



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C
MONDAY, MARCH 10, 2008
Time: 5:25pm

Present:

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

Absent:

Councillor Gill

Councillors Entering Meeting as Indicated:

Staff Present:

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

A. ADOPTION OF MINUTES

B. LAND USE APPLICATIONS

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

CLOVERDALE/CLAYTON

1. **7908-0035-00**
17710 - 56A Avenue
John Wall, Superkul Architect/City of Surrey
Development Permit/Development Variance Permit
in order to permit one (1) free-standing sign.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 17710 - 56A Avenue.

PROPOSAL

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

in order to permit one (1) 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 Martin
Seconded by Councillor Steele
That

1. Council authorize staff to draft Development Permit No. 7908-0035-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7908-0035-00, (Appendix IV) varying the Sign By-law to proceed to Public Notification:
 - (a) to allow an increase in the maximum height of a free-standing sign from 4.5 metres (15 ft.) to 7.5 metres (25 ft.); and
 - (b) to allow the sign permit for the proposed electronic message board sign to stay valid beyond three years.
3. Council instruct staff to resolve the following prior to final approval:
 - (a) approval of Development Variance Permit No. 7908-0035-00.

RES.R08-476

Carried

FLEETWOOD/GUILDFORD

2. **7906-0046-00**
14780 - 108 Avenue
Laura Jones, Pacific-Land Resource Group Inc./Shell Canada Limited, Inc.
No. 48164A
Rezoning from CG-2 to CD (based on CG-2)/Development Permit
in order to permit the redevelopment of a gas station and convenience store.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on property located at 14780 - 108 Avenue.

PROPOSAL

- **Rezoning** from CG-2 to CD (based on CG-2)
- **Development Permit**

in order to permit the redevelopment of a gas station and convenience store.

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 Martin
Seconded by Councillor Hepner
That:

1. a By-law be introduced to rezone the subject site from "Combined Service Gasoline Station Zone (CG-2)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7906-0046-00 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) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
 - (d) approval of the Ministry of Environment.

RES.R08-477

Carried

It was Moved by Councillor Martin
Seconded by Councillor Steele
That Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2008, No. 16587 pass its first reading.

RES.R08-478

Carried

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

It was Moved by Councillor Martin
Seconded by Councillor Steele
That Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2008, No. 16587 pass its second reading.

RES.R08-479

Carried

It was then Moved by Councillor Martin
 Seconded by Councillor Steele
 That the Public Hearing on Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16587 be held at the
 City Hall on Monday, March 31, 2008, at 7:00 p.m.
 RES.R08-480 Carried

NEWTON

3. **7907-0189-00**
8395 King George Highway
Samuel Chan, Ionic Architecture Inc./Chrison Holdings Ltd.
 Development Permit/Development Variance Permit
in order to permit the development of a commercial building and relax building setbacks.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 8395 King George Highway.

PROPOSAL

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

in order to permit the development of a commercial building and relax building setbacks.

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 Martin
 Seconded by Councillor Steele
 That:

1. Council authorize staff to draft Development Permit No. 7907-0189-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7907-0189-00, (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum northerly (84 Avenue) side yard on a flanking street setback of the CHI Zone from 7.5 metres (25 ft.) to 2.4 metres (8 ft.); and
 - (b) to reduce the minimum easterly (King George Highway) front yard setback of the CHI Zone from 7.5 metres (25 ft.) to 3.9 metres (12 ft.).

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

RES.R08-481

Carried

4. **7906-0492-00**
15136 Highway No. 10 (56 Avenue) and
5455 - 152 Street
Murray Leiding, Benchmark Properties Ltd./Benchmark Estate Ltd., Inc.
No. 451886 Cambridge Business Centres Inc., Inc. No. 115798
 Rezoning from RH and IB to CD/Development Permit
in order to permit the development of a 1-storey business park building and a 3-storey office building.

The General Manager of Planning & Development submitted a report concerning an application for rezoning and a Development Permit application on properties located at 15136 Highway No. 10 (56 Avenue) and 5455 - 152 Street.

PROPOSAL

- **Rezoning** from RH and IB to CD
- **Development Permit**

in order to permit the development of a 1-storey business park building and a 3-storey office 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 Martin
 Seconded by Councillor Steele
 That:

1. a By-law be introduced to rezone the subject site from "Half-Acre Residential Zone (RH)" (By-law No. 12000) and "Business Park Zone (IB)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7906-0492-00 in accordance with the attached drawings (Appendix II).

3. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout (lot consolidation) to the satisfaction of the Approving Officer;
 - (c) final approval from the Ministry of Transportation;
 - (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 reciprocal access agreement with the Shell Canada site to provide an alternative access for future redevelopment of the commercial site at the corner; and
 - (f) registration of a reciprocal access agreement and construction of a shared access to Highway No. 10 with the property to the west, 15118 Highway No. 10.

RES.R08-482

Carried

It was

Moved by Councillor Martin
 Seconded by Councillor Steele
 That Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2008, No.16598 pass its first reading.

RES.R08-483

Carried

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

It was

Moved by Councillor Martin
 Seconded by Councillor Steele
 That Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2008, No.16598 pass its second reading.

RES.R08-484

Carried

It was then

Moved by Councillor Martin
 Seconded by Councillor Steele
 That the Public Hearing on Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2008, No.16598 be held at the
 City Hall on March 31, 2008, at 7:00 p.m.

