



# City of Surrey

## Regular Council - Land Use

### Minutes

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
**MONDAY, FEBRUARY 7, 2005**  
Time: 4:19 p.m.

**Present:**

Mayor McCallum  
Councillor Tymoschuk  
Councillor Steele  
Councillor Priddy  
Councillor Bose  
Councillor Watts  
Councillor Hunt

**Absent:**

Councillor Villeneuve  
Councillor Higginbotham

**Councillors Entering Meeting as Indicated:**

**Staff Present:**

City Manager  
City Clerk  
General Manager, Engineering  
Manager, Long Range Planning & Policy  
Development  
General Manager, Parks, Recreation & Culture  
Manager, Area Planning Division  
Manager, North Surrey Section  
Manager, South Surrey Section  
Land Development Engineer  
City Solicitor

**A. ADOPTION OF MINUTES**

**B. LAND USE APPLICATIONS**

**COMMERCIAL/INDUSTRIAL/AGRICULTURAL**

**NEWTON**

1. [7904-0421-00](#)  
15255 - 56 Avenue  
Harry Shnider/559006 B.C. Ltd. and 606200 B.C. Ltd.  
Development Variance Permit  
*To vary the number of fascia signs from 2 to 3.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 15255 56 Avenue.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulation:
  - the maximum number of fascia signs per premise is increased from 2 to 3.

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 Tymoschuk  
That:

1. Council approve Development Variance Permit No. 7904-0421-00 (Appendix IV), varying the following, to proceed to Public Notification:
  - (a) the Sign By-law regulation relating to the maximum number of fascia signs per premise is varied as follows:

- i. The maximum number of fascia signs is increased from two to three for the Tim Horton's enterprise at 15255 56 Avenue (Appendix IV).

RES.R05-253

Carried

2. [7904-0416-00](#)

**5550 - 152 Street**

**Samuel Chan, Ionic Architecture Inc./Prado Holdings Ltd.**

Development Permit

*To permit the construction of a two-storey office building with a total floor area of 2,656 m<sup>2</sup> (28,600 sq.ft.).*

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 5550 - 152 Street.

The applicant is proposing:

- a Development Permit

in order to permit the development of a two-storey office building with a total floor area of 2,656 m<sup>2</sup> (28,600 sq.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 Tymoschuk

That Council approve the attached Development Permit No. 7904-0416-00 (Appendix V, 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.R05-254

Carried

**SOUTH SURREY**

3. [7904-0402-00](#)

**16295 - 40 Avenue**

**Mohan Singh Brar and Balbir Singh Brar**

ALR

*Subdivision within the ALR to create two lots.*

The General Manager of Planning & Development submitted a report concerning an application for a subdivision within the Agricultural Land Reserve on property located at 16295 40 Avenue.

The applicant is proposing:

- a subdivision within the ALR under Section 21(2) of the ALC Act

in order to create two parcels.

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

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That Application 7904-0402-00 be denied.

RES.R05-255

Carried

**SURREY CITY CENTRE/WHALLEY**

**4. [7904-0229-00](#)**

**10860 - 125 Street**

**Sada Lift Truck Services Ltd.**

Temporary Industrial Use Permit

*Temporary Industrial Use Permit to allow the temporary parking and storage of heavy trucks for a period not to exceed two years.*

The General Manager of Planning & Development submitted a report concerning an application for a Temporary Use Permit on property located at 10860 125 Street.

The applicant is proposing:

- a Temporary Industrial Use Permit

in order to allow the temporary parking and storage of heavy trucks for a period not to exceed two years.

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 Watts  
That:

1. Council approve Temporary Industrial Use Permit No. 7904-0229-00 (Appendix V) to proceed to Public Notification.
2. Council instruct staff to resolve the following issues prior to final 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) registration of a Section 219 Restrictive Covenant to prohibit on-site truck washing, truck fuel storage or refueling, storage of waste petroleum fluids and vehicle maintenance on the site, and to prohibit the parking and storage of vehicles containing dangerous goods as defined by the *Transport of Dangerous Goods Act*; and
  - (c) submission of adequate security to ensure the vehicles are removed and the site is returned to its vacant state upon expiration of the Temporary Industrial Use Permit.

