



# City of Surrey

## Regular Council - Land Use

### Minutes

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C  
MONDAY, OCTOBER 1, 2007  
Time: 5:49 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 Manager  
City Clerk  
General Manager, Planning & Development  
General Manager, Engineering  
General Manager, Finance & Technology  
General Manager, Human Resources  
General Manager, Parks, Recreation & Culture  
Manager Current Planning, Area Planning & Development, North Division  
Manager, Current Planning, 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. 7907-0229-00  
5285 - 185A Street  
Cole Zukiwsky, Liberty Contract Management Ltd. /Six Pointe Properties Ltd., Inc. No. A66188  
Development Permit  
*in order to allow changes to the free-standing sign of a multi-tenant industrial building.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 5285 - 185A Street.

- **Development Permit**

in order to allow changes to the free-standing sign of a multi-tenant industrial building.

The 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 Villeneuve  
 That Council approve the attached  
 Development Permit No. 7907-0229-00 (Appendix IV), 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.R07-2593

Carried

2. **7907-0118-00**  
**18682 Fraser Highway**  
**Kirby Burnett, Signcorp/Trademark Property Group Ltd., Inc. No. 568686**  
 Development Permit  
*in order to permit an additional free-standing sign.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 18682 Fraser Highway.

- **Development Permit**

in order to permit an additional free-standing sign.

The 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 Hunt  
 That Council approve the attached  
 Development Permit No. 7907-0118-00 (Appendix IV), 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.R07-2594

CarriedNEWTON

3. **7907-0136-00**  
**7878/98 - 120 Street**  
**Ravi Siddoo/Siddoo Kashmir Holdings**  
 Development Variance Permit  
*in order to permit a pylon sign advertising a business on the adjacent lot within the same shopping centre.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on properties located at 7878/98 - 120 Street.

- **Development Variance Permit**

in order to permit a pylon sign advertising a business on the adjacent lot within the same shopping centre.

The 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 Hunt  
That:

1. Council approve Development Variance Permit No. 7907-0136-00, (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to vary Part 1 Section 6 Sub-section 8 and Part 5 Section 27 Sub-section 1(e) of the Sign By-law (No. 14656) to allow third party advertising for businesses located at 12030/48 - 80 Avenue on a free-standing sign located at 7878/98 - 120 Street and to allow third party advertising for 100% of the free-standing sign copy area.

RES.R07-2595

Carried

4. **7907-0107-00**  
**5615 - 152 Street and 15157 Highway No. 10 (56 Avenue)**  
**Joanne Stitch, Kasian Architecture Interior Design and Planning Ltd./Investors Group Trust Co. Ltd., Inc. No. A33060**  
Amendment to CD By-law No. 15620/Development Permit  
*in order to develop Phase 2 of the Panorama Village Shopping Centre.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit, and an amendment to CD by-law No. 15620 on properties located at 5615 - 152 Street and 15157 Highway No. 10.

- **Amendment to CD By-law No. 15620**
- **Development Permit**

in order to develop Phase 2 of the Panorama Village Shopping Centre.

The 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 Hunt  
That:

1. a By-law be introduced to amend Comprehensive Development By-law No. 15620 and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7907-0107-00 in accordance with the attached drawings (Appendix II).
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) final approval from the Ministry of Transportation;
  - (c) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
  - (d) register public Right-of-Way over the pedestrian plaza for public use.

RES.R07-2596 Carried

It was  
Moved by Councillor Bose  
Seconded by Councillor Hunt  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2005, No. 15620 Amendment By-law, 2007,  
No. 16465" pass its first reading.

RES.R07-2597 Carried

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

It was  
Moved by Councillor Bose  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2005, No. 15620 Amendment By-law, 2007,  
No. 16465" pass its second reading.

RES.R07-2598 Carried

It was then

Moved by Councillor Bose

Seconded by Councillor Steele

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15620 Amendment

By-law, 2007, No. 16465" be held at the City Hall on October 15, 2007, at

7:00 p.m.