RES.R08-485

Carried

SOUTH SURREY**5. 7907-0354-00****2355 - 160 Street****Brent Savard, Surrey South Shopping Centres Ltd. /****Surrey South Shopping Centres Limited, Inc. No. A-63002**

Development Permit

in order to permit the development of a commercial retail building and update the signage component of the Grandview Corners Shopping District design guidelines.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 2355 - 160 Street.

PROPOSAL**• Development Permit**

in order to permit the development of a commercial retail building and update the signage component of the Grandview Corners Shopping District design guidelines.

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 Martin

Seconded by Councillor Steele

That:

1. Council approve the attached Development Permit No. 7907-0354-00 (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.
2. Council approve an amendment to the Signage component of the Grandview Corners Shopping District Design Guidelines by replacing pages 58 to 61 of the Guidelines with the revised pages attached in Appendix VII.

RES.R08-486

Carried with Councillors Bose, and Villeneuve against.

SURREY CITY CENTRE/WHALLEY

6. **7908-0007-00**
10153 King George Highway
Trevor Sholdice, TDL Gray Ltd. /CC Retail Holdings Ltd., Inc. No. 0797127
 Development Permit
in order to allow one (1) fascia sign for a tenant at Central City Mall.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 10153 King George Highway.

PROPOSAL

- **Development Permit**

in order to allow one (1) fascia sign for a tenant at Central City Mall.

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 Martin
 Seconded by Councillor Steele
 That Council approve the attached

Development Permit No. 7908-0007-00 (Appendix III), authorize the Mayor and Clerk to sign the Development Permit, and authorize the transfer of the Permit to the heirs, administrators, executors, successors and assigns of the title of the land within the terms of the Permit.

RES.R08-487

Carried

7. **7907-0254-00**
10595 King George Highway
Peter Dandyk/Common Exchange Ltd.
 Rezoning from C-8 to CD (based on C-8)/Development Permit/
 Development Variance Permit
in order to permit the development of a two-storey commercial building to accommodate the relocation of a pawnshop.

The General Manager of Planning & Development submitted a report concerning applications for rezoning, a Development Permit and a Development Variance Permit on property located at 10595 King George Highway.

PROPOSAL

- **Rezoning** from C-8 to CD (based on C-8)
- **Development Permit**
- **Development Variance Permit**

in order to permit the development of a two-storey commercial building to accommodate the relocation of a pawnshop.

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 Higginbotham
That:

1. a By-law be introduced to rezone the subject site from "Community Commercial Zone (C-8)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7907-0254-00 in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7907-0254-00, (Appendix V) varying the following, to proceed to Public Notification:
 - (a) Section 4(1) Definitions of Surrey Sign By-law, 1999, No. 13656, as amended, is varied to permit fascia signage on a non-building face.
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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) the applicant entering into a lease agreement with the City to address the encroachment of architectural elements and landscaping into the adjoining City road allowances; and
 - (e) the applicant providing adequate assurance to the City that Common Exchange will lease its current location for a six-month period for a non-pawnshop use, after it vacates the premises, to ensure that another pawnshop does not occupy the space.

RES.R08-488

Carried

in order to allow subdivision into 5 semi-detached residential buildings on 10 small single family lots and one remainder parcel.

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 Martin
That:

1. a By-law be introduced to amend the OCP by redesignating a portion of the subject site (Block A and B on Survey Plan) 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 portions of the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Semi-Detached Residential Zone (RF-SD)" (By-law No. 12000) for Block A to the "Single Family Residential (9) Coach House Zone (RF-9C)" (By-law No. 12000) for Block B as shown on the attached Survey Plan (Appendix I) and a date be set for Public Hearing.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) 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 the proposed remainder RA lot until such time as conditions permit development of the site; and
 - (e) finalization of the agreement for the acquisition by the City and dedication of the proposed open space (proposed Lots 11 and 12) for park purposes.

5. Council pass a resolution to amend the East Clayton NCP - North Extension to redesignate a portion of the subject site from Special Residential (10 - 15 upa) and Medium-High Density (15 - 25 upa) to Medium Density (10 - 15 upa) when the project is considered for final adoption (Appendix VII).

RES.R08-492

Carried

It was

Moved by Councillor Higginbotham
 Seconded by Councillor Martin
 That Surrey Official Community Plan

By-law, 1996, No. 12900, No. 207 Amendment By-law 2008, No. 16600 pass its first reading.

RES.R08-493

Carried

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

It was

Moved by Councillor Higginbotham
 Seconded by Councillor Martin
 That Surrey Official Community Plan

By-law, 1996, No. 12900, No. 207 Amendment By-law 2008, No. 16600 pass its second reading.

RES.R08-494

Carried

It was then

Moved by Councillor Higginbotham
 Seconded by Councillor Martin
 That the Public Hearing on Surrey Official

Community Plan By-law, 1996, No. 12900, No. 207 Amendment By-law 2008, No. 16600 be held at the City Hall on March 31, 2008, at 7:00 p.m.

RES.R08-495

Carried

It was

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

No. 12000, Amendment By-law, 2008, No. 16601 pass its first reading.

RES.R08-496

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, 2008, No. 16601 pass its second reading.

RES.R08-497

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, 2008, No. 16601 be held at the City Hall on March 31, 2008, at 7:00 p.m.

