No Officer Information Filed

Rezoning/Development Permit/Development Variance Permit/Heritage
 Revitalization Agreement

*Rezone from RF to RM-30. Development Permit to permit the development of
 61 townhouse units. Development Variance Permit to vary front and side yard
 setbacks. Heritage Revitalization Agreement to retain Rolls Carpenter Shop.*

The Acting General Manager of Planning & Development submitted a report
 concerning an application for rezoning, applications for a Development Permit
 and a Development Variance Permit, and a Heritage Revitalization Agreement
 application on properties located at 13924/38/50 Fraser Highway.

The applicant is proposing:

- a rezoning from RF to RM-30;
- a Development Permit;
- a Development Variance Permit; and
- a Heritage Revitalization Agreement

in order to permit the development of 61 townhouse 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 Hunt
Seconded by Councillor Higginbotham
That Council introduce a Heritage Revitalization Agreement By-law to regulate the design and conservation of Rolls Carpenter Shop (existing heritage building).

RES.R07-1016 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Heritage Revitalization Agreement By-law, 2007, No. 16362" pass its first reading.

RES.R07-1017 Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Heritage Revitalization Agreement By-law, 2007, No. 16362" pass its second reading.

RES.R07-1018 Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Heritage Revitalization Agreement By-law, 2007, No. 16362" pass its third reading.

RES.R07-1019 Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

CLOVERDALE/CLAYTON

9. **7906-0256-00**
6820 - 188 Street
Simira Zomparelli/MGN Enterprises Inc.
Rezoning/Development Permit/Development Variance Permit
Rezone from RA to C-5. Development Permit to permit a 2-storey commercial building. Development Variance Permit to vary the front (188 Street) yard building setback and building height and to vary the Sign By-law.

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 6820 - 188 Street.

The applicant is proposing:

- a rezoning from RA to C-5;
- a Development Permit; and
- a Development Variance Permit to vary the following by-law regulations:
 - to vary the front (188 Street) yard building setback of the C-5 Zone from 7.5 metres (25 ft.) to 3.0 metres (9.8 ft.);
 - to increase the principal building height of the C-5 Zone from 9.0 metres (30 ft.) to 10.1 metres (33 ft.); and
 - to vary the Sign By-law to permit two (2) identification signs on the building

in order to permit the development of a 2-storey commercial building.

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

It was

Moved by Councillor Hunt
Seconded by Councillor Steele
That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Neighbourhood Commercial Zone (C-5)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7906-0256-00 in general accordance with the attached drawings (Appendix III).
3. Council approve Development Variance Permit No. 7906-0256-00, (Appendix VIII) varying the following to proceed to Public Notification:
 - (a) to reduce the minimum front (188 Street) yard setback of the C-5 Zone from 7.5 metres (25 ft.) to 3.0 metres (9.8 ft.);
 - (b) to increase the principal building height of the C-5 Zone from 9.0 metres (30 ft.) to 10.1 metres (33 ft.); and
 - (c) Section 25(4) of the Sign By-law is waived to permit two identification signs on the 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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of revised architectural and landscape drawings incorporating more permeable materials and reassessment of grading within the parking area to allow for improved drainage to the satisfaction of the City Architect and City Landscape Architect;
 - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) registration of a Section 219 Restrictive Covenant to restrict the number of eating establishments on site to two and to restrict the maximum floor area of each such premise to 150 square metres (1,615 sq. ft.);
 - (f) discharge of the existing Section 219 Restrictive Covenant registered on title; and
 - (g) the demolition of any existing buildings and structures on the subject property to the satisfaction of Building Division staff.

RES.R07-1020

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2007, No. 16363" pass its first reading.

RES.R07-1021

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. 16363" pass its second reading.

RES.R07-1022

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. 16363" be held at the City Hall on April 16, 2007, at 7:00 p.m.

RES.R07-1023

Carried

NEWTON

10. 7906-0082-00

12895 - 85 Avenue

Avnash Banwait, Mainland Engineering/Gurdawara Sahib Dasmesh Darbar Inc.

Rezoning/Development Variance Permit

Rezone from IL to PA-2 to allow a community services building including an assembly hall, library, gymnasium and community service uses. DVP to vary height and side yard setbacks.

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 12895 - 85 Avenue.