RES.R07-2599

Carried

## RESIDENTIAL/INSTITUTIONAL

### CLOVERDALE/CLAYTON

#### 5. 7905-0177-00

6986 and 7040 - 182 Street

**Clarence Arychuk, Hunter Laird Engineering Ltd./Vesta Properties (Provincetown) Ltd. Inc. No. BC0719443**

NCP amendment of a portion of the site from Townhouse Cluster (10-12 upa) to Small Lots and a portion of the site from Townhouse Cluster (10-12 upa) to Townhouse (15 upa)/Rezoning from RA to RF-12 and RM-30/Development Permit/Development Variance Permit

*in order to permit the development of 7 small single family lots and 23 townhouse units.*

The General Manager of Planning & Development submitted a report concerning an application to amend the Neighbourhood Concept Plan, a rezoning application, and applications for a Development Permit and a Development Variance Permit on properties located at 6986 and 7040 - 182 Street.

- **NCP amendment** of a portion of the site from Townhouse Cluster (10-12 upa) to Small Lots and a portion of the site from Townhouse Cluster (10-12 upa) to Townhouse (15 upa)
- **Rezoning** from RA to RF-12 and RM-30
- **Development Permit**
- **Development Variance Permit**

*in order to permit the development of 7 small single family lots and 23 townhouse units.*

The 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 Steele

That:

1. a By-law be introduced to rezone Block A as shown on the attached Survey Plan from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and

- Block B 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 (Appendix I).
2. Council approve the applicant's request to eliminate the required indoor amenity space.
  3. Council authorize staff to draft Development Permit No. 7905-0177-00 in accordance with the attached drawings (Appendix VIII).
  4. Council approve Development Variance Permit No. 7905-0177-00, (Appendix IX) varying the following, to proceed to Public Notification:
    - (a) to reduce the minimum front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.3 metres (11 ft.) to the post and 4.5 metres (14.5 ft.) to the building face;
    - (b) to reduce the minimum south side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.3 metres (11 ft.) to the post and 4.5 metres (14.5 ft.) to the building face; and
    - (c) to reduce the minimum rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (14.5 ft.) to the building face.
  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) 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) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
    - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
    - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (h) registration of a Section 219 Restrictive Covenant for "no build" within the 14 metre wide area abutting Fraser Highway on a portion of 7040 - 182 Street to prohibit construction within the landscape buffer; and
  - (i) the applicant adequately address the impact of no indoor amenity space.
6. Council pass a resolution to amend the North Cloverdale West Neighbourhood Concept Plan to redesignate the land from Townhouse Cluster (10-12 upa) to Small Lots and Townhouses (15 upa) when the project is considered for final adoption (Appendix VII).

RES.R07-2600

Carried

It was

Moved by Councillor Bose  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2007, No. 16466" pass its first reading.

RES.R07-2601

Carried

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

It was

Moved by Councillor Bose  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2007, No. 16466" pass its second reading.

RES.R07-2602

Carried

It was then

Moved by Councillor Bose  
 Seconded by Councillor Steele  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16466" be held at the  
 City Hall on October 15, 2007, at 7:00 p.m.

RES.R07-2603

Carried

6. **7907-0153-00**  
**19584 - 68A Avenue**  
**Tim Bontkes/Progressive Construction Ltd./R.A.B. Ventures #3 Ltd.**  
**T.R. Projects Ltd.**  
 Rezoning from RA to RF-9C  
*in order to allow subdivision into approximately 22 small lots in East Clayton.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 19584 - 68A Avenue.

- **Rezoning** from RA to RF-9C.

in order to allow subdivision into approximately 22 small lots in East Clayton.

The 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 Steele  
That:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Coach House Zone (RF-9C)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer; and
  - (c) registration of a Section 219 Restrictive Covenant to increase the front yard setback for proposed Lots 12 to 22 and to secure the required landscaping within the buffer area along 196 Street.

RES.R07-2604 Carried

It was Moved by Councillor Bose  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16467" pass its first reading.

RES.R07-2605 Carried

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

It was Moved by Councillor Bose  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16467" pass its second reading.

RES.R07-2606 Carried



It was then

Moved by Councillor Bose

Seconded by Councillor Steele

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16467" be held at the City Hall on October 15, 2007, at 7:00 p.m.

