Tuesday, September 28, 1993

Council Chambers
14245 - 56 Avenue
Surrey, B.C.
Tuesday, September 28, 1993
Time:   6:09 p.m.

Present:     Mayor Bose, Councillor Robinson, Councillor Watkins, Councillor Higginbotham, Councillor Ralston, Councillor Villeneuve, and Councillor Fomich.

Absent:          Councillor Hunt.

Staff
Present:   General Manager, Planning and Development, Deputy Clerk and W. Hyndman - Administrative Assistant.

A.     MINUTES

B.     CORPORATE REPORTS

1.     Land Use Applications

CENTRAL SURREY PLANNING AREA

NEWTON

1. Manjit Singh Saini

       McElhanney Engineering Services Ltd.
       13412 - 63 Avenue
       From R-F(R) to C-D
       To allow for subdividing the property
       into 5 compact housing lots.
       Rezoning
       5692-0544-00

       The General Manager of Planning & Development submitted a report concerning an application for rezoning from R-F(R) to C-D property located at 13412 - 63 Avenue.

       The applicant is proposing to rezone a 0.35-hectare (0.86-acre) property to allow for a subdivision of five compact housing lots.
The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.

Mr. Gerald Schlesinger was present to respond to questions from Council. He confirmed that design of the project will be in accordance with the new compact housing zone.

It was Moved by Councillor Watkins
Seconded by Councillor Fomich

That Council:

1. Introduce a By-law to redesignate the property from "Restricted Single Family Residential Zone (R-F(R))" to "Comprehensive Development Zone (CD)" to reflect zoning under the new By-law 12000 (Appendix III), and set a date for Public Hearing.

2. Instruct staff to resolve the following issues prior to final adoption:
   (a) ensure access, utilities and services are provided to the satisfaction of the General Manager of Engineering.
   (b) submission of a subdivision layout to the satisfaction of the Approving Officer.
   (c) approval from the Ministry of Transportation and Highways.
   (d) submission of an acceptable tree survey and a statement regarding tree preservation.

RES.93-4241 Carried

2. Westpen Properties Group
   I.B.I. Group
   7350 - 120 Street
   To allow construction of a home improvement store and to amend the Official Community Plan to allow a Temporary Use Permit for soil screening on Town Centre designated lands.
   Development Permit
   Temporary Use Permit
   6793-0127-00
   6893-0127-00

The General Manager of Planning & Development submitted a report concerning an application
for a Development Permit and Temporary Use Permit for property at 7350 - 120 Street, to allow construction of a home improvement store and to amend the Official Community Plan to allow a Temporary Use Permit for soil screening on Town Centre designated lands.

This application was tabled by Council on September 14, 1993, and referred to staff to work with the applicant to address the issues and concerns raised by Council.

The General Manager of Planning & Development was recommending that Council refer this application back to the applicant for further revision to adequately address Council's concerns.

It was Moved by Councillor Ralston

Seconded by Councillor Watkins

That consideration of Application 6793-0127-00 and Application 6893-0127-00 be deferred until October 12, 1993.

RES.93-4242 Carried

FLEETWOOD

3. Mr. and Mrs. J.R. Cordero

17015 Fraser Highway

Golf Course Zone (CPG)

To relax the fire flow requirements of the Subdivision By-law (Golf Driving Range).

Development Variance Permit 6988-0372-00

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 17015 Fraser Highway.

The applicant is requesting a Development Variance Permit to relax Schedule "A" of the Subdivision By-law No. 8830, servicing requirements, which requires provision of 90 L/S for fire flow standards and allow the applicant to utilize the existing GVRD water connections to provide a private sprinkler fire protection system to a Golf Driving Range.

The General Manager was recommending that the application be approved to proceed to Public Notification.

It was Moved by Councillor Villeneuve

Seconded by Councillor Fomich

That Council:

1. Approve Development Variance Permit 6988-0372-00 to proceed to Public Notification.
2. Instruct staff to resolve the following issues prior to issuance of the Development Variance Permit.

   (a) ensure access, utilities and services are provided to the satisfaction of the Interim General Manager of Engineering;

   (b) approval from the Fire Chief;

   (c) registration of a Restrictive Covenant.

RES.93-4243 Carried

4. Angus Properties Ltd
   Aplin & Martin Consultants Ltd.
   17126 & 17278 Fraser Highway
   From A-3 to CPG (Golf Course Zone) to
   legalize an existing 9-hole golf course.

Rezoning
   5691-0271-00

The General Manager of Planning & Development submitted a report concerning an application for rezoning property located at 17126 and 17278 Fraser Highway.

The applicant is proposing to rezone a 10.26-hectare (25.35-acre) property to legalize an existing nine hole golf course.

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 Fomich

That Council:

1. Introduce a By-law to rezone the property from "Agricultural Zone Three (A-3)" to "Golf Course Zone (CPG)" to reflect zoning under the new By-law 12000, give first and second reading, and set a date for Public Hearing.

2. Approve Development Variance Permit 6991-0271-00 (Appendix IV) to proceed to Public Notification.

3. Instruct staff to resolve the following before final adoption of the Rezoning By-law:

   (a) ensure access, utilities and services are provided to the satisfaction of the General Manager of Engineering;
(b) approval from the Ministry of Environment;

(c) approval from the Ministry of Transportation and Highways;

(d) approval from Boundary Health Unit;

(e) ensure the removal of the existing house and shed;

(f) ensure the installation of a safety buffer between the golf course and Fraser Highway, and between the golf course and the adjoining RS zoned properties;

(g) ensure the registration of a Restrictive Covenant to prohibit construction of a clubhouse on the subject site;

(h) ensure at least 50% of the operating hours be open to the public and that Surrey residents be provided priority bookings.

RES.93-4244 Carried

Mayor Bose took this opportunity to introduce Mr. Richard Zerr, who recently joined staff in the Planning & Development Department.

5. Anneliese Arronge & Frederick & Betty Hein

Pan West Financial Inc.

16855 & 16885 Fraser Highway

From RS to C-D to permit development of

40 bungalows in duplex configuration and

a clubhouse.

Rezoning

Development Permit

5693-0030-00

6793-0030-00

The General Manager of Planning & Development submitted a report concerning an application for rezoning from RS to C-D property located at 16855 and 16885 Fraser Highway.

The applicant is proposing to rezone a 1.78-hectare (4.41-acre) property to allow for the development of 40 bungalows in a duplex configuration and a clubhouse.

The General Manager of Planning & Development was recommending that the application be approved, subject to the conditions outlined in the report.
Mr. Rossitch, Architect, was present to respond to questions from Council. He advised that in order to alleviate noise from traffic on Fraser Highway, particular care has been taken in the configuration of units within the complex. Mr. Rossitch added that many of the units within the development, particularly those along the North and East boundaries, take advantage of existing viewscapes. He confirmed that the target market will be those aged 55+.

It was Moved by Councillor Watkins

Seconded by Councillor Fomich

That Council:

1. Introduce a By-law to rezone the property from "Suburban Residential Zone (RS)" to "Comprehensive Development Zone (C-D)" and set a date for Public Hearing. (Appendix I).

2. Introduce a By-law to declare the property as Mandatory Development Permit Area L11 and set a date for Public Hearing. (Appendix II)

3. Authorize staff to draft Development Permit 6793-0030-00 in accordance with the attached drawings (Appendix III).

4. Instruct staff to resolve the following issue (s) prior to final adoption:

   (a) ensure access, utilities and services are provided to the satisfaction of the General Manager of Engineering;

   (b) submission of a subdivision layout to the satisfaction of the Approving Officer;

   (c) input from the Ministry of Transportation and Highways;

   (d) submission of an acceptable tree survey and a statement regarding tree preservation.