The applicant is proposing:

- a rezoning from IL to PA-2; and
- a Development Variance Permit to relax the following by-law regulations:
 - reduce the north and south side yard setbacks from a minimum of 12.1 metres (40 ft.) to a minimum of 7.5 metres (25 ft.) to the building face, and from 12.1 metres (40 ft.) to 3.3 metres (10.75 ft.) to the entry canopies only; and
 - increase the maximum building height from a maximum of 9.0 metres (30 ft.) to a maximum of 12.1 metres (40 ft.)

in order to allow a community services centre, including an assembly hall, community services, library, museum and archives, language instruction and gymnasium within an existing building to serve the Sikh Khaligar Religious Society.

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 "Light Impact Industrial Zone (IL)" (By-law No. 12000) to "Assembly Hall 2 Zone (PA-2)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7906-0082-00, (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north and south side yard setbacks of the PA-2 Zone from 12.1 metres (40 ft.) to 7.5 metres (25 ft.) to the building face and from 12.1 metres (40 ft.) to 3.3 metres (10.75 ft.) to the entry canopies at the entrance only; and
 - (b) to vary the maximum building height allowed in the PA-2 Zone allowed from 9 metres (30 ft.) to 12.1 metres (40 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) input from Senior Government Environmental Agencies;
 - (c) submission of a landscape plan and cost estimate for landscaping to the specifications and satisfaction of the City Landscape Architect;
 - (d) registration of a Section 219 Restrictive Covenant to ensure the approved site design and landscaping is constructed and maintained and that future site development be required to complete a design review process;
 - (e) approval from BC Hydro; and
 - (f) finalization of Building Permit and Occupancy approvals for the site, and payment of Development Cost Charges for the developed portion of the site, including the existing parking area.

4. Council pass a resolution to amend the Newton Local Area Plan from "General Industrial" and "Open Space" to "Institution" and "Open Space".
RES.R07-1024 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2007, No. 16364" pass its first reading.
RES.R07-1025 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. 16364" pass its second reading.
RES.R07-1026 Carried

It was then Moved by
Seconded by
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16364" be held at the
City Hall on April 16, 2007, at 7:00 p.m.
RES.R07-1027 Carried

SOUTH SURREY

11. **7906-0104-00**
3500 Morgan Creek Way
Bryan McPherson/Morgan Creek Holdings Inc.
Development Permit/Development Variance Permit
DP and DVP to permit the installation of poles and safety netting around the existing golf driving range.

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 3500 Morgan Creek Way.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following by-law regulations:
- relax Section G.1 of the CD By-law (No. 13614) to allow the maximum height of a structure to be increased from 12 metres (40 ft.) to 26.5 metres (87 ft.)

in order to permit the development of a driving range that includes poles to support safety netting.

Delegation

Brian Ferguson, 16301 Morgan Creek Crescent, was in attendance and commented that three people had recently been hit by range balls in the area, and there have been reported incidents of fatalities from golf balls in other areas. He continued that installing the safety netting is something that has to be done and that adequate landscaping would be developed to hide the netting.

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

It was

Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That Council approve Application

No. 7906-0104-00 to proceed to Public Notification and that a larger notification area of 100m be followed.

RES.R07-1028

Carried

SURREY CITY CENTRE/WHALLEY

12. 7907-0012-00

12054 - 96 Avenue

Alan Kelly/Donegal's Land Co.

Liquor License Amendment - Increase in Capacity

Amendment to a Liquor Primary License to increase the indoor person capacity for Donegal's Pub.

The General Manager of Planning & Development submitted a report concerning an application to amend the Liquor License on property located at 12054 - 96 Avenue.

The applicant is proposing:

- amendment of a Liquor Primary License

in order to increase the indoor person capacity from 150 to 225 for Donegal's Pub in West Whalley.

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 Steele
Seconded by Councillor Gill
That:

1. Council approve the following proposed liquor primary liquor license amendment to proceed to Public Notification:
 - (a) to increase the indoor person capacity from 150 to 225 for Donegal's Pub located at 12054 - 96 Avenue.

RES.R07-1029

Carried with Councillor Hunt against.

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

13. **7907-0029-00**
5510 - 180 Street
Bunting Wady Architects/Kwantlen University College
Development Permit
Development Permit to permit a free-standing sign.

The Acting General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 5510 - 180 Street.

The applicant is proposing:

- a Development Permit

in order to permit a free-standing sign.