RES.R08-498

Carried

FLEETWOOD/GUILDFORD

9. 7907-0281-00

8676 - 158 Street, 15809, 15825 and 15837 Fraser Highway

Carson Nofle/CSM-LINK III Developments Ltd., Inc. No. BC0751902/

CSM-LINK IV Developments Ltd., Inc. No. 0751906/

Guravtar Singh Sandhu

Rezoning from CD (By-law No. 16131) and RF to RM-30

Development Permit/Development Variance Permit

to allow the construction of approximately 79 townhouse units in the Fleetwood Town Centre.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit, a Development Variance Permit and a rezoning application on properties located at 8676 - 158 Street, 15809, 15825 and 15837 Fraser Highway.

PROPOSAL

- **Rezoning** from CD (By-law No. 16131) and RF to RM-30
- **Development Permit**
- **Development Variance Permit**

to allow the construction of approximately 79 townhouse units in the Fleetwood Town 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 Hunt

Seconded by Councillor Steele

That:

1. Council rescind the resolution giving final approval to Development Permit No. 7905-0255-00.
2. a By-law be introduced to rezone the subject site from "Comprehensive Development Zone (CD)" (Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16131) and "Single Family Residential Zone (RF)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.

3. Council approve the applicant's request to eliminate indoor amenity space.
4. Council authorize staff to draft Development Permit No. 7907-0281-00 in accordance with the attached drawings (Appendix II).
5. Council approve Development Variance Permit No. 7907-0281-00, (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to vary the minimum north front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.0 metres (13 ft.) to the building face and 3.0 metres (10 ft.) to the column;
 - (b) to vary the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (19.7 ft.) to the building face and 5.25 metres (17 ft.) to the column; and
 - (c) to vary the minimum west flanking street side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.0 metres (13.0 ft.) to the building face and 3.0 metres (10 ft.) to the column.
6. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (g) the applicant adequately address the impact of no indoor amenity space.

RES.R08-499

Carried with Councillor Hepner against

It was Moved by Councillor Hunt
 Seconded by Councillor Martin
 That Council rescind Resolution R07-1542
 of the May 28, 2007 Regular Council - Land Use Meeting approving
 Development Permit No. 7905-0255-00.
 RES.R08-500 Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Martin
 That Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2008, No. 16602 pass its first reading.
 RES.R08-501 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, 2008, No. 16602 pass its second reading.
 RES.R08-502 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, 2008, No. 16602 be held at the
 City Hall on March 31, 2008, at 7:00 p.m.
 RES.R08-503 Carried

- 10. 7907-0225-00**
10238 - 168 Street
David Ho/Pacific Pentecostal Education and Communication
Society, Inc. No. S020324
 Development Variance Permit
in order to permit the development of an accessory building with a height of
5.6 metres (18 ft.).

The General Manager of Planning & Development submitted a report concerning
 an application for a Development Variance Permit on property located at
 10268-168 Street.

PROPOSAL

- **Development Variance Permit**

in order to permit the development of an accessory building with a height of
5.6 metres (18 ft.).

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 Martin
That:

1. Council approve Development Variance Permit No. 7907-0225-00, (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to vary the maximum height of an accessory building in the PA-2 Zone from 4 metres (13 ft.) to 5.6 metres (18 ft.).

RES.R08-504

Carried**11. 7907-0095-00****9106 - 162A Street****Kewal Boughan/Kewal and Amar Boughan**

Development Variance Permit

in order to permit the rear yard setback to be reduced from 7.5 m to 4.7 m to allow an existing sundeck.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 9106-162A Street.

PROPOSAL

- **Development Variance Permit**

in order to permit the rear yard setback to be reduced from 7.5 m to 4.7 m to allow an existing sundeck.

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 Martin
Seconded by Councillor Higginbotham
That:

1. Council approve Development Variance Permit No. 7907-0095-00, (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 4.7 metres (15 ft.) for an existing deck.

RES.R08-505

Carried with Councillor Bose against.

12. **7907-0077-00**
11339 Surrey Road
Eric Aderneck, Aplin & Martin Consultants Ltd./S-294 Holdings Ltd.
Rezoning from RA to RF/Development Variance Permit
in order to allow subdivision into seven (7) single family lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning and a Development Variance Permit on property located at 11339 Surrey Road.

PROPOSAL

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

in order to allow subdivision into seven (7) single 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 Steele
Seconded by Councillor Martin
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 Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7907-0077-00 (Appendix VII) varying the following to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of proposed Lot 7 of the RF Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized preliminary lot grading plan to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

- (e) registration of a Section 219 Restrictive Covenant for "no-build" on a portion of proposed Lot 7 within the protection zone of the cluster of existing mature cedars; and
- (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture.

RES.R08-506 Carried

It was Moved by Councillor Steele
Seconded by Councillor Martin
That Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2008, No. 16603 pass its first reading.

RES.R08-507 Carried

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

It was Moved by Councillor Steele
Seconded by Councillor Martin
That Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2008, No. 16603 pass its second reading.

RES.R08-508 Carried

It was then Moved by Councillor Steele
Seconded by Councillor Martin
That the Public Hearing on Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16603 be held at the
City Hall on March 31, 2008, at 7:00 p.m.

RES.R08-509 Carried

NEWTON

- 13. 7905-0331-00**
14126 - 64 Avenue
Anatoly Morgulis/Satnam Singh Aujla
NCP Amendment from Townhouses 15 upa max to Townhouses 25 upa max
Rezoning from RA to CD/Development Permit
in order to permit the development of a 15-unit townhouse project.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit, a rezoning application and an amendment to the Neighbourhood Concept Plan on property located at 14126-64 Avenue.