RES.93-4245 Carried with Councillor Robinson and Mayor Bose against.

6. Viola S. Roux & Elizabeth M. Smith

   Myles Ballendine
   c/o Remax Performance Realty
   7859 - 155 Street
   From A-1 to RF (Single Family Residential)
   To permit subdivision into approximately 11 Restricted Single Family lots.
   Rezoning
   5693-0271-00
The General Manager of Planning & Development submitted a report concerning an application for rezoning from A-1 to RF property located at 7859 - 155 Street.

The applicant is proposing to rezone a 1.04-hectare (2.56-acre) property to allow for subdivision into approximately 11 Single Family residential lots.

The General Manager of Planning & Development was recommending that Council:

1. Introduce a By-law to rezone the property from "Agricultural Zone One (A-1)" to "Family Residential Zone (R-F)" and set a date for Public Hearing.

2. Instruct staff to resolve the following issues prior to final adoption:
   
   (a) ensure access, utilities and services are provided to the satisfaction of the General Manager of Engineering;

   (b) submission of a subdivision layout to the satisfaction of the Approving Officer;

   (c) approval from B.C. Gas;

   (d) submission of an acceptable tree survey and a statement regarding tree preservation.

A motion by Councillor Watkins to approve the rezoning application, in accordance with the recommendation from the General Manager of Planning and Development, received NO SECONDER.

No action was taken with respect to Application 5693-0271-00.

NORTH SURREY PLANNING AREA

CITY CENTRE

7. City of Surrey

   13350 - 108 Avenue

   To postpone requirements for Works and Services.

   Development Variance Permit

   6990-0359-00

   The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 13350 - 108 Avenue.

   The City of Surrey is proposing to postpone the Works & Services normally required for the rezoning of the lot until such time as the lot is actually developed.
The General Manager of Planning & Development was recommending that the application be approved to proceed to Public Notification.

It was Moved by Councillor Robinson

Seconded by Councillor Fomich

That Council:

1. Approve Development Variance Permit 6990-0359-00 (Appendix III) to proceed to Public Notification.

2. Instruct staff to resolve the following issue prior to issuance of the Development Variance Permit:

   (a) the registration of a Restrictive Covenant indicating that Works and Services must be done prior to the issuance of the Building Permit.

RES.93-4246 Carried

8. Oakway Holdings

   Dallan Corp.

   9850 King George Highway

   To renovate the existing pub and

   add a beer and wine store.

   Pub

   Development Permit

   2289-0178-00

   6792-0475-00

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 9850 King George Highway.

The applicant is proposing to renovate the existing pub and to add a beer and wine store to the existing Surrey Inn.

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

The applicant's representative was present to respond to questions from Council. He advised that the applicant has worked closely with Planning & Development and is now proposing to renovate the existing pub, add a cold beer and wine store, provide a cold storage area and administrative offices.

The Architect advised that the entrance to the pub, which is presently facing North, will be
relocated to the North East with the entrance to the proposed Cold Beer and Wine Store facing East.

It was Moved by Councillor Robinson

Seconded by Councillor Villeneuve

That Council:

1. Authorize staff to draft Development Permit 6792-0475-00 in accordance with the attached drawings (Appendix I).

2. Instruct staff to resolve the following issues prior to approval:

   (a) ensure access, utilities and services are provided to the satisfaction of the General Manager of Engineering;

   (b) approval from the Ministry of Transportation & Highways;

   (c) the provision of a 10.0m wide right-of-way through the site from the SkyTrain station to Fraser Highway which will form part of the pedestrian connection from the SkyTrain station to Surrey Memorial Hospital.

RES.93-4247 Carried with Councillor Fomich against.

GUILDFORD

9. John Edward Sillitoe

   H.Y. Engineering Ltd.

   16712 - 108 Avenue

   From RS (By-law 5942) to RF (By-law 12000) to permit subdivision into approximately five single family lots.