RES.R05-256

Carried with Councillor Bose against.

**RESIDENTIAL/INSTITUTIONAL**

**FLEETWOOD/GUILDFORD**

**5. [7904-0306-00](#)**

**9004 - 156 Street**

**Michael Helle, Coastland Engineering & Surveying Ltd./Ole Tollestrup Sorensen and Dora Sorensen**

Rezoning/Development Variance Permit

*Rezone from RA to RF to allow subdivision with an adjoining lot, into 10 single family lots. Development Variance Permit to relax lot depth and front and rear yard setbacks for proposed Lots 6 to 9 and to relax side yard setback for proposed Lot 5.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning,

and a Development Permit application on property located at 9004 - 156 Street.

The applicant is proposing:

- a rezoning from RA to RF; and
- a Development Variance Permit to vary the following RF Zone regulations:
  - to reduce the minimum flanking side yard (south) setback from 3.6 m (12 ft.) to 0.8 m (2.62 ft.) for the existing dwelling on proposed Lot 5;
  - to reduce the minimum lot depth from 28 m (92 ft.) to 15 m (49 ft.) for proposed Lots 6 to 9;
  - to reduce the minimum rear yard setback from 7.5 m (25 ft.) to 2.0 m (6.6 ft.) for proposed Lots 6 to 9; and
  - to reduce the minimum front yard setback from 7.5 m (25 ft.) to 4.0 m (13 ft.) for the principal building face, from 7.5 metres (25 ft.) to 2.0 m (6.6 ft.) for a projected porch provided that the porch does not exceed 2.4 metres (8 ft.) in horizontal length and from 7.5 metres to 6 metres (20 ft.) for a garage for proposed Lots 6 to 9

in order to allow subdivision with the adjoining properties located at 9004 and 9016 - 156 Street into 10 single family residential lots.

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

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

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7904-0306-00 (Appendix IX), varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum flanking side yard (south) setback of the RF Zone from 3.6 metres (12 ft.) to 0.8 metre (2.62 ft.) for the existing dwelling on proposed Lot 5;
  - (b) to reduce the minimum lot depth of the RF Zone from 28 metres (92 ft.) to 15 metres (49 ft.) for proposed Lots 6 to 9;
  - (c) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 2.0 metres (6.6 ft.) for proposed Lots 6 to 9; and
  - (d) to reduce the minimum front yard setback of the RF Zone from 7.5 m (25 ft.) to 4.0 m (13 ft.) for the principal building face, from 7.5 metres (25 ft.) to 2.0 m (6.6 ft.) for a projected porch provided that the porch does not exceed 2.4 metres (8 ft.) in horizontal length and from 7.5 metres (25 ft.) to 6 metres (20 ft.) for a garage for proposed Lots 6 to 9.
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) registration of a Section 219 Restrictive Covenant for "no build" on a portion of 9004 - 156 Street (proposed Lot 5) until future consolidation with the adjacent property (9010 - 156A Street); and

(d) issuance of Development Variance Permit No. 7904-0306-00.

RES.R05-257 Carried with Councillor Bose against.

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law,  
2005, No. 15647" pass its first reading.

RES.R05-258 Carried

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

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law,  
2005, No. 15647" pass its second reading.

RES.R05-259 Carried

It was then Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That the Public Hearing on "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2005, No. 15647" be held at the City Hall on February 21, 2005, at 7:00 p.m.

RES.R05-260 Carried

**6. [7904-0294-00](#)  
8072 - 160 Street  
Twin City Developments Inc./Liberio and Lucia Emanuele  
Rezoning**

*Rezone from RA to RF to subdivide into approximately 8 single family lots and a remainder lot.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 8072 - 160 Street.