RES.R07-2607

Carried

### FLEETWOOD/GUILDFORD

7. **7907-0245-00**

**Units 104, 105 and 106 - 10468 - 157 Street**

**Yashpal Parmar/Marlon Raquiza and Lilia Raquiza, Xin Liu, Erika Sabrina Castellanos and Giuseppe Calla**

Development Variance Permit

*in order to allow porches and stairs to encroach within the side yard setback of a recently constructed townhouse development.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on properties located at #104, #105 and #106 - 10468 - 157 Street.

- **Development Variance Permit**

in order to allow porches and stairs to encroach within the side yard setback of a recently constructed townhouse development.

The 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 Steele

That:

1. Council approve Development Variance Permit No. 7907-0245-00 (Appendix IV) varying the following, to proceed to Public Notification:

(a) to reduce the minimum side yard (south) setback of the RM-15 Zone from 7.5 metres (25 ft.) to 6.7 metres (22 ft.) to the porch for Building 1; and

(b) to allow stairs consisting of three risers or more to encroach within the side yard (south) setback area for Building 1.

RES.R07-2608

Carried

8. **7907-0133-00**  
**15720 - 106 Avenue**  
**Kelly Francilia/Kelly Francilia and Matteo Francilia**  
 Rezoning from RF to CCR/Development Variance Permit  
*in order to permit a child care centre within a single family dwelling for a maximum of 20 children.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Variance Permit on property located at 15720 - 106 Avenue.

- **Rezoning** from RF to CCR
- **Development Variance Permit**

in order to permit a child care centre within a single family dwelling for a maximum of 20 children.

The 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 Steele  
 That:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Child Care Zone (CCR)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7907-0133-00, (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum number of on-site parking spaces from 6 to 4 for a child care centre within a single family dwelling.
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) registration of a Section 219 Restrictive Covenant restricting the maximum number of children for the child care facility to 20; and
  - (c) registration of a Section 219 Restrictive Covenant restricting the use of the child care facility to before and after school care.

RES.R07-2609

Carried



- (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) removal of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R07-2613

Carried

It was

Moved by Councillor Hunt  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2007, No. 16469" pass its first reading.

RES.R07-2614

Carried

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

It was

Moved by Councillor Bose  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2007, No. 16469" pass its second reading.

RES.R07-2615

Carried

It was then

Moved by Councillor Bose  
 Seconded by Councillor Steele  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16469" be held at the  
 City Hall on October 15, 2007, at 7:00 p.m.

RES.R07-2616

CarriedNEWTON**10. 7906-0310-00****14432 - 70A Avenue****Dexter Hirabe, CitiWest Consulting Ltd./Balbir Pannu**

NCP Amendment from Townhouses (max. 15 upa) to Semi-detached and Single  
 Family Small Lots/Rezoning from RA to RF-SD and RF-9

*in order to allow subdivision into 5 semi-detached residential lots and 4 single  
 family small 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 14432 - 70A Avenue.

- **NCP Amendment** from Townhouses (max. 15 upa) to Semi-detached and Single Family Small Lots; and
- **Rezoning** from RA to RF-SD and RF-9.

in order to allow subdivision into 5 semi-detached residential lots and 4 single family small lots.

The 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. a By-law be introduced to rezone the portion of the subject property shown as Block "A" (0.3 ac) from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Semi-Detached Residential Zone (RF-SD)" (By-law No. 12000) and to rezone the portion of the property shown as Block "B" (0.4 ac) from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) 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 for "no build" over proposed Lot 1 until this lot can be built on, as per the RF-SD Zone, in conjunction with the adjoining property to the south, at 7022 - 144 Street;
  - (e) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 9 until future consolidation with the adjacent property to the south at 7022 - 144 Street;

- (f) the applicant adequately address the shortfall in tree replacement resulting from tree cutting; and
- (g) applicant to address the issue of amenity shortfall due to the reduction in anticipated funds resulting from the proposed lower density.

3. Council pass a resolution to amend the East Newton South NCP to redesignate the land from Townhouses (max. 15 upa) to Semi-Detached and Single Family Small Lots when the project is considered for final adoption.

RES.R07-2617

Carried

It was

Moved by Councillor Higginbotham  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2007, No. 16470" pass its first reading.

RES.R07-2618

Carried

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

It was

Moved by Councillor Higginbotham  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2007, No. 16470" pass its second reading.