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 Council approve the attached
Development Permit No. 7907-0029-00 (Appendix VI), 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.R07-1030

Carried

NEWTON

14. 7905-0301-00

13906 - 68 Avenue

Satwant Gadhok, Mainland Engineering Corp./Narinder and Sharnjit Hara
Development Variance Permit

Development Variance Permit to vary the rear yard setback and lot depth of one single family lot and allow subdivision into 2 lots and retention of the existing dwelling.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 13906 - 68 Avenue.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations:
 - lot depth of the RF Zone from 28 metres (91.9 ft.) to 24 metres (78.7 ft.); and
 - rear yard setback of the RF Zone from 7.5 metres (24.6 ft.) to 4.9 metres (16.1 ft.)

in order to allow subdivision into two single family lots, including the retention of the existing dwelling.

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

It was

Moved by Councillor Hunt
Seconded by Councillor Martin
That:

1. Council approve Development Variance Permit No. 7905-0301-00, (Appendix V) varying the RF Zone as follows, to proceed to Public Notification (Appendix VIII):
 - (a) Part 16, Section K Subdivision is relaxed to reduce the minimum lot depth for proposed Lot 2 from 28 metres (91.9 ft.) to 24 metres (78.7 ft.); and
 - (b) Part 16, Section F. Yards and Setbacks is relaxed to reduce the minimum rear yard setback of the existing dwelling from 7.5 metres (24.6 ft.) to 4.9 metres (16.1 ft.) for proposed Lot 2.

RES.R07-1031

Carried

15. 7904-0326-00
6218 - 148 Street
Hunter Laird Engineering Ltd./0776687 B.C. Ltd., Inc. No. 776687
Director Information:
Gurjit Kaur Dhanoya
Sukhminder Kaur Gill
Sukhwinder Kaur Pandher
No Officer Information Filed
Rezoning
Rezone from A-1 to RF-12 and RF-9 in order to subdivide into 25 single family small lots.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 6218 - 148 Street.

The applicant is proposing:

- a rezoning from A-1 to RF-12 and RF-9

in order to allow subdivision into 25 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 Gill
That:

1. a By-law be introduced to rezone the portion of the property shown as Block "A" on Appendix IX from "General Agriculture Zone (A-1)" (By-law 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law 12000) and the portion of the property shown as Block "B" on Appendix IX from "General Agriculture Zone (A-1)" (By-law 12000) to "Single Family Residential (9) Zone (RF-9)" (By-law 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) input from Senior Government Environmental Agencies;

- (d) submission of an acceptable finalized tree survey and a statement regarding tree preservation; and
- (e) registration of a Section 219 No-Build Restrictive Covenant on a portion of two proposed lots to ensure joint development with the property to the north (6252 - 148 Street) and east (6207 - 150 Street).

RES.R07-1032

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2007, No. 16365" pass its first reading.

RES.R07-1033

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. 16365" pass its second reading.

RES.R07-1034

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. 16365" be held at the
 City Hall on April 16, 2007, at 7:00 p.m.

RES.R07-1035

Carried**FLEETWOOD/GUILDFORD****16. 7906-0269-00****17320 and 17334 - 104 Avenue****Richard Brooks, H.Y. Engineering Ltd./Nishan Development Ltd., Inc. No. 742764/Apna Drywall & Construction Ltd., Inc. No. 438351**

OCP Amendment/Rezoning

*OCP Amendment from Suburban to Urban and rezone from RA to RF to create
 approximately 12 single family residential lots.*

The Acting General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, and a rezoning application on properties located at 17320 and 17334 - 104 Avenue.

The applicant is proposing:

- an OCP amendment from Suburban to Urban; and

- a rezoning from RA to RF

in order to allow subdivision into approximately 12 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 Gill
That:

1. a By-law be introduced to amend the Official Community Plan by redesignating the subject property from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the *Local Government Act*.
3. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) input from the Ministry of Transportation;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) registration of a Section 219 Restrictive Covenant on all lots notifying future home owners to the potential for noise and to require mitigating measures to reduce the impact of external noise sources from the proximity to the South Fraser Perimeter Road, industrial uses and the railway to the north;
 - (f) provision of community benefit to satisfy the OCP amendment policy for Type 2 applications; and

- (g) registration of a Section 219 Restrictive Covenant for "no build" within the 6.0-metre (20 ft.) wide landscape buffer area along 104 Avenue, the completion of the landscape buffer prior to the issuance of any building permits within the entire site, and protection and maintenance of the landscape buffer thereafter.