The applicant is proposing:

- a rezoning from RA to RF

in order to allow subdivision into approximately 8 single family lots and a remainder lot.

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

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

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

- (c) registration of a Section 219 Restrictive Covenant for "no build" on proposed Lot 9 until future consolidation with the adjacent property to the south (8040 - 160 Street).

RES.R05-261

Carried

It was

Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk

That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15648" pass its first reading.

RES.R05-262

Carried

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

It was

Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk

That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15648" pass its second reading.

RES.R05-263

Carried

It was then

Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk

That the Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15648" be held at the City Hall on February 21, 2005, at 7:00 p.m.

RES.R05-264

Carried

7. [7902-0302-00](#)

**17119 - 104 Avenue**

**Coastland Engineering & Surveying Ltd./Gabrijel and Bozena Culig**

OCP Amendment/Rezoning

*Amend the OCP from Suburban to Urban. Rezone from RA to RF to allow subdivision into 8 single family lots.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and an amendment to the Official Community Plan on property located at 17119 - 104 Avenue.

The applicant is proposing:

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

in order to allow subdivision into approximately eight (8) 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 Hunt  
Seconded by Councillor Steele  
That:

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

3. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing (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 subdivision layout to the satisfaction of the Approving Officer;
  - (c) approval from the Federal Department of Fisheries & Ocean;
  - (d) submission of an acceptable tree survey and a statement regarding tree preservation;
  - (e) provision of community benefit to satisfy the OCP Amendment Policy for Type 2 applications; and
  - (f) registration of a Restrictive Covenant on proposed Lots 1 to 8 to require mitigating measures to reduce the impact of external noise sources, in particular, the railway and South Fraser Perimeter Road.

RES.R05-265

Carried

It was

Moved by Councillor Tymoschuk

Seconded by Councillor Steele

That "Surrey Official Community Plan By law, 1996, No. 12900, No. 112 Amendment By-law 2005, No. 15649" pass its first reading.

RES.R05-266

Carried

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

It was

Moved by Councillor Tymoschuk

Seconded by Councillor Steele

That "Surrey Official Community Plan By law, 1996, No. 12900, No. 112 Amendment By-law 2005, No. 15649" pass its second reading.

RES.R05-267

Carried

It was then

Moved by Councillor Tymoschuk

Seconded by Councillor Steele

That the Public Hearing on "Surrey Official Community Plan By-law, 1996, No. 12900, No. 112 Amendment By-law 2005, No. 15649" be held at the City Hall on February 21, 2005, at 7:00 p.m.

RES.R05-268

Carried

It was

Moved by Councillor Tymoschuk

Seconded by Councillor Steele

That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15650" pass its first reading.

RES.R05-269

Carried

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

It was

Moved by Councillor Tymoschuk

Seconded by Councillor Steele

That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15650" pass its second reading.

RES.R05-270

Carried

It was then

Moved by Councillor Tymoschuk

Seconded by Councillor Steele

That the Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15650" be held at the City Hall on February 21, 2005, at 7:00 p.m.

RES.R05-271

Carried

## **SOUTH SURREY**

### **8. 7904-0442-00**

#### **1999 Ocean Park Road**

**Don Andrews, Creekside Architects/Clifford and Ellen Cmolik**

Development Variance Permit

*To reduce the rear yard setback to allow construction of single family dwelling while retaining a large, protected cedar tree in the front yard.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 1999 Ocean Park Road.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulation:
  - to reduce the rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 5.0 metres (16.5 ft.)

in order to allow construction of a single family house while retaining a large, protected cedar tree in the front yard.

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 Council approve Development Variance Permit No. 7904-0442-00 (Appendix V), 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 5.0 metres (16.5 ft.).