RES.R07-2619

Carried

It was then

Moved by Councillor Higginbotham  
 Seconded by Councillor Steele  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16470" be held at the  
 City Hall on October 15, 2007, at 7:00 p.m.

RES.R07-2620

Carried**11. 7906-0330-00****7012 and 7022 - 144 Street****Dexter Hirabe, CitiWest Consulting Ltd./Kappa Financial Services Inc.**

NCP Amendment from Townhouses (max. 15 upa) to Semi-Detached and Single Family Small Lots/Rezoning from RA to RF-SD and RF-9  
*in order to allow subdivision into 5 single family small lots and 7 semi-detached residential lots.*

The General Manager of Planning & Development submitted a report concerning an application to amend the Neighbourhood Concept Plan, and a rezoning application on properties located at 7012 and 7022 - 144 Street.

- **NCP Amendment** from Townhouses (max. 15 upa) to Semi-Detached and Single Family Small Lots; and
- **Rezoning** from RA to RF-SD and RF-9

in order to allow subdivision into 5 single family small lots and 7 semi-detached residential lots.

The 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. a By-law be introduced to rezone the portion of the subject site shown as Block "A" (0.4 ac) from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Semi-Detached Residential Zone (RF-SD)" (By-law No. 12000) and to rezone the portion of the site shown as Block "B" (0.6 ac) from "One-Acre Residential Zone (RA)" to "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) 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 for "no build" on a portion of proposed Lot 8 until future consolidation with the adjacent property to the north within 14432 - 70A Avenue;
  - (e) registration of a Section 219 Restrictive Covenant for "no build" on proposed Lot 7 until this lot can be built on, as per the RF-SD Zone, in conjunction with adjoining property to the north at 14432 - 70A Avenue;
  - (f) applicant to address the issue of amenity shortfall due to the reduction in anticipated funds resulting from the proposed lower density; and
  - (g) the applicant address the shortage in tree replacement.

3. Council pass a resolution to amend the East Newton South NCP to redesignate the lands from Townhouses (max. 15 upa) to Semi-Detached and Single Family Small Lots when the project is considered for final adoption.

RES.R07-2621

Carried

It was

Moved by Councillor Higginbotham  
 Seconded by Councillor Bose  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2007, No. 16471" pass its first reading.

RES.R07-2622

Carried

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

It was

Moved by Councillor Higginbotham  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2007, No. 16471" pass its second reading.

RES.R07-2623

Carried

It was then

Moved by Councillor Higginbotham  
 Seconded by Councillor Steele  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16471" be held at the  
 City Hall on October 15, 2007, at 7:00 p.m.

RES.R07-2624

Carried**12. 7904-0038-00****6252 - 148 Street****Dwight Heintz, McElhanney Consulting Services Ltd./Michael Rawlins**

Rezoning from RA to RF-12/Development Variance Permit

*in order to allow subdivision into 26 single family small lots and relax the front  
 yard setback for Lots 1 to 10.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Variance Permit application on property located at 6252 - 148 Street.

- **Rezoning** from RA to RF-12
- **Development Variance Permit**

in order to allow subdivision into 26 single family small lots and relax the front yard setback for Lots 1 to 10.



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

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

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date for Public Hearing be set.
2. Council approve Development Variance Permit No. 7904-0038-00 (Appendix VIII) varying the following to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback of the RF-12 Zone from 6.0 metres (19.7 ft.) to 3.5 metres (11.5 ft.) for the principal building, from 6.0 metres (19.7 ft.) to 5.5 metres (18.0 ft.) for a garage or carport and from 6.0 metres (19.7 ft.) to 1.5 metres (4.9 ft.) for a porch or veranda.
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) submission of a finalized landscaping plan and landscaping cost estimate for the 10.0 metre (33 ft.) landscape buffer abutting the industrial properties to the north, to the specifications and satisfaction of the City Landscape Architect;
  - (e) registration of a Section 219 Restrictive Covenant for "no build" on a portion of Lot 26 until future consolidation with the adjacent property (Lot 20 of proposed subdivision at 6218 - 148 Street);
  - (f) registration of a Section 219 "no build" Restrictive Covenant over Lots 1 to 10 to ensure that no future buildings, structures or improvements will be erected within the 10 metre (33 ft.) buffer abutting the industrial properties to the north, to ensure adequate installation and maintenance of landscaping in this buffer area, to advise future owners of the lots of neighbouring industrial uses and

to restrict rear yard setbacks to a minimum of 5 metres (16.4 ft.) to be measured from the edge of the no-build covenant area;

- (g) the applicant to address the shortfall in tree replacement;
- (h) input from Senior Government Environmental Agencies; and
- (i) the applicant to address Parks requirements to reinstate planting in park areas affected by servicing corridors.

RES.R07-2625

Carried

It was

Moved by Councillor Higginbotham  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2007, No. 16472" pass its first reading.

RES.R07-2626

Carried

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

It was

Moved by Councillor Higginbotham  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2007, No. 16472" pass its second reading.

RES.R07-2627

Carried

It was then

Moved by Councillor Higginbotham  
 Seconded by Councillor Gill  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16472" be held at the  
 City Hall on October 15, 2007, at 7:00 p.m.

RES.R07-2628

Carried

### SOUTH SURREY

#### 13. 7906-0498-00

14079 - 32 Avenue

Clarence Arychuk, Hunter Laird Engineering Ltd./Balbiro and  
 Sukhdev Kajla

**Rezoning from RA to RH and CD**

*in order to allow subdivision into 3 half-acre family lots.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 14079 - 32 Avenue.

- **Rezoning** from RA to RH and CD

in order to allow subdivision into 3 half-acre family lots.

The 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. a By-law be introduced to rezone the portion of the subject property shown as Block A on Appendix IX from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Half-Acre Residential Zone (RH)" (By-law No. 12000).
2. a By-law be introduced to rezone the portion of the subject property shown as Block B on Appendix IX from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000).
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
  - (d) ensure that the applicant adequately address open space requirements to the satisfaction of the General Manager, Planning and Development.
4. Council pass a resolution to amend the Central Semiahmoo Peninsula Local Area Plan to redesignate the land from One Acre and Half Acre Gross Density to Half Acre and Half Acre Gross Density when the project is considered for final adoption.

RES.R07-2629

Carried

It was Moved by Councillor Higginbotham  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16473" pass its first reading.

RES.R07-2630

Carried

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

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2007, No. 16473" pass its second reading.  
 RES.R07-2631 Carried

It was then Moved by Councillor Higginbotham  
 Seconded by Councillor Steele  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16473" be held at the  
 City Hall on October 15, 2007, at 7:00 p.m.  
 RES.R07-2632 Carried

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2007, No. 16474" pass its first reading.  
 RES.R07-2633 Carried

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

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2007, No. 16474" pass its second reading.  
 RES.R07-2634 Carried

It was then Moved by Councillor Higginbotham  
 Seconded by Councillor Steele  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16474" be held at the  
 City Hall on October 15, 2007, at 7:00 p.m.  
 RES.R07-2635 Carried

**14. 7907-0212-00**  
**2970 King George Highway**  
**Carson Nofle/The Watermark at Southpointe Holdings Inc.**  
 Development Variance Permit  
*for a four (4) storey mixed-use building.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 2970 King George Highway.

- **Development Variance Permit**

to vary maximum height requirement for a four (4) storey mixed-use building.

The 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 Villeneuve  
That:

1. Council approve Development Variance Permit No. 7907-0212-00, (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to vary the maximum building height of the CD Zone (By-law No. 16246) allowed from 16 metres (52.5 ft.) to 18.3 metres (60 ft.).

RES.R07-2636

Carried

### SURREY CITY CENTRE/WHALLEY

15. **7906-0355-00**  
**9077 - 132 Street**  
**Eleanor Enns, City of Surrey (Realty Services)/City of Surrey**  
Development Variance Permit  
*in order to subdivide off a portion of a City-owned lot to create a single family residential lot.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 9077 - 132 Street.

- **Development Variance Permit**

in order to subdivide off a portion of a City-owned lot to create a single family residential lot.

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

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

1. Council approve Development Variance Permit No. 7906-0355-00, (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot depth requirement of the RF Zone on proposed Lot 1 from 28 metres (92 ft.) to 21.5 metres (70 ft.); and

- RES.R07-2637
- (b) to reduce the minimum rear yard setback of the RF Zone on proposed Lot 1 from 7.5 metres (25 ft.) to 4.50 metres (15 ft.).  
Carried

16. **7904-0095-00**  
**12052 - 101A Avenue and 12065 - 101 Avenue**  
**Roger Jawanda, CitiWest Consulting Ltd./Jaskinder Kaur Kang**  
**Tarvinder Rattan and Gurjit Rattan**  
Development Variance Permit  
*in order to allow subdivision into four (4) single family lots and the retention of one (1) existing single family dwelling.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on properties located at 12052 - 101A Avenue and 12065 - 101 Avenue.

- **Development Variance Permit** to reduce lot depths and a front yard setback in order to allow subdivision into four (4) single family lots and the retention of one (1) existing single family dwelling.

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

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

1. Council approve Development Variance Permit No. 7904-0095-00, (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot depth of the RF Zone from 28.0 metres (92 ft.) to 25.0 metres (82 ft.) for proposed Lots 1, 2, 3 and 4; and
  - (b) to reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 4.3 metres (14 ft.) for the existing single family dwelling on proposed Lot 3.

RES.R07-2638 Carried

17. **7906-0225-00**  
**13698, 13748 and 13770 - 100 Avenue**  
**Patrick Cotter, Patrick Cotter Architect/Quibble Creek Developments Inc.**  
Development Permit/Development Variance Permit  
*in order to permit the development of two high-rise apartment buildings and low-rise podium.*

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on properties located at 13698, 13748 and 13770 - 100 Avenue.

- **Development Permit**
- **Development Variance Permit**

in order to permit the development of two high-rise apartment buildings and low-rise podium.

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

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

1. Council approve the applicant's request to reduce the amount of required indoor amenity space from 1,260 square metres (13,560 sq. ft.) to 733 square metres (7,900 sq. ft.).
2. Council authorize staff to draft Development Permit No. 7906-0225-00 in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7906-0225-00, (Appendix V) varying the following sections of Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1997, No. 13301, to proceed to Public Notification:
  - (a) to reduce the minimum northern (100 Avenue) setback from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for the face of the building, to 3.6 metres (12 ft.) for balcony and canopy projections, to 1.8 metres (6 ft.) for roof projections, and to 4.0 metres (13 ft.) for patios more than 600 mm (2 ft.) above grade; and
  - (b) to reduce the minimum southern setback from 7.5 metres (25 ft.) to 4.0 metres (13 ft.) for the face of the building and 3.0 metres (10 ft.) for balcony projections.
4. 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 cost estimate to the specifications and satisfaction of the City Landscape Architect;
- (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (f) the applicant adequately address the impact of reduced indoor amenity space;
- (g) the applicant convey the stream setback protection area to the City as a fee simple lot; and
- (h) registration of a joint access easement over the driveway on the east side of the site to ensure that the proposed driveway provide joint access to the subject site and the adjacent site to the east.

RES.R07-2639

Carried**COMMERCIAL/INDUSTRIAL/AGRICULTURAL****NEWTON****18. 7907-0290-00****7218 King George Highway****Harp Hoonjan/7218 KG Financial Inc.**

Liquor Primary License Relocation

*in order to permit relocation of a neighbourhood pub with the capacity of 80 persons.*

The General Manager of Planning & Development submitted a report concerning an application for a Liquor Primary License Relocation on property located at 7218 King George Highway.

**• Liquor Primary License Relocation**

in order to permit relocation of a neighbourhood pub with a capacity of 80 persons.

The 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 authorize staff to provide written confirmation to the General Manager of the Liquor Control and Licensing Branch that Surrey has no objections to the proposed relocation of the Liquor Primary Liquor License subject to the following:
  - (a) termination of Liquor Primary License No. 013381;
  - (b) revision of operating hours to comply with Council policy; and
  - (c) registration of a Section 219 Restrictive Covenant to prohibit operation of a liquor primary establishment under License #005559 at 7300 King George Highway.

RES.R07-2640

Carried with Councillor Hunt opposed.