- 5. Council pass a resolution to amend the North Slope Study to redesignate the land from Cluster Housing to Urban Residential when the project is considered for final adoption.

RES.R07-1036 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. 180 Amendment By-law 2007, No. 16366" pass its first reading.

RES.R07-1037 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. 180 Amendment By-law 2007, No. 16366" pass its second reading.

RES.R07-1038 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. 180 Amendment By-law 2007,
No. 16366" be held at the City Hall on April 16, 2007, at 7:00 p.m.

RES.R07-1039 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2007, No. 16367" pass its first reading.

RES.R07-1040 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. 16367" pass its second reading.
 RES.R07-1041 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. 16367" be held at the
 City Hall on April 16, 2007, at 7:00 p.m.
 RES.R07-1042 Carried

17. **7906-0161-00**
17366 - 104 Avenue
Richard Brooks, H.Y. Engineering Ltd./Sukhmander Singh and Surjit Singh
Sandu; Arvinder Gill
 OCP Amendment/Rezoning
OCP Amendment from Suburban to Urban. Rezone from RA to RF to create approximately 5 single family residential lots.

The Acting General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, and a rezoning application on property located at 17366 - 104 Avenue.

The applicant is proposing:

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

in order to allow subdivision into approximately 5 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 Gill
 That:

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

3. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) input from the Ministry of Transportation;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
 - (d) submission of a landscaping cost estimate for the landscape buffer along 104 Avenue to the specifications and satisfaction of the City Landscape Architect;
 - (e) registration of a Section 219 Restrictive Covenant on all lots notifying the future home owners to the potential for noise and to require mitigating measures to reduce the impact of external noise sources from the proximity to the South Fraser Perimeter Road, industrial uses and the railway to the north;
 - (f) provision of community benefit to satisfy the OCP amendment policy for Type 2 applications; and
 - (g) registration of a Section 219 Restrictive Covenant for "no build" within the 6.0-metre (20 ft.) wide landscape buffer area along 104 Avenue and the completion of the landscape buffer prior to the issuance of any building permits within the entire site, and protection and maintenance of the landscaped buffer thereafter.
5. Council pass a resolution to amend the North Slope Study to redesignate the land from Cluster Housing to Urban Residential when the project is considered for final adoption.

RES.R07-1043

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. 181 Amendment By-law 2007, No. 16368" pass its first reading.

RES.R07-1044 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. 181 Amendment By-law 2007, No. 16368" pass its second reading.

RES.R07-1045 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. 181 Amendment By-law 2007, No. 16368" be held at the City Hall on April 16, 2007, at 7:00 p.m.

RES.R07-1046 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16369" pass its first reading.

RES.R07-1047 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. 16369" pass its second reading.

RES.R07-1048 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. 16369" be held at the City Hall on April 16, 2007, at 7:00 p.m.

RES.R07-1049 Carried

SOUTH SURREY

18. 7903-0343-00
 1881 - 152 Street
 Grant Gibson/538699 B.C. Ltd.
Director Information:
 Arnold Gill
 Stanley V. Hanzlick
 Hershey Porte
 Isidor M. Wolfe
Officer Information: (as at March 14, 2006)
 Hershey Porte (Secretary)
 Isidor M. Wolfe (President)
 Development Variance Permit
Development Variance Permit to vary the front yard setback of a four-storey apartment building.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 1881 - 152 Street.

The applicant is proposing:

- a Development Variance Permit to relax the following by-law regulation:
 - Section F.2 of the Comprehensive Development Zone (CD) (By-law No. 15642) is varied by reducing the front yard setback from 6 metres (20 ft.) to 5 metres (16.4 ft.)

in order to permit the development of a four-storey multiple residential 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 Higginbotham
 Seconded by Councillor Steele
 That:

1. Council approve Development Variance Permit No. 7903-0343-00, (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to vary Section F.2 of the "Comprehensive Development Zone" (CD) (By-law No. 15642) to relax the front yard setback of Block "B" (Appendix VI) from 6 metres (20 ft.) to 5 metres (16.4 ft.).