RES.R05-272

Carried

### **9. 7904-0244-00**

#### **Portion of 3497 and 3519 - 148 Street**

**Hunter Laird Engineering Ltd./Birgitt and Friedrich Findler; No. 262 Seabright Holdings Ltd.**

Rezoning/Development Permit

*Rezone from RA to CD; and Development Permit to allow the development of approximately 14 detached strata homes.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on properties located at portion of 3497 and 3519 - 148 Street.

The applicant is proposing:

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

in order to permit the development of approximately 14 detached strata homes.



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 Tymoschuk  
That:

1. a By-law be introduced to rezone the site identified as Block A on the survey plan attached as Appendix VIII 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. 7904-0244-00 in accordance with the attached drawings (Appendix III).
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) address the impact of the proposed development on Parks, Recreation and Culture facilities in the South Surrey area, to the satisfaction of the General Manager of Parks, Recreation and Culture Department;
  - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
  - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (e) the applicant adequately address the impact of no indoor amenity space; and
  - (f) registration of an easement over the private drive isle, within the site in favour of Lot 19, Plan 17141 located at 14732 Winter Crescent.

RES.R05-273 Carried with Councillor Bose against.

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15651" pass its first reading.

RES.R05-274 Carried with Councillor Bose against.

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

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15651" pass its second reading.

RES.R05-275 Carried with Councillor Bose against.

It was then Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That the Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15651" be held at the City Hall on February 21, 2005, at 7:00 p.m.

RES.R05-276 Carried

**COMMERCIAL/INDUSTRIAL/AGRICULTURAL**

**CLOVERDALE**

**10. [7904-0127-00](#)**

**16741 Old McLellan Road**

**Sam Chan, c/o Ionic Architecture/699880 B.C. Ltd., Inc. No. 699880**

Rezoning/Development Permit

Rezone from RA to CD. Development Permit to permit the development of a mixed-use multiple family and commercial development, consisting of 18 townhouse units, 3 apartment units above retail and 3 ground floor retail units.

Councillor Bose left the meeting at 4:32 p.m. due to a potential conflict of interest as his family has property holdings in the area.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on property located at 16741 Old McLellan Road.

The applicant is proposing:

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

in order to permit the development of a mixed use multiple family and commercial development consisting of 18 townhouse units, 3 apartment units above retail and 3 ground floor retail 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 Hunt  
Seconded by Councillor Watts  
That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7904-0127-00 in accordance with the attached drawings (Appendix III).
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a road dedication plan to the satisfaction of the Approving Officer;
  - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
  - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (e) revisions to development permit and landscaping plans to the satisfaction of the City Urban Designer and the City Landscape Architect;

- (f) the applicant adequately address the impact of no indoor amenity space; and
- (g) registration of a reciprocal access agreement to permit access to the future development on the site to the east.

RES.R05-277

Carried

It was

Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15652" pass its first reading.

RES.R05-278

Carried

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

It was

Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15652" pass its second reading.

RES.R05-279

Carried

It was then

Moved by Councillor Hunt  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15652" be held at the City Hall on February 21, 2005, at 7:00 p.m.

RES.R05-280

Carried

Councillor Bose returned to the meeting at 4:33 p.m.

## RESIDENTIAL/INSTITUTIONAL

### FLEETWOOD/GUILDFORD

#### 11. [7904-0283-00](#)

**10092 - 148 Street**

**Jim Carney, c/o Henderson Development (Canada) Ltd./Guildford Park Enterprises Ltd., Inc. No. 348548**

Development Permit

*To permit 95 garden apartment units within two, 4-storey buildings, with new indoor amenity building.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 10092 148 Street.

The applicant is proposing:

- a Development Permit

in order to permit the development of 95 garden apartment units within two 4-storey buildings and a separate indoor amenity 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 Hunt  
Seconded by Councillor Watts

That:

1. Council authorize staff to draft Development Permit No. 7904-0283-00 in general accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to approval:
  - (a) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
  - (b) submission of revised Development Permit plans including landscaping to the satisfaction of the City Architect and City Landscape Architect.