PROPOSAL

- **NCP Amendment** from Townhouses 15 upa max to Townhouses 25 upa max
- **Rezoning** from RA to CD
- **Development Permit**

in order to permit the development of a 15-unit townhouse project.

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 Martin
Seconded by Councillor Higginbotham
That:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7905-0331-00 in accordance with the attached drawings (Appendix II).
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 a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (d) the applicant adequately address the impact of no indoor amenity space;
 - (e) registration of shared access easements with the property to the west (14090 - 64 Avenue) and the property to the east (14174 - 64 Avenue); and

(f) registration of a 10 metre (33 ft.) wide statutory right-of-way for construction of a walkway for public access along the western edge of the site (Greenway), including a maintenance agreement.

5. Council pass a resolution to amend the South Newton NCP to redesignate the land from Townhouses 15 upa max to Townhouses 25 upa max when the project is considered for final adoption.

RES.R08-510 Carried with Councillor Bose against.

It was Moved by Councillor Martin
Seconded by Councillor Higginbotham
That Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2008, No.16604 pass its first reading.

RES.R08-511 Carried with Councillor Bose against.

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

It was Moved by Councillor Martin
Seconded by Councillor Higginbotham
That Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2008, No.16604 pass its second reading.

RES.R08-512 Carried with Councillor Bose against.

It was then Moved by Councillor Martin
Seconded by Councillor Higginbotham
That the Public Hearing on Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2008, No.16604 be held at the
City Hall on March 31, 2008, at 7:00 p.m.

RES.R08-513 Carried

SOUTH SURREY

14. **7907-0357-00**
14591, 14597, 14611, 14625, 14635, 14645, 14656, 14650, 14640, 14630, and
14620-36B Avenue; 14590, 14598, 14608, 14618, 14622, 14636, 14623, 14631,
14649, 14661, 14662, 14668, 14673, 14676, 14681, 14682, 14688, 14691, and
14696-36A Avenue; 14609, 14619, 14621, 14629, 14633, 14639, 14661, 14669,
14673, 14677, 14681 and 14689 Winter Crescent; 3651, 3657, 3661 and
3669-146 Street
Alex Tsakumis/Epta Properties (Winter Crescent) Holdings Ltd.
Development Variance Permit
*in order to vary the required front, rear yard setbacks and building separation
distance for various single family small lots in an existing bare land strata
subdivision.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on properties located at 14591, 14597, 14611, 14625, 14635, 14645, 14656, 14650, 14640, 14630, and 14620 - 36B Avenue; 14590, 14598, 14608, 14618, 14622, 14636, 14623, 14631, 14649, 14661, 14662, 14668, 14673, 14676, 14681, 14682, 14688, 14691, and 14696 - 36A Avenue; 14609, 14619, 14621, 14629, 14633, 14639, 14661, 14669, 14673, 14677, 14681 and 14689 Winter Crescent; 3651, 3657, 3661 and 3669 - 146 Street.

PROPOSAL

- **Development Variance Permit**

in order to vary the required front, rear yard setbacks and building separation distance for various single family small lots in an existing bare land strata subdivision.

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 Higginbotham
That:

1. Council approve Development Variance Permit No. 7907-0357-00, (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the CD Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) of up to 50% of the width of the rear of the principal building for Lots 1 to 18 and 48 to 51;
 - (b) to reduce the minimum front yard setback of the CD Zone from 3.5 metres (11.5 ft.) to 3.0 metres (10 ft.) for Lots 19 to 24 and Lots 42 to 47; and
 - (c) to reduce the minimum separation between the principal building and the garage of the CD Zone from 6.0 metres (20 ft.) to 5.0 metres (16 ft.) for Lots 27 to 32 and Lots 35 to 40.

RES.R08-514

Carried

15. **7907-0345-00**
15001 to 15052 Semiahmoo Place
Strata Council LMS177/All Owners under Strata Plan LMS177
Restrictive Covenant Amendment
in order to amend the permitted roofing material from cedar shakes to metal roofing.

The General Manager of Planning & Development submitted a report concerning an application to amend the Restrictive Covenant on properties located at 15001 to 15052 Semiahmoo Place.

PROPOSAL

- **Restrictive Covenant Amendment**

in order to amend the permitted roofing material from cedar shakes to metal roofing.

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That Application 7907-0345-00 be referred
to staff and that other roofing materials be considered.

RES.R08-515

Carried

16. **7907-0154-00**
3685 and 3695 - 152 Street
Carson Nottle, Focus Architect Inc./Barber Creek Properties Ltd., Inc. No. 766198
OCP Amendment for a portion of the site from Urban to Multiple Residential/NCP Amendment for a portion of the site from Cluster Housing to Garden Apartment/Rezoning from RA and A-1 to CD and RF/
Development Permit
in order to permit the development of an apartment complex consisting of five, 3-storey buildings containing 159 units.

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan and the Neighbourhood Concept Plan, a rezoning application and a Development Permit application on properties located at 3685 and 3695 - 152 Street.

PROPOSAL

- **OCP Amendment** for a portion of the site from Urban to Multiple Residential
- **NCP Amendment** for a portion of the site from Cluster Housing to Garden Apartment
- **Rezoning** from RA and A-1 to CD and RF
- **Development Permit**

in order to permit the development of an apartment complex consisting of five, 3-storey buildings containing 159 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 Villeneuve
Seconded by Councillor Higginbotham
That:

1. a By-law be introduced to amend the OCP by redesignating the portions of the subject site defined as "Block A" and "Block B" on the survey plan attached in Appendix I from Urban to Multiple Residential and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone the portion of the property at 3695 - 152 Street defined as "Block A" on the survey plan attached in Appendix I from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" and the portion of the property at 3685 - 152 Street defined as "Block B" on the survey plan attached in Appendix I from "General Agriculture Zone (A-1)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
4. a By-law be introduced to rezone the portion of the property at 3695 - 152 Street defined as "Block C" on the survey plan attached in Appendix I from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and the portion of the property at 3685 - 152 Street defined as "Block D" on the survey plan attached in Appendix I from "General Agriculture Zone (A-1)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
5. Council authorize staff to draft Development Permit No. 7907-0154-00 in accordance with the attached drawings (Appendix II).
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) final approval from the Ministry of Transportation;
- (d) input 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) address geotechnical requirements to the satisfaction of the Building and Engineering Departments;
- (g) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
- (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (i) registration of a Section 219 Restrictive Covenant requiring fire sprinklers to NFPA standards and to release and indemnify the City from liability;
- (j) registration of a statutory right-of-way for public access to the proposed perimeter walkway around the site;
- (k) registration of a Section 219 Restrictive Covenant for "no build" over the 10.0 metre (33 ft.) wide riparian setback area; and
- (l) the applicant address the shortage of park facilities in the area to the satisfaction of the Parks, Recreation and Culture Department.

7. Council pass a resolution to amend the Rosemary Heights West NCP to redesignate a portion of the land from "Cluster Housing" to "Garden Apartment" when the project is considered for final adoption (Appendix VII).

RES.R08-516

Carried

It was

Moved by Councillor Steele
 Seconded by Councillor Higginbotham
 That Surrey Official Community Plan

By-law, 1996, No. 12900, No. 208 Amendment By-law 2008, No. 16605 pass its first reading.

RES.R08-517

Carried with Councillor Bose against

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

It was Moved by Councillor Steele
Seconded by Councillor Hunt
That Surrey Official Community Plan
By-law, 1996, No. 12900, No. 208 Amendment By-law 2008, No. 16605 pass its
second reading.

RES.R08-518 Carried with Councillor Bose against

It was then Moved by Councillor Higginbotham
Seconded by Councillor Steele
That the Public Hearing on Surrey Official
Community Plan By-law, 1996, No. 12900, No. 208 Amendment By-law 2008,
No. 16605 be held at the City Hall on March 31, 2008, at 7:00 p.m.

RES.R08-519 Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2008, No. 16606A pass its first reading.

RES.R08-520 Carried with Councillor Bose against

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

It was Moved by Councillor Martin
Seconded by Councillor Steele
That Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2008, No. 16606A pass its second reading.

RES.R08-521 Carried with Councillor Bose against

It was then Moved by Councillor Martin
Seconded by Councillor Steele
That the Public Hearing on Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16606A be held at the
City Hall on March 31, 2008, at 7:00 p.m.

RES.R08-522 Carried

It was Moved by Councillor Martin
Seconded by Councillor Steele
That Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2008, No. 16606B pass its first reading.

RES.R08-523 Carried with Councillor Bose against

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

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 subject site 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.
4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 192 square metres (2,067 sq.ft.) to 70 square metres (753 sq.ft.).
5. Council authorize staff to draft Development Permit No. 7907-0105-00 in accordance with the attached drawings (Appendix II).
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 (lot consolidation) to the satisfaction of the Approving Officer;
 - (c) input from Senior Government Environmental Agencies including the registration of a Section 219 Restrictive Covenant to protect the riparian areas on the subject site;
 - (d) submission of a finalized tree survey, arborist report, landscaping plan and landscaping cost estimate to the satisfaction of the City Landscape Architect;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) the applicant adequately address the impact of reduced indoor amenity space; and
 - (g) the applicant provide an access easement for the adjacent properties (3107, 3087 and 3063 - 160 Street) for joint access to 160 Street.

RES.R08-526

Carried

It was Moved by Councillor Martin
Seconded by Councillor Higginbotham
That Surrey Official Community Plan
By-law, 1996, No. 12900, No. 209 Amendment By-law 2008, No. 16607 pass its
first reading.

RES.R08-527 Carried

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

It was Moved by Councillor Martin
Seconded by Councillor Steele
That Surrey Official Community Plan
By-law, 1996, No. 12900, No. 209 Amendment By-law 2008, No. 16607 pass its
second reading.

RES.R08-528 Carried

It was then Moved by Councillor Martin
Seconded by Councillor Steele
That the Public Hearing on Surrey Official
Community Plan By-law, 1996, No. 12900, No. 209 Amendment By-law 2008,
No. 16607 be held at the City Hall on March 31, 2008, at 7:00 p.m.

RES.R08-529 Carried

It was Moved by Councillor Martin
Seconded by Councillor Hunt
That Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2008, No. 16608 pass its first reading.

RES.R08-530 Carried

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

It was Moved by Councillor Martin
Seconded by Councillor Hunt
That Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2008, No. 16608 pass its second reading.

RES.R08-531 Carried

It was then Moved by Councillor Martin
Seconded by Councillor Hunt
That the Public Hearing on Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16608 be held at the
City Hall on March 31, 2008, at 7:00 p.m.

RES.R08-532 Carried

18. **7905-0120-01**
133 - 171 Street and a Portion of 173 - 171 Street
Pindar Azad, Quadri Properties/Quadri Properties Ltd.,
Inc. No. 0716293 City of Surrey
Rezoning from RA to RM-23/Development Permit
in order to allow development of 17 attached dwelling units in six rowhouse buildings on separate fee simple lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning and a Development Permit application on properties located at 133 - 171 Street and a Portion of 173 - 171 Street.

PROPOSAL

- **Rezoning** from RA to RM-23
- **Development Permit**

in order to allow development of 17 attached dwelling units in six rowhouse buildings on separate fee simple 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 Martin
Seconded by Councillor Hunt
That:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 23 Zone (RM-23)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7905-0120-01 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) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

- (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
- (f) resolution of outstanding design issues to the satisfaction of the City Architect;
- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (h) final endorsement from senior environmental agencies;
- (i) the applicant finalize the purchase of surplus City of Surrey land at 173 and 171 Street; and
- (j) registration of access easements and Section 219 Restrictive Covenants to secure building maintenance, party wall agreements and building requirements.

RES.R08-533 Carried with Councillor Bose against

It was Moved by Councillor Martin
 Seconded by Councillor Hunt
 That Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2008, No. 16609 pass its first reading.

RES.R08-534 Carried with Councillor Bose against

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

It was Moved by Councillor Martin
 Seconded by Councillor Hunt
 That Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2008, No. 16609 pass its second reading.

RES.R08-535 Carried with Councillor Bose against

It was then Moved by Councillor Martin
 Seconded by Councillor Hunt
 That the Public Hearing on Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16609 be held at the
 City Hall on March 31, 2008, at 7:00 p.m.

RES.R08-536 Carried

RESIDENTIAL/INSTITUTIONAL**SOUTH SURREY****19. 7907-0071-00****2567 King George Highway****Robert Isaac Rental, Isaac Renton Architects Inc./Manor Care (White Rock) Inc.,
Inc. No. 0768331***Rezoning from RF to CD (based on RM-45 and RMS-2)/Development Permit
in order to permit the development of a senior's residential housing development
consisting of 78 assisted living units and 146 residential care beds.*

The General Manager of Planning & Development submitted a report concerning
an application for rezoning and a Development Permit application on property
located at 2567 King George Highway.

PROPOSAL

- **Rezoning** from RF to CD (based on RM-45 and RMS-2)
- **Development Permit**

in order to permit the development of a senior's residential housing development
consisting of 78 assisted living units and 146 residential care beds.

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 Application 7907-0071-00 be referred

back to staff to reconsider bringing forward the application without a frontage
road.

RES.R08-537

Carried with Councillor Bose against**C. CORPORATE REPORTS****D. ITEMS TABLED BY COUNCIL****E. DELEGATIONS****F. CORRESPONDENCE**

G. NOTICE OF MOTION**H. BY-LAWS**

TO BE FILED

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16082"

7906-0129-00 - Harjit and Hardip Sangha, c/o H.Y. Engineering Ltd.
(Richard Brooks)

RA to RC (BL 12000) - 15775 - 112 Avenue - to allow subdivision into five clustered suburban residential lots and related open space.

Approved by Council: September 11, 2006

- * Planning & Development advise that (see memorandum dated March 6, 2008 in by-law back-up) By-law No. 16082 should be filed as the property has been sold and the new owner has requested that the file be closed.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 16082 be filed.

RES.R08-538

Carried

FINAL ADOPTIONS

2. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 187 Amendment By-law, 2007, No. 16430"

7906-0500-00 - Benchmark Estate Ltd. and Benchmark Holdings Ltd.,
c/o Benchmark Properties Ltd. (Kees van Rhee)

To authorize the redesignation of the property at 14920 No. 10 Highway (56 Avenue) from "Suburban (SUB)" to "Industrial (IND)".

Approved by Council: July 23, 2007

This by-law is proceeding in conjunction with By-laws 16431 & 16432.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Surrey Official Community Plan
By-law, 1996, No. 12900, No. 187 Amendment By-law, 2007, No. 16430 be
finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate
Seal.

RES.R08-539

Carried

3. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 77
Amendment By-law, 2007, No. 16431"

7906-0500-00 - Benchmark Estate Ltd. and Benchmark Holdings Ltd.,
c/o Benchmark Properties Ltd. (Kees van Rhee)

To amend "Surrey Official Community Plan By-law, 1996, No. 12900" as
amended, in Division A. Schedule B Temporary Use Permit Areas, under the
heading "Temporary Industrial Use Permit Areas" by adding a new heading
"Temporary Industrial Use Permit Area No. 23 - Temporary Parking of Vehicles".
This amendment will allow an additional 73 temporary surface parking stalls on a
portion of the site located at 14844 No. 10 Highway (56 Avenue) for a two year
period.

Approved by Council: July 23, 2007

This by-law is proceeding in conjunction with By-laws 16430 & 16432.

Note: A Temporary Use Permit (7906-0500-00) on the site is to be considered
for Final Approval under Clerk's Report, Item I.2(a).

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Surrey Official Community Plan
By-law, 1996, No. 12900, Text No. 77 Amendment By-law, 2007, No. 16431 be
finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate
Seal.