RES.R07-1050

Carried

19. **7906-0087-00**
15416, 15460 and 15390 - 32 Avenue
Hugh Carter, Qualico Developments (Vancouver)/0719523 B.C. Ltd., Inc. No. 07195
Director Information:
Hugh Carter
Jake Friesen
Hershey Porte
David Porte
Officer Information: (as at March 17, 2006)
Jake Friesen (President)
David Porte (Secretary)
 Land Use Contract Discharge/Rezoning/Development Permit
Partial discharge of Land Use Contract No. 11, rezone from RA to CD, and Development Permit to permit a phased live/work development consisting of 43 townhouses and the future development of 45 townhouses or three, 4-storey apartment buildings.

The General Manager of Planning & Development submitted a report concerning an application for a partial discharge of Land Use Contract No. 11, a rezoning application, and a Development Permit application on properties located at 15416, 15460 and 15390 - 32 Avenue..

The applicant is proposing:

- a partial Land Use Contract discharge;
- a rezoning from RA to CD; and
- a Development Permit

in order to permit the development of a 43-unit live/work townhouse development in Phase 1, and either a 45-unit live/work townhouse development or three, 4-storey live/work apartment buildings in Phase 2.

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 Hepner
 That:

1. a By-law be introduced to partially discharge Land Use Contract No. 11 from the property at 15390 - 32 Avenue and a date for Public Hearing be set.

2. a By-law be introduced to rezone the properties 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.
3. Council approve the applicant's request to reduce the amount of required indoor amenity space from 135 square metres (1,453 sq. ft.) to 126.6 square metres (1,363 sq. ft.) for the townhouse use in Block C.
4. Council authorize staff to draft Development Permit No. 7906-0087-00 in accordance with the attached drawings (Appendix IV).
5. Council authorize staff to draft Generalized Development Permit No. 7906-0087-01 for Block C (future phase) generally in accordance with the attached drawings (Appendix V).
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) approval from Senior Government Environmental Agencies;
 - (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 landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (g) registration of a Section 219 Restrictive Covenant requiring fire sprinklers to NFPA standards and to release and indemnify the City from liability;
 - (h) registration of a Section 219 Restrictive Covenant for "no build" on a portion of 15390, 15416 and 15460 - 32 Avenue (Block C) until a detailed Development Permit is applied for and approved by Council in the future;
 - (i) the applicant adequately address the impact of reduced indoor amenity space;

- (j) registration of a reciprocal access easement agreements on portions of 15390, 15416 and 15460 - 32 Avenue (Blocks A and B) to benefit Block C, 15542 and 15572 - 32 Avenue and 3077 - 156 Street;
- (k) registration of a Restrictive Covenant to ensure that the floor area for the "work" use will not be occupied as a secondary suite;
- (l) registration of a Section 219 Restrictive Covenant providing notice to future owners of the live/work uses on the site;
- (m) the applicant undertake a Building Code review to ensure minimum building standards for live/work units are met and units are constructed to these standards from the outset;
- (n) final alignment of the east-west strata road extending from 31 Avenue to be detailed and reconciled between the subject site and the southern adjacent neighbour at 3077 - 156 Street; and
- (o) registration of a Restrictive Covenant and Statutory Right-of-Way regarding maintenance of the private detention pond.

RES.R07-1051

Carried

It was

Moved by Councillor Higginbotham
 Seconded by Councillor Hepner
 That "Surrey Land Use Contract No. 11,

Authorization By-law, 1974, No. 4185, Partial Discharge By-law, 2007, No. 16370" pass its first reading.

RES.R07-1052

Carried

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

It was

Moved by Councillor Higginbotham
 Seconded by Councillor Hepner
 That "Surrey Land Use Contract No. 11,

Authorization By-law, 1974, No. 4185, Partial Discharge By-law, 2007, No. 16370" pass its second reading.

RES.R07-1053

Carried

It was then

Moved by Councillor Higginbotham
 Seconded by Councillor Hepner
 That the Public Hearing on "Surrey Land

Use Contract No. 11, Authorization By-law, 1974, No. 4185, Partial Discharge By-law, 2007, No. 16370" be held at the City Hall on April 16, 2007, at 7:00 p.m.