RES.R05-281

Carried

**NEWTON**

**12. [7904-0200-00](#)**

**12955 - 56 Avenue**

**Bob Dhaliwal, Kara Homes Ltd./Roop Singh Sahota, Gurdev Singh Bahi, Jarnail Singh Randhawa and Inderjit Kaur Randhawa**

Development Variance Permit

*To relax the lot width of an RA zoned property.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 12955 56 Avenue.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations:
  - to relax the RA Zone requirement for lot width from 50 metres (164 ft.) to 30.49 metres (100 ft.) for proposed Lot 1 (the north 183 metres/600 ft. of 12955 - 56 Avenue)

in order to allow subdivision into four lots (Lot 1 zoned RA and Lots 2, 3 and 4 located to the immediate south zoned RH).

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 Watts

That:

1. Council approve Development Variance Permit No. 7904-0200-00 (Appendix VIII), varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot width of the RA Zone from 50 metres (164 ft.) to 30.49 metres (100 ft.) for proposed Lot 1 (being the north 183 metres/600 ft. of 12955 - 56 Avenue).
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation;

- (d) submission of a landscaping cost estimate for the Highway No. 10 buffer area to the specifications and satisfaction of the City Landscape Architect; and
- (e) registration of a 15 metre wide Restrictive Covenant on the north portion of Lot 1 (12955 - 56 Avenue) to protect the proposed landscaped buffer adjacent to Highway No. 10.

RES.R05-282

Carried

### SURREY CITY CENTRE/WHALLEY

#### 13. [7903-0277-00](#)

**10501/11/19/29/37 - 134A Street; 13437 - 105 Avenue;**

**10516/28/36 - 134 Street; 13416/30 - 105A Avenue.**

**Omar Take, IHI Developments/IHI Development - II Group**

Rezoning/Development Permit

*Rezone from RF and RM-D to CD and Development Permit to permit the construction of three high-rise apartment buildings and a child care centre at 105A Avenue and West Whalley Ring Road in Surrey City Centre.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 10501/11/19/29/37 - 134A Street, 13437 - 105 Avenue, 10516/28/36 - 134 Street, 13416/30 - 105A Avenue.

The applicant is proposing:

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

in order to permit the development of three high-rise apartment buildings and a child care centre at 105A Avenue and West Whalley Ring Road in Surrey City Centre.

## Delegation

The delegation commented that construction would include using pre-cast concrete of the highest standards. He continued that the concrete panels are bolted to steel frames and have been tested, indicating that they have the highest strength and fire retardant capacities. He added that the design would be checked by the best engineers before being built and that the construction is different from a tilt up system, because panels are attached to a steel frame, becoming a three dimensional structure. He stated that a strong earthquake would not affect the building. He advised that it is a challenge to create the best design, of the best quality at the best price, but added that the project would provide affordable housing of the best standard.

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 Watts  
That:

1. a By-law be introduced to rezone the properties from "Single Family Residential Zone (RF)" (By-law No. 12000) and "Duplex Residential Zone (RM-D)" (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. 7903-0277-00 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 subdivision layout to the satisfaction of the Approving Officer;
- (c) submission of an acceptable tree survey and a statement regarding tree preservation;
- (d) submission of a landscaping plan and a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
- (e) provision of a statutory right-of-way for public passage underneath the SkyTrain Guideway to accommodate a 4.0 m (13 ft.) wide multi-use pathway; and
- (f) design and construction of the multi-use pathway under the SkyTrain guideway to the specifications of the General Manager of Parks, Recreation & Culture and General Manager of Engineering.

RES.R05-283

Carried

It was

Moved by Councillor Hunt  
Seconded by Councillor Watts  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15653" pass its first reading.

RES.R05-284

Carried

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

It was

Moved by Councillor Hunt  
Seconded by Councillor Watts  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15653" pass its second reading.