   Guildford

   Rezoning

   5693-0233-00

The General Manager of Planning & Development submitted a report concerning an application for rezoning from RS to RF property located at 16712 - 108 Avenue.

The applicant is proposing to rezone a .38-hectare (.97-acre) property to allow for subdivision into five single family lots.

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

A delegation was present to respond to questions from Council. He confirmed that the applicant will register a Section 215 Restrictive Covenant and that design guidelines will be adhered to.

It was Moved by Councillor Villeneuve

Seconded by Councillor Watkins

That Council:

1. Introduce a By-law to rezone the property from "Suburban Residential Zone (RS)" to "Family Residential Zone (R-F)" and set a date for Public Hearing.

2. Instruct staff to resolve the following issues prior to final adoption:

   (a) ensure access, utilities and services are provided to the satisfaction of the General Manager of Engineering;

   (b) submission of a subdivision layout to the satisfaction of the Approving Officer;

   (c) submission of an acceptable tree survey and a statement regarding tree preservation.

RES.93-4248 Carried

10. Surrey School District No. 36
    Ben Demitri (No. 1 Topsoil)
    15945 - 96 Avenue

    Issuance of Temporary Use Permit for on-site screening and removal of topsoil.

    Temporary Use Permit
    6893-0298-00

    The General Manager of Planning & Development submitted a report concerning an application for a Temporary Use Permit for property at 15945 - 96 Avenue.

    The applicant is requesting a Temporary Use Permit to allow the screening and removal of native topsoil at the North Surrey Secondary School site.

    The General Manager of Planning & Development was recommending that the application be approved to proceed to Public Notification.

It was Moved by Councillor Villeneuve

Seconded by Councillor Fomich

That Council approve Temporary Use Permit No. 6893-0298-00 (Appendix II) to proceed to Public
SOUTH SURREY PLANNING AREA

CLOVERDALE

11. Clova Properties
   Speed Food Services
   17830 Highway No. 10
   To vary height of free-standing sign from
   15 feet to 25 feet
   Development Variance Permit
   6993-0307-00

   The General Manager of Planning & Development submitted a report concerning an application
   for a Development Variance Permit on property located at 17830 Highway No. 10.

   The applicant is requesting a variance to Zoning By-law No. 12000 to relax the height of a free-
   standing sign from 15 feet to 25 feet.

   The General Manager of Planning & Development was recommending that the application be
   approved to proceed to Public Notification.

   A delegation was present to respond to questions from Council. She confirmed that the proposed
   sign will be close to the property line and difference in elevations between surrounding sites will
   be minimal at that point. The applicant confirmed that he would be willing to modify the height
   of his sign in the event that other signs in the area are modified to conform to the Sign By-law.

   It was Moved by Councillor Ralston
   Seconded by Councillor Higginbotham
   That Council approve Development Variance Permit 6993-0307-00 to proceed to Public Notification
   (Appendix I), subject to staff pursuing the matter of a Restrictive Covenant to address the issue of height
   restriction in relation to existing signage; and that staff report back to Council prior to final approval.

RES.93-4250 Carried

SOUTH SURREY

12. Various
   Molnar Homes Inc. and
   Farin Developments Ltd.
12918, 12924, 12950 and 12958 - 16 Ave.
and 1585 - 130 Street
From RF to CD
To permit the construction
of a 62-unit garden apartment development.
Rezoning
Development Permit
5691-0023-00
6791-0023-00
The General Manager of Planning & Development submitted a report concerning an application for rezoning from RF to CD property located at 12918, 12924, 12950 and 12958 - 16 Avenue, and 1585 - 130 Street.

The applicant is proposing to rezone five properties totalling .85 hectares (2.10 acres) in area to allow a multi-family residential development consisting of 62 garden apartment units. The proposed density is 30 units to the acre. The application requires an amendment to the Official Community Plan to include the site in a Development Permit Area.

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

Mr. Bob Flinton provided a brief overview of the project. He described building materials noting that the colour scheme will be taupe with green accents and a cedar shingle roof. Mr. Flinton pointed out that 3 Public Information meetings were held in May.

The delegation responded to questions from Council and noted that parking is in excess of that required by the By-law.

It was Moved by Councillor Fomich
Seconded by Councillor Villeneuve
The Application 5691-0023-00 and Application 6791-0023-00 be denied.

RES.93-4251 DEFEATED with Councillors Robinson, Watkins, Higginbotham and Ralston against.

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

1. Introduce the attached By-law to rezone the property from "Family Residential Zone (R-F)" to "Comprehensive Development Zone (C-D)" and set a date for Public Hearing (Appendix I).
3. Authorize staff to draft Development Permit 6791-0023-00 in accordance with the attached drawings (Appendix III).

4. Instruct staff to resolve the following issues prior to final adoption of the Rezoning By-law:

   (a) ensure access, utilities and services are provided to the satisfaction of the General Manager of Engineering;

   (b) submission of an acceptable tree survey and a statement regarding tree preservation.

RES.93-4252 Carried with Councillor Villeneuve and Councillor Fomich against.

Amended Regular Council December 13, 1991 - Res.91-953

13. 1957 Properties Ltd.

    LDM Services Ltd.

    15385 - 28 Avenue

    Development Variance Permit

    6991-0246-00

    The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 15385 - 28 Avenue.

    The applicant is requesting a Development Variance Permit to relax the front yard setback requirement from 7.5 metres to 4.0 metres and the rear yard setback from 7.5 metres to 6.60 metres to allow the retention of an existing dwelling on a property that is being rezoned and subdivided into 15 urban single family residential lots.

    The General Manager of Planning & Development was recommending that the application be approved to proceed to Public Notification.

    It was Moved by Councillor Fomich

    Seconded by Councillor Watkins

    That Council approve Development Variance Permit 6991-0246-00 to proceed to Public Notification.

    (Appendix IV).

RES.93-4253 Carried

14. Nicholas Dykes, Timothy Dykes,

    Tammey Dykes, Joseph & Pauline Schwarz

    Elbe, Lock, Walls & Associates Inc.

    17147 - 24 Avenue

    From A-1 to RA (One-Acre Residential
To permit subdivision into two parcels.

Rezoning

5693-0053-00

The General Manager of Planning & Development submitted a report concerning an application for rezoning from A-1 to RA property located at 17147 - 24 Avenue.

The applicant is proposing to rezone a 3.75-hectare (9.27-acre) property to allow for subdivision into two parcels.

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 Watkins

Seconded by Councillor Villeneuve

That Council:

1. Introduce a By-law to rezone the property from "Agricultural Zone One (A-1)" to "One-Acre Residential Zone (RA)" and set a date for Public Hearing.

2. Instruct staff to resolve the following issues prior to final adoption:

   (a) ensure access, utilities and services are provided to the satisfaction of the General Manager of Engineering;

   (b) submission of a subdivision layout to the satisfaction of the Approving Officer;

   (c) approval and input from the Ministry of Transportation and Highways;

   (d) submission of an acceptable tree survey and a statement regarding tree preservation;

   (e) an alternate sewage disposal system subject to the approval of the Medical Health Officer of Boundary Health, and the Approving Officer.

RES.93-4254 Carried

15. Chans Farm Market

   1577 - 129 Street

   From R-F to C-8 (Community Commercial)

   To permit expansion of existing commercial building on adjacent property.

Rezoning
The General Manager of Planning & Development submitted a report concerning an application for rezoning from R-F to C-8 property located at 1577 - 129 Street.

The applicant is proposing to rezone a .06-hectare (.14-acre) property to allow for an expansion of an existing commercial building on the adjacent property which fronts 16 Avenue and 129 Street.

The General Manager of Planning & Development was recommending that this application be denied.

A motion by Councillor Fomich to deny the application received NO SECONDER.

It was Moved by Councillor Villeneuve
Seconded by Councillor Watkins
That Application 5693-0120-00 for rezoning from "Family Residential Zone (R-F)" to "Community Commercial Zone (C-8)" be tabled to a future meeting with the applicant in attendance.

RES.93-4255 Carried

16. KGF Construction
Northmark Projects Inc.
1457/1473 King George Highway
and 16193 - 14 Avenue
From R-F and R-F(D) to RM-15
To allow for the development of a 34 unit family oriented social housing townhouse project.
Rezoning
Development Permit
Development Variance Permit
5693-0188-00
6793-0188-00
6993-0188-00

The General Manager of Planning & Development submitted a report concerning an application for rezoning from R-F and R-F(D) to RM-15 property located at 1457/1473 King George Highway and 16193 - 14 Avenue.

The applicant is requesting a rezoning from R-F and R-F(D) to RM-15 of a 0.94 Hectare (2.32
acre) site to allow the construction of 34 affordable housing units. The RM-15 Zone in the new Zoning By-law (By-law No. 12000) is equivalent to the RT-1 in the old Zoning By-law (By-law No. 5942).

In addition to the rezoning, the proposal will require a Development Permit and Development Variance Permit.

The applicant is requesting a variance to the Zoning By-law to relax the side yard setback from 7.5 metres to 3.7 metres for the proposed garage and from 7.5 metres to 3.7 metres for cluster Unit 5. The applicant is also requesting a relaxation of the rear yard setback from 7.5 metres to 3.7 metres for cluster Unit 4.

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

Mr. Minty was present to respond to questions from Council. Mr. Minty provided the historic background to the application and discussed the proposed land use. He pointed out that the project design has been revised and that the roofline has been lowered. Mr. Minty noted that the combination of a soil berm and fence will be incorporated to provide an unobtrusive screen between the project and the neighbourhood.

Mr. Minty expressed the opinion that this area is a suitable location for a Social Housing project, such as this, and commented on the facilities available in the immediate area.

It was Moved by Councillor Ralston
Seconded by Councillor Villeneuve
That Council:

1. Introduce a By-law to include the property as part of Development Permit Area XXXIV and set a date for Public Hearing (Appendix I).

2. Introduce a By-law to rezone the property from "Family Residential Zone (R-F)" and "Family Residential - Duplex Zone (R-F(D))" (By-law No. 5942) to "Multiple Residential 15 Zone (RM-15)" (By-law No. 12000) and set a date for Public Hearing.

3. Authorize staff to draft Development Permit 6793-0188-00 in accordance with the attached drawings (Appendix II).

4. Approve Development Variance Permit 6993-0188-00 to proceed to Public Notification (Appendix III).

5. Instruct staff to resolve the following issues prior to final adoption:

   (a) ensure access, utilities and services are provided to the satisfaction of the General Manager of Engineering;

   (b) submission of a subdivision to the satisfaction of the Approving Officer;
(c) approval from the Ministry of Transportation and Highways;
(d) submission of an acceptable tree survey and a statement regarding tree preservation;
(e) provision of an access easement on the north property line of this site;
(f) amendment of the Local Area Plan to Multiple Residential (Townhouse) Designation.

RES.93-4256 Carried with Councillors Watkins, Higginbotham and Fomich against.

C. BY-LAWS

D. ITEMS REFERRED BY COUNCIL

E. CLERK'S REPORT

F. CORRESPONDENCE

G. OTHER COMPETENT BUSINESS

H. ADJOURNMENT

   It was Moved by Councillor Fomich

   Seconded by Councillor Watkins

   That the Regular Council meeting do now adjourn and that the next Regular Council meeting be held on Monday, October 4, 1993 at 7:00 p.m.

RES.93-4257 Carried

   The Regular Council meeting adjourned at 8:14 p.m.

CLKMIN3294