RES.R07-1054

Carried

RES.R07-1055	It was No. 12000, Amendment By-law, 2007, No. 16371" pass its first reading.	Moved by Councillor Higginbotham Seconded by Councillor Hepner That "Surrey Zoning By-law, 1993, Carried
--------------	---	---

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

RES.R07-1056	It was No. 12000, Amendment By-law, 2007, No. 16371" pass its second reading.	Moved by Councillor Higginbotham Seconded by Councillor Hepner That "Surrey Zoning By-law, 1993, Carried
--------------	--	---

RES.R07-1057	It was then By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16371" be held at the City Hall on April 16, 2007, at 7:00 p.m.	Moved by Councillor Higginbotham Seconded by Councillor Hepner That the Public Hearing on "Surrey Zoning Carried
--------------	--	---

SURREY CITY CENTRE/WHALLEY

20. 7906-0259-00
 13433 Gateway Drive
 Paul Goodwin, gbl Architects/G5 Properties Ltd., Inc. No. 558373
 0724214 B.C. Ltd., Inc. No. 724214
 dba H4 Development Ltd.

Director Information:

Herbert Hung

Officer Information: (as at May 10, 2006)

Herbert Hung (President, Secretary)

Rezoning/Development Permit

Rezone from CD to a new CD By-law (based on RM-135). Development Permit to permit a 33-storey, 234-unit apartment tower and 20 townhouse units.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on property located at 13433 Gateway Drive.

The applicant is proposing:

- a rezoning from CD to CD (based on RM-135); and
- a Development Permit

in order to permit the development of a 33-storey, 235-unit apartment building and 20 ground-oriented townhouse 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 Martin

That:

1. a By-law be introduced to rezone the property from "Comprehensive Development Zone (CD)" (By-law No. 10464 as amended by By-law No. 12660) 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 762 square metres (8,200 sq. ft.) to 457 square metres (4,900 sq. ft.).
3. Council authorize staff to draft Development Permit No. 7906-0259-00 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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) finalize building design and landscaping details to the satisfaction of the City Architect and 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) the applicant adequately address the impact of reduced indoor amenity space; and
 - (f) the applicant adequately address concerns regarding the pressure this proposal will place on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture.

RES.R07-1058

Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2007, No. 16372" pass its first reading.
RES.R07-1059 Carried

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2007, No. 16372" pass its second reading.
RES.R07-1060 Carried

It was then Moved by Councillor Higginbotham
Seconded by Councillor Martin
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16372" be held at the
City Hall on April 16, 2007, at 7:00 p.m.
RES.R07-1061 Carried

C. CORPORATE REPORTS

1. The Corporate Reports under date of April 2, 2007 were considered and dealt with as follows:

Item No. L004 Proposed Official Community Plan Amendment and
Rezoning 13852 - 101 Avenue - Brighton Place
(Odyssey Phase 2)
File: 7901-0097-00

The Acting General Manager of Planning & Development submitted a report concerning

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Martin
That Council receive this report as
information and consider Third Reading of Rezoning By-law No. 16304.
RES.R07-1062 Carried

Note: See By-law 16304 under Item H.8.

Council requested that the matter of urban design and owners rights to views and distance between structures for highrise developments be brought forward to a future meeting for discussion.

Council requested information on the interface issues between Phases for the Odyssey Phase 2 development.

D. ITEMS REFERRED BY COUNCIL

1. **7907-0025-00**

Portion of 15360 - 32 Avenue

**Rick Johnson, Rimark Consulting Services/Robert Scot and
Cheryl Ann McGillivray**

Temporary Use Permit

Temporary Use Permit to allow the continued use of a portion of the property as an automotive repair shop on a temporary basis.

At the March 12, 2007 Regular Council - Land Use meeting, Council referred Temporary Use Permit No. 7907-0025-00 back to staff to resolve the issues raised in the letter, dated March 12, 2007, from Qualico Development/Foxridge Homes to defer the Temporary Use Permit until the two property owners could come to an agreement with respect to a one-way egress road to the "original" 32 Avenue, fronting the subject site.

Planning & Development advise that in response to Council's resolution, staff have met with the applicants for the subject site (Rimark Consulting and Mr. McGillivray) and representatives from Qualico/Foxridge Homes on several occasions, both independently and as a group, and have been unable to achieve agreement between the parties on this road. Staff further advise that the applicants (Rimark/McGillivray) remain fully opposed to the one-way road, and that such agreement is not possible.

The Qualico Development project still includes the one-way egress road to the "original" 32 Avenue and is subject to a public hearing process. It is now in order for Council to pass the following resolution:

1. Council approve Temporary Use Permit No. 7907-0025-00 (Appendix III) allowing a continued operation of an automotive repair shop on a portion of the site on a temporary basis to proceed to Public Notification.

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That Council approve Temporary Use
 Permit No. 7907-0025-00 (Appendix III) allowing a continued operation of an
 automotive repair shop on a portion of the site on a temporary basis to proceed to
 Public Notification.

RES.R07-1063

Carried

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

FINAL ADOPTIONS

- 1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 15980"

7903-0311-00 - Gabrijel and Bozena Culig, c/o Coastland Engineering &
 Surveying Ltd. (Mike Helle)

RA to RC (BL 12000) - 17139 - 104 Avenue - to allow subdivision into
 two (2) single family lots and one (1) duplex cluster residential lot and
 related open space.

Approved by Council: March 27, 2006

- * Planning & Development advise that (see memorandum dated March 27, 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. 15980" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1064

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15648"

7904-0294-00 - Twin City Developments Inc., c/o CitiWest Consulting Ltd.

RA (BL 12000) to RF (BL 12000) - 8072 - 160 Street - to allow subdivision into approximately 8 single family lots and a remainder lot.

Approved by Council: February 7, 2005

Note: The Public Hearing on this application was held on February 21, 2005. As more than two years have passed since the Public Hearing, Council may wish to hold a new Public Hearing. The reason for the delay in bringing this application to Final Adoption was due to resolution of engineering design issues related to drainage.

- * Planning & Development advise that (see memorandum dated March 26, 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, 2005, No. 15648" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1065

Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16141"

7906-0298-00 - 631722 B.C. Ltd. (Director: Sukhwinder Sanghe, Officer: None),
c/o Sukhi Sanghe, Sanghe Investments Ltd.

RA to RF-9C (BL12000) - 6886 - 192 Street - to allow subdivision into approximately 10 small single family lots with coach houses.

Approved by Council: October 30, 2006

- * Planning & Development advise that (see memorandum dated March 27, 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. 16141" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R07-1066 Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 15981"
 7904-0319-00 - A & B Gill Ventures Inc., Devinder and Sarwan Boal,
 Antonia Vargas, c/o Coastland Engineering & Surveying Ltd.
 (Michael Helle)

RA to RF-12 (BL 12000) - 6468, 6490, 6518, and 6546 - 142 Street - to
 allow subdivision into 54 single family residential small lots.

Approved by Council: March 27, 2006

- * Planning & Development advise that (see memorandum dated March 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 Martin
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 15981" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R07-1067 Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16098"
 7905-0185-00 - Rosemary Developments Ltd., c/o Hunter Laird
 Engineering Ltd. (Clarence Arychuk)

CD (BL 13516) to CD (BL 12000) - 3355 Rosemary Heights Drive - to
 permit the development of a 37-unit apartment building.

Approved by Council: September 11, 2006

Note: A Development Permit (7905-0185-00) on the site is to be considered for
 Final Approval under Clerk's Report, Item I.1(b) of this agenda.

- * Planning & Development advise (see memorandum dated March 29, 2007 in
 by-law backup) that it is now in order for Council to pass a resolution amending

the Rosemary Heights Central Neighbourhood Concept Plan to redesignate the site from Institutional Residential to Garden Apartments.

It was Moved by Councillor Hunt
Seconded by Councillor Martin
That Council amend the Rosemary Heights
Central Neighbourhood Concept Plan to redesignate the site from Institutional
Residential to Garden Apartments.

RES.R07-1068 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 16098" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1069 Carried

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16113"

7906-0190-00 - Provincial Rental Housing Corporation, c/o Anthony Boni,
Boni-Maddison Architects

RF to CD (BL 12000) - 10324, 10338 and 10344 - 148 Street - to permit
the development of a 20-unit assisted living apartment building.

Approved by Council: September 25, 2006

Note: A Development Permit (7906-0190-00) on the site is to be considered for
Final Approval under Clerk's Report, Item I.1(d) of this agenda.

This by-law is proceeding in conjunction with By-law 16331.

It was Moved by Councillor Hunt
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 16113" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1070 Carried

7. "Provincial Rental Housing Corporation Housing Agreement, Authorization
By-law, 2007, No. 16331"

7906-0190-00 - Provincial Rental Housing Corporation

A by-law to authorize the City of Surrey to enter into a housing agreement with
the Provincial Rental Housing Corporation and Howe Sound Rehabilitation
Services Society. This agreement will ensure the development is restricted to

adults with significant permanent disability including impairment of physical or mental ability and who may require medical and/or other support services.

Approved by Council: March 12, 2007.

This by-law is proceeding in conjunction with By-law 16113.

It was
Moved by Councillor Hunt
Seconded by Councillor Martin
That "Provincial Rental Housing Corporation Housing Agreement, Authorization By law, 2007, No. 16331" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1071

Carried

MISCELLANEOUS

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16304"

7901-0097-00 - Odyssey Tower Properties Ltd., c/o Kirk Fisher

RM-45 to CD (BL 12000) - 13852 - 101 Avenue - to permit the development of a low-rise and a high-rise apartment building in Surrey City Centre.

Approved by Council: February 26, 2007

This by-law is proceeding in conjunction with By-law 16303.

Note: This By-law will be in order for consideration of Third Reading, should Council approve the recommendations of Corporate Report Item No. L004.

It was
Moved by Councillor Hunt
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16304" pass its third reading.

RES.R07-1072

Carried

I. CLERK'S REPORT

1. Formal Approval of Development Permits

- (a) **Development Permit No. 7906-0469-00**
John Kristianson, c/o CTA Design Group/Spruce Terminals
13150 - 115 Avenue and 11430 - 131 Street

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

"That Development Permit No. 7906-0469-00 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 Martin
That Development Variance Permit
No. 7906-0469-00 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.R07-1073

Carried

- (b) **Development Permit No. 7905-0185-00**
Hunter Laird Engineering Ltd.
Dawson Lakewood 3 Developments Ltd.
3355 Rosemary Heights Drive

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

"That Development Permit No. 7905-0185-00 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 16098 under Item H.5.

It was Moved by Councillor Hunt
Seconded by Councillor Martin
That Development Variance Permit
No. 7905-0185-00 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.R07-1074

Carried

- (c) **Development Permit No. 7906-0027-00**
Avnash Banwait, Mainland Engineering Corporation
0734156 B.C. Ltd.
12390 - 88 Avenue

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

"That Development Permit No. 7906-0027-00 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 Martin
That Development Variance Permit
No.7906-0027-00 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.R07-1075

Carried

- (d) **Development Permit No. 7906-0190-00**
Anthony Boni/Provincial Rental Housing Corporation, Inc. No. 52129
10324 – 148 Street, 10338 – 148 Street, and 10344 – 148 Street

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

"That Development Permit No. 7906-0190-00 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 16113 under Item H.6.

It was Moved by Councillor Hunt
Seconded by Councillor Martin
That Development Variance Permit
No. 7906-0190-00 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.R07-1076

Carried

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

- (a) **Development Variance Permit No. 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.*

At the February 12, 2007 Regular Council - Public Hearing, Council, in
response to concerns raised by the neighbourhood, referred Development
Variance Permit No. 7903-0476-01 to staff to report back to Council.

Planning & Development advise that the applicant has now revised the
layout to eliminate the need for the proposed Development Variance
Permit.

Planning & Development are recommending to Council that Development
Variance Permit 7903-0476-01 be filed.

It was Moved by Councillor Hunt
Seconded by Councillor Martin
That Development Variance
Permit 7903-0476-01 be filed.

RES.R07-1077

Carried

J. OTHER BUSINESS

- 1. 7906-0072-00
 12054 – 88 Avenue, 8758/8768 – 120 Street
 Maciej Dembek, Barnett Dembek Architects Ltd.
 0701115 BC Ltd. Inc. No. 0701115
Director Information:
 Sarwan Hundal
 Ranjinder Singh Mann
Officer Information: (as at July 30, 2006)
 Sukhwinder S. Hundal (President)
 Ranjinder Singh Mann (Secretary)

The following motion was referred from the Regular Council Land Use of Monday April 2, 2007:

It was Moved by Councillor Hepner
 Seconded by Councillor Hunt
 That Resolution R07-764 of the
 March 12, 2007 Regular Council Land Use be reconsidered.

Before the question was called:-

It was Moved by Councillor Hepner
 Seconded by Councillor Hunt
 That the motion be referred to the
 April 2, 2007 Regular Council Public Hearing.

RES.R07-1078

Carried

K. ADJOURNMENT

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

RES.R07-1079

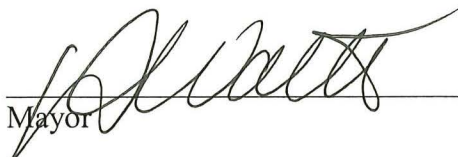
Carried

The Regular Council- Land Use meeting adjourned at 5:10 p.m.

Certified Correct:



 City Clerk



 Mayor