RES.R05-285

Carried

It was then

Moved by Councillor Hunt  
Seconded by Councillor Watts  
That the Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15653" be held at the City Hall on February 21, 2005, at 7:00 p.m.

RES.R05-286

Carried

## COMMERCIAL/INDUSTRIAL/AGRICULTURAL

### SURREY CITY CENTRE/WHALLEY

#### 14. [7904-0437-00](#)

**9800 - 140 Street**

**Peter Walters, Land and Water British Columbia Inc./Her Majesty the Queen in the Right of British Columbia**

Rezoning

*Rezone a portion of the site from RA to CD to permit the development of government offices that may include the new RCMP E-Division Headquarters.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 9800 - 140 Street.

The applicant is proposing:

- a rezoning from RA to CD

in order to permit the development of the government offices and accessory uses, that could include new headquarters for the RCMP E-Division.

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 Watts  
That:

1. a By-law be introduced to rezone a portion of the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issue prior to final adoption:
  - (a) ensure that all engineering road dedication and right-of-way issues are addressed to the satisfaction of the General Manager, Engineering.

RES.R05-287 Carried

It was  
Moved by Councillor Hunt  
Seconded by Councillor Watts  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15654" pass its first reading.

RES.R05-288 Carried

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

It was  
Moved by Councillor Hunt  
Seconded by Councillor Watts  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15654" pass its second reading.

RES.R05-289 Carried

It was then  
Moved by Councillor Hunt  
Seconded by Councillor Watts  
That the Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15654" be held at the City Hall on February 21, 2005, at 7:00 p.m.

RES.R05-290 Carried

## C. CORPORATE REPORTS

1. The Corporate Reports under date of February 21, 2005 were considered and dealt with as follows:

**Item No. L002** Concerns with Development Variance Permit No. 7904 0235-00 Related to the Townhouse Complex at 3502 - 150A Street  
File: 7904-0235-00

The General Manager of Planning & Development submitted a report to provide Council with information regarding Development Variance Permit ("DVP") No. 7904-0235-00, in response to concerns raised by a delegation to Council (Mr. and Mrs. Bebbington).

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 Tymoschuk  
That Council:

1. Receive this report as information;
2. Direct staff to work with the developer of the townhouse complex at 3502 150A Street to provide additional landscaping along the common property line with the lot at 3498 - 150A Street, owned by the Bebbingtons; and
3. Instruct the City Clerk to forward a copy of this report to Mr. and Mrs. Bebbington, together with a copy of Council's resolution.

RES.R05-291

Carried

**D. ITEMS TABLED BY COUNCIL**

**E. DELEGATIONS**

**F. CORRESPONDENCE**

**G. NOTICE OF MOTION**

**H. BY-LAWS**

FINAL ADOPTIONS

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15463"

7904-0024-00 - Panorama Village Homes Ltd., c/o Coastland Engineering & Surveying Ltd., (Greg Sewell)

RA (BL 12000) to RF-12 and RF-9 (BL 12000) - 6216 and 6172 150 Street - to allow subdivision into approximately 53 single family residential lots (9 RF-9 lots and 44 RF-12 lots).

Approved by Council: July 19, 2004

- \* Planning & Development advise that (see memorandum dated February 2, 2005 in by-law back-up) the building scheme which has been filed with the City Clerk has been developed by a Design Consultant based on a character study of the surrounding neighbourhood. The building scheme will be registered concurrently with the subdivision plan pursuant to Section 220 of the Land Title Act. A 219 Restrictive Covenant will also be registered to tie the building scheme to the land.
- \* In addition, Planning & Development advise that on December 6, 2004, Council approved amendments to the South Newton NCP to increase the opportunity for small lot residential development. The amendment adds a new land use designation called "Single Family Residential Flex 6 to 14.5 upa". The proposed development is keeping with this new designation, therefore a resolution to amend the South Newton NCP from "Single Family Residential to "Single Family Residential Small Lots" is no longer required.