**C. CORPORATE REPORTS**

**D. ITEMS TABLED BY COUNCIL**

**E. DELEGATIONS**

**F. CORRESPONDENCE**

**G. NOTICE OF MOTION**

**H. BY-LAWS**

## FINAL ADOPTIONS

1. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 181 Amendment By-law, 2007, No. 16368"

7906-0161-00 - 0763319 B.C. Ltd., Directors: Laurence Rabie, William Samra and Brian Kirkwood, c/o H.Y. Engineering Ltd. (Richard Brooks)

To authorize the redesignation of the property located at 17366 - 104 Avenue from Suburban (SUB) to Urban (URB).

Approved by Council: April 2, 2007

This by-law is proceeding in conjunction with By-law 16369.

It was  
Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 181 Amendment By-law, 2007, No. 16368" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-2641

Carried with Councillor Bose opposed.

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16369"

7906-0161-00 - 0763319 B.C. Ltd., Directors: Laurence Rabie, William Samra and Brian Kirkwood, c/o H.Y. Engineering Ltd. (Richard Brooks)

RA to RF (BL 12000) - 17366 - 104 Avenue - to allow subdivision into approximately 5 single family residential lots.

Approved by Council: April 2, 2007

This by-law is proceeding in conjunction with By-law 16368.

- \* Planning & Development advise that (see memorandum dated September 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.
- \* In addition, Planning & Development advise that it is now in order for Council to pass a resolution amending the North Slope Study to redesignate the land from "Cluster Housing" to "Urban Residential".

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That Council amend the North Slope Study  
to redesignate the land from "Cluster Housing" to "Urban Residential".  
RES.R07-2642 Carried with Councillor Bose opposed.

It was Moved by Councillor Hunt  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16369" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.  
RES.R07-2643 Carried with Councillor Bose opposed.

3. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 177 Amendment  
By-law, 2007, No. 16321"

7906-0342-00 - Solterra Development (Sunset Court) Corp.,  
c/o Solterra (Sunset) Limited Partnership

To authorize the redesignation of a portion of the property located at  
6520 - 194 Street from Urban (URB) to Multiple Residential (RM).

Approved by Council: February 26, 2007

This by-law is proceeding in conjunction with By-law 16322.

It was Moved by Councillor Hunt  
Seconded by Councillor Gill  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 177 Amendment By-law, 2007, No. 16321" be  
finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate  
Seal.  
RES.R07-2644 Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16322"

7906-0342-00 - Solterra Development (Sunset Court) Corp.  
c/o Solterra (Sunset) Limited Partnership

RA to CD (BL 12000) - Portion of 6520 - 194 Street - to permit the  
development of 124 multiple family residential units in East Clayton  
consisting of a 60-unit apartment building, 26 townhouse units and  
38 carriage homes.

Approved by Council: February 26, 2007

This by-law is proceeding in conjunction with By-law 16321.

**Note:** A Development Permit (7906-0342-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(a).

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16322" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-2645

Carried

**I. CLERK'S REPORT**

**1. Formal Approval of Development Permits**

- (a) **Development Permit No. 7906-0342-00**  
**Craig Marcyniuk, c/o Solterra Development/Solterra Development**  
**(Sunset Court) Corporation**  
Portion of 6520 - 194 Street

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

"That Development Permit No. 7906-0342-00 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. 16322 under Item H.4.

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That Development Permit  
No. 7906-0342-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R07-2646

Carried

- (b) **Development Permit No. 7907-0122-00**  
**Arnold Sibler, Arten Investments**  
**Scott Road Centre Inc., Inc. No. 796414**  
 8140 - 120 Street

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

"That Development Permit No. 7907-0122-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That Development Permit  
 No. 7907-0122-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R07-2647

Carried

**J. OTHER BUSINESS**

**K. ADJOURNMENT**

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

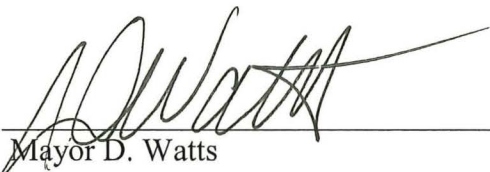
RES.R07-2648

Carried

The Regular Council- Land Use meeting adjourned at 5:58 p.m.

Certified Correct:

  
 \_\_\_\_\_  
 M. Jones, City Clerk

  
 \_\_\_\_\_  
 Mayor D. Watts