RES.R08-540

Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16432"

7906-0500-00 - Benchmark Estate Ltd. and Benchmark Holdings Ltd.,
c/o Benchmark Properties Ltd. (Kees van Rhee)

RA to IB (BL 12000) - 14920 No 10 Highway (56 Avenue) - to permit the development of a three-storey 5,122.5 square metre (55,138 sq. ft.) office building.

Approved by Council: July 23, 2007

This by-law is proceeding in conjunction with By-laws 16430 & 16431.

Note: A Development Permit (7906-0500-00) 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. 16432 be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R08-541

Carried

5. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 196 Amendment By-law, 2007, No. 16536"

7907-0123-00 - Caldera Developments Ltd., c/o GBL Architects Groups Inc.
(Julio Gomberoff)

To authorize the redesignation of a portion of the property located at 6758 - 188 Street from Urban (URB) to Multiple Residential (RM).

Approved by Council: December 17, 2007

This by-law is proceeding in conjunction with By-law 16537.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Surrey Official Community Plan
By-law, 1996, No. 12900, No. 196 Amendment By-law, 2007, No. 16536 be
finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate
Seal.

RES.R08-542

Carried

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16537"

7907-0123-00 - Caldera Developments Ltd., c/o GBL Architects Groups Inc.
(Julio Gomberoff)

RA to CD (BL 12000) - 6758 - 188 Street - to permit the development of two, 3 and 4 storey buildings accommodating approximately 153 dwelling units and 1,261 square metres (13,574 sq. ft.) of commercial space in East Clayton.

Approved by Council: December 17, 2007

This by-law is proceeding in conjunction with By-law 16536.

Note: A Development Permit (7907-0123-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(d).

- * Planning & Development advise that (see memorandum dated March 6, 2008 in by-law backup) it is now in order for Council to pass a resolution amending the East Clayton Neighbourhood Concept Plan to redesignate the land from Commercial to Commercial/Residential.

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That Council amend the East Clayton
Neighbourhood Concept Plan to redesignate the land from Commercial to
Commercial/Residential:

RES.R08-543

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2007, No. 16537 be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R08-544

Carried

7. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 172 Amendment By-law, 2007, No. 16310"

7906-0030-00 - Brown Bear Developments Ltd., c/o New East Consulting
Services Ltd. (Mark McMullen)

To authorize the redesignation of a portion of the property located at 5326 - 188 Street from Suburban (SUB) to Urban (URB).

Approved by Council: February 26, 2007

This by-law is proceeding in conjunction with By-law 16311.

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That Surrey Official Community Plan
By-law, 1996, No. 12900, No. 172 Amendment By-law, 2007, No. 16310 be
finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate
Seal.

RES.R08-545

Carried

- 8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16311"

7906-0030-00 - Brown Bear Developments Ltd., c/o New East Consulting
Services Ltd. (Mark McMullen)

A-1 and IL to RF (BL 12000) - Portion of 5326 - 188 Street - to allow
subdivision into approximately 30 single family lots.

Approved by Council: February 26, 2007

This by-law is proceeding in conjunction with By-law 16310.

- * Planning & Development advise that (see memorandum dated March 6, 2008 in
by-law back-up) the building scheme which was originally filed with the City
Clerk is replaced with a revised copy dated March 5, 2008 that has added design
measures for noise mitigation.

The Building Scheme 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 Section 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 Cloverdale Local Area Plan to redesignate the land
from "Suburban Residential Half Acre" to "Urban Residential".

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That Council amend the Cloverdale Local
Area Plan to redesignate the land from "Suburban Residential Half Acre" to
"Urban Residential".

RES.R08-546

Carried with Councillor Bose against

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2007, No. 16311 be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.
RES.R08-547 Carried with Councillor Bose against.

9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007,
No. 16476A"

7907-0070-00 - Salus Adera Projects Ltd.,
c/o Adera Equities Inc. (Steve Forrest)

RA (BL 12000) and RS (BL 5942) to CD (BL 12000) - 6620, 6634,
6644 - 120 Street and Portions of 6650, 6668, and 6682 - 120 Street and
12033 - 66 Avenue - to permit the development of 240 apartment units in
two buildings and 160 townhouse units for By-laws 16476A and 16476B.

Approved by Council: October 15, 2007

This by-law is proceeding in conjunction with By-law 16476B.

Note: A Development Permit (7907-0070-00) on the site is to be considered for
Final Approval under Clerk's Report, Item I.1(f).

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2007, No. 16476A be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.
RES.R08-548 Carried

10. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007,
No. 16476B"

7907-0070-00 - Salus Adera Projects Ltd.,
c/o Adera Equities Inc. (Steve Forrest)

RA (BL 12000) and RS (BL 5942) to RM-30 (BL 12000) - 12069, 12077
and 12089 - 66 Avenue Portions of 6650, 6668, 6682 - 120 Street and
12033 - 66 Avenue - to permit the development of 240 apartment units in
two buildings and 160 townhouse units for By-laws 16476A and 16476B.

Approved by Council: October 15, 2007

This by-law is proceeding in conjunction with By-law 16476A.

Note: A Development Permit (7907-0070-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(f).

- * Planning & Development advise that (see memorandum dated March 6, 2008 in by-law backup) it is now in order for Council to pass a resolution amending the West Newton Local Area Plan to redesignate a portion of the site from "Apartment Tower (approx. 70 upa)" and "Road" to "Apartments and Townhouses (approx. 70 upa)".

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Council amend the West Newton Local Area Plan to redesignate a portion of the site from "Apartment Tower (approx. 70 upa)" and "Road" to "Apartments and Townhouses (approx. 70 upa)".

RES.R08-549

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16476B be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R08-550

Carried

I. CLERK'S REPORT

1. Formal Approval of Development Permits

- (a) **Development Permit No. 7906-0500-00**
Benchmark Estate Ltd., Inc. No. 451886
Benchmark Holdings Ltd., Inc. No. 644763
Kees van Rhee, Benchmark Properties Ltd.
14844, 14876 and 14920 No. 10 Highway (56 Avenue)

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

"That Development Permit No. 7906-0500-00 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 Temporary Industrial Use Permit 7906-0500-00 under Clerk's Report, Item I.2(a).

Note: See By-law No. 16432 under Item H.4.

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

No. 7906-0500-00 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.R08-551

Carried

- (b) **Development Permit No. 7907-0194-00**
Cristall Group Investments, Inc. No. 528142
Gary Fry, Chercover Massie
8050 King George Highway

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

"That Development Permit No. 7907-0194-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

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

No. 7907-0194-00 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.R08-552

Carried

- (c) **Development Permit No. 7907-0261-00**
No. 142 Corporate Ventures Ltd., Inc. No. 546622
Ken Fung, Ennova
18445 - 53A Avenue

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

"That Development Permit No. 7907-0261-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

It was
Moved by Councillor Higginbotham
Seconded by Councillor Steele
That Development Permit
No. 7907-0261-00 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.R08-553

Carried

- (d) **Development Permit No. 7907-0123-00**
Caldera Developments Ltd.
Julio Gomberoff, GBL Architects Group Inc.
6758 - 188 Street

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

"That Development Permit No. 7907-0123-00 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. 16537 under Item H.6.

It was
Moved by Councillor Higginbotham
Seconded by Councillor Steele
That Development Permit
No. 7907-0123-00 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.R08-554

Carried

- (e) **Development Permit No. 7907-0302-00**
PLR Construction Ltd., Marcus Productions Inc.,
Hoffman Properties, Milia Computer Consulting Ltd. and
Rapid Developments Ltd.
Khrahm Engineering
 10411 - 173 Street

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

"That Development Permit No. 7907-0302-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

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

No. 7907-0302-00 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.R08-555

Carried

- (f) **Development Permit No. 7907-0070-00**
Salus Adera Projects Ltd.
Steve Forrest, Adera
 6620, 6634, 6644, 6650, 6668 and 6682 - 120 Street and
 12033, 12069, 12077 and 12089 - 66 Avenue

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

"That Development Permit No. 7907-0070-00 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. 16476A/B under Item H.9/10.

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

No. 7907-0070-00 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.R08-556

Carried

- (g) **Development Permit No. 7907-0295-00**
Cariam Holdings Ltd.
D Forcier Design
 5505 - 192 Street

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

"That Development Permit No. 7907-0295-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

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

No. 7907-0295-00 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.R08-557

Carried

- (h) **Development Permit No. 7906-0225-00**
Patrick Cotter, Patrick Cotter Architect
Young In Development (Sky Towers)
 13698, 13748 and 13770 - 100 Avenue

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

"That Development Permit No. 7906-0225-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

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

No. 7906-0225-00 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.R08-558

Carried

2. Formal Approval of Temporary Use Permits

- (a) **Temporary Industrial Use Permit No. 7906-0500-00**
Benchmark Estate Ltd., Inc. No. 451886
Benchmark Holdings Ltd., Inc. No. 644763
Kees van Rhee, Benchmark Properties Ltd.
 Portion of 14844 - 56 Avenue

To allow 73 temporary surface parking stalls on a portion of the site for a two year period.

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

"That Temporary Industrial Use Permit No. 7906-0500-00 be issued to Benchmark Estate Ltd. and Benchmark Holdings Ltd. to allow 73 temporary surface parking stalls on a portion of the site for a two year period, more particularly described as Lot "B" Except Part in plan BCP23653, Section 3, Township 2, New Westminster District, Plan 19514, and that the Mayor and Clerk be authorized to sign the necessary documents."

It was Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That Temporary Industrial Use Permit
 No. 7906-0500-00 be issued to Benchmark Estate Ltd. and Benchmark Holdings Ltd. to allow 73 temporary surface parking stalls on a portion of the site for a two year period, more particularly described as Lot "B" Except Part in plan BCP23653, Section 3, Township 2, New Westminster District, Plan 19514, and that the Mayor and Clerk be authorized to sign the necessary documents.

RES.R08-559

Carried

Note: See Development Permit 7906-0500-00 under Clerk's Report, Item I.1(a).

Note: See By-law 16432 under Item H.3.

J. OTHER BUSINESS

K. ADJOURNMENT

It was

meeting do now adjourn.
RES.R08-560

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

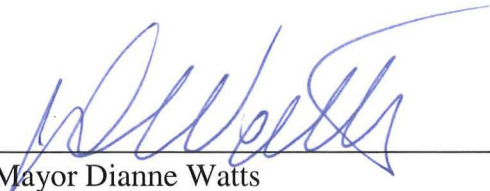
Carried

The Regular Council- Land Use meeting adjourned at 6:08 p.m.

Certified Correct:



Margaret. Jones, City Clerk



Mayor Dianne Watts