It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law,  
2004, No. 15463" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.  
RES.R05-292 Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15326"

7901-0188-00 - Elsie Schussler, c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)

RA (BL 12000) to RH-G (BL 12000) - Portion of 2092 - 128 Street - to allow subdivision into approximately 7 single family lots and parkland and one remnant RA lot.

Approved by Council: March 22, 2004

- \* Planning & Development advise that (see memorandum dated February 4, 2005 in by-law back-up) the building scheme which has been filed with the City Clerk has been developed by a Design Consultant based on a character study of the surrounding neighbourhood. The building scheme will be registered concurrently with the subdivision plan pursuant to Section 220 of the Land Title Act. A 219 Restrictive Covenant will also be registered to tie the building scheme to the land.

The building scheme incorporates provisions to address the impact of development on the existing northern development. Specifically, any two-storey element on Lot 6 will be located 7.5 metres from the north property line and additional landscaping is required along the northern perimeter of Lots 4, 6 and 7. In addition, 129 Street does not extend south through the development site, which addresses resident concerns related to extension of 129 Street to 20 Avenue.

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law,  
2004, No. 15326" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.  
RES.R05-293 Carried with Councillor Bose against.

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15353"

7904-0009-00 - 676207 BC Ltd., c/o Citiwest Consulting Ltd. (Roger Jawanda)

RA (BL 12000) to RF (BL 12000) - 8261 - 152 Street - to allow subdivision into approximately 9 single family lots.

Approved by Council: April 19, 2004

- \* Planning & Development advise that (see memorandum dated February 3, 2005 in by-law back-up) the building scheme which has been filed with the City Clerk has been developed by a Design Consultant based on a character study of the surrounding neighbourhood. The building scheme will be registered concurrently with the subdivision plan pursuant to Section 220 of the Land Title Act. A 219 Restrictive Covenant will also be registered to tie the building scheme to the land.

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law,  
2004, No. 15353" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.  
RES.R05-294 Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15371"

7901-0313-00 - Petro-Canada Exploration Inc., c/o Byron Cook

CG-1 and C-8 (BL 12000) to CD (BL 12000) - Portions of 13643 80 Avenue and 8028 King George Highway - to permit the development of a combined self-service and full-service gasoline station and convenience store.

Approved by Council: June 7, 2004

**Note:** A Development Permit (7901-0313-00) on the site is to be considered for Final Approval under Item I.1(a).

- \* Planning & Development advise that (see memorandum dated February 4, 2005 in by-law backup) to address Council's concerns related to landscaping and maintenance of service station sites that are being decommissioned and remediated, Petro-Canada was required to obtain a Development Permit in accordance with the "Policy for Service Station Site Demolition, Decommissioning and Remediation" for the site at 13576 King George Highway prior to final adoption of the rezoning by-law for the subject site. The required Development Permit was approved December 13, 2004.

On January 26, 2005 the Heritage Advisory Committee (HAC) discussed the existing freestanding sign on the site and recommended to Planning and Development that Petro-Canada be requested to store the sign at its own cost. In response to the recommendation of the HAC, Petro-Canada has committed in writing to store the sign at its own cost until the HAC decides on the future of the sign (see letter dated February 3, 2005 in by-law back-up).

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law,  
2004, No. 15371" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.  
Carried

RES.R05-295

## I. CLERK'S REPORT

### 1. Formal Approval of Development Permits

- (a) **Development Permit No. 7901-0313-00**  
**David Cheung/Petro-Canada Exploration Inc.**  
Portions of 13643 - 80 Avenue and 8028 King George Highway

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

"That Development Permit No. 7901-0313-00 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 15371, Item H.4.

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That Development Permit No. 7901-0313-00 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.R05-296

Carried

**J. OTHER BUSINESS**

**K. ADJOURNMENT**

It was

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

RES.R05-297

Carried

The Regular Council- Land Use meeting adjourned at 4:43 p.m.

Certified Correct:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor