



# City of Surrey

## Regular Council - Land Use

### Minutes

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
MONDAY, JANUARY 24, 2000  
Time: 4:00 p.m.

#### **Present:**

Mayor McCallum  
Councillor Villeneuve  
Councillor Tymoschuk  
Councillor Steele  
Councillor Eddington  
Councillor Bose  
Councillor Watts  
Councillor Hunt

#### **Councillors Entering Meeting in Progress:**

Councillor Higginbotham

#### **Staff Present:**

Acting City Manager-GM Planning &  
Development  
Deputy Clerk  
Manager, Area Planning & Development  
Division  
Manager, South Surrey Section  
Manager, North Surrey Section  
Land Development Engineer

#### **A. ADOPTION OF MINUTES**

#### **B. CORPORATE REPORTS**

##### **Land Use Applications**

##### **COMMERCIAL/INDUSTRIAL**

##### **FLEETWOOD/GUILDFORD**

#### **1. 7999-0162-01**

**10608 - 151A Street**

**R Thomas Gaglardi/Northland Properties Ltd./**

**Northland Properties Ltd.**

Development Variance Permit

*To allow one fascia sign on the parapet of the north face of the proposed hotel building.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 10608 - 151A Street.

The applicant is proposing:

- a Development Variance Permit to relax the following by-law regulation:
  - to allow one fascia sign on the parapet of the north face of the building where the lot line has no road frontage

in conjunction with a proposed development of an 88-suite, 12-storey hotel with a restaurant and licensed lounge.

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

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

1. Council approve Development Variance Permit No. 7999-0162-01, varying the following, to proceed to Public Notification:
  - (a) to allow one fascia sign to be located on the parapet of the north face of the building where the lot line has no road frontage.

RES.R00-136

Carried

## NEWTON

2. **7999-0145-00**  
**12038 and 12050 - 90 Avenue**  
Gerry Blonski/ Ajit and Amarjit Gill  
Rezoning  
Development Permit  
*Rezone the property at 12038 - 90 Avenue from RA to IL. Development Permit to allow the expansion of an existing industrial building.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning from RA to IL and a Development Permit on property located at 12038 and 12050 - 90 Avenue.

The applicant is proposing:

- a rezoning of the property at 12038 - 90 Avenue from "One-Acre Residential Zone (RA)" to "Light Impact Industrial Zone (IL)"; and
- a Development Permit

in order to permit the expansion of an existing industrial building.

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

It was Moved by Councillor Steele  
Seconded by Councillor Watts  
That:

1. a By-law be introduced to rezone the property at 12038 - 90 Avenue from "One-Acre Residential Zone (RA)" to "Light Impact Industrial Zone (IL)" and a date for Public Hearing be set.
2. Council authorize staff to draft Development Permit No. 7999-0145-00 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 lot consolidation plan to the satisfaction of the Approving Officer; and
  - (c) submission of final design plans including landscaping plan to the satisfaction of the General Manager, Planning & Development Department.

RES.R00-137 Carried

It was Moved by Councillor Steele  
Seconded by Councillor Watts  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2000, No. 13934" pass its first reading.

RES.R00-138 Carried

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

It was Moved by Councillor Steele  
Seconded by Councillor Watts  
That " Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2000, No. 13934" pass its second reading.

RES.R00-139 Carried

It was then Moved by Councillor Steele  
 Seconded by Councillor Watts  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2000, No. 13934" be held at the  
 City Hall on Monday, February 21, 2000, at 7:00 p.m.  
 RES.R00-140 Carried

**3. 7999-0210-00**

**8115 - 132 Street**

**Paul Rust Architect Inc./ Canadian Singh Sabha Gurdwara Society**

Development Permit

Development Variance Permit

*Development Permit to permit modification/expansion of an existing, vacant building into a 2,320.6 sq. m [24,980 sq. ft.] religious assembly hall.*

*Development Variance Permit to increase the maximum building and increase the maximum accessory structure height.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit and a Development Variance Permit on property located at 8115 - 132 Street.

The applicant is proposing:

- a Development Permit
- a Development Variance Permit to relax the following Zoning By-law regulation:
  - Increase the maximum building height from 9.0 metres [30 ft.] to 15.9 metres [52.3 ft.] to accommodate 2 dome elements;
  - Increase the maximum accessory building and structure height from 9.0 metres [30 ft.] to 38.0 metres [125 ft.] to accommodate the proposed flagpole

in order to permit the modification and expansion of an existing building into a 2,320.6 sq. m [24,980 sq. ft.] religious assembly hall.

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

Councillor Higginbotham entered the meeting at 4:02 p.m.

It was

Moved by Councillor Hunt  
Seconded by Councillor Steele  
That:

1. Council authorize staff to draft Development Permit No. 7999-0210-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7999-0210-00, varying the following, to proceed to Public Notification:
  - (a) to vary the maximum building height of the CHI Zone from 9.0 metres [30.0 ft.] to 15.9 metres [52.3 ft.]; and
  - (b) to vary the maximum structure height of the CHI Zone from 9.0 metres (30.0 ft.) to 38.0 metres (125 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;
  - (b) completion of a Traffic Study acceptable to the Engineering Department and implementation of the Traffic Study recommendations by the applicant as determined necessary by the General Manager, Engineering;
  - (c) submission of an acceptable tree survey and a statement regarding tree preservation; and
  - (d) registration of an easement for reciprocal access on the adjacent, northern property (8135 - 132 Street).

RES.R00-141

Carried

It was

Moved by Councillor Villeneuve  
Seconded by Councillor Hunt  
That staff report back to Council on the traffic study that the applicant is required to undertake when the study has been completed.

RES.R00-142

Carried

**RESIDENTIAL/INSTITUTIONAL**

**NEWTON**

- 4. **7999-0108-00**  
**12543 - 61A Avenue**  
**Michael Fry/Michael & Delores Fry**  
**Rezoning**

*From RA to CD to allow subdivision into four single family lots.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning from RA to CD on property located at 12543 - 61A Avenue.

The applicant is proposing:

- a rezoning from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)"

in order to permit the development of four 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 rezone the property from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) input from B.C. Hydro; and
  - (d) submission of an acceptable tree survey and a statement regarding tree preservation.

3. Council pass a resolution to amend the West Newton Local Area Plan to redesignate the land from 1/2 Acre - Single Family to Single Family when the project is considered for final adoption.

RES.R00-143 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, 2000, No. 13935" pass its first reading.

RES.R00-144 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 Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2000, No. 13935" pass its second reading.

RES.R00-145 Carried with Councillor Bose against.

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, 2000, No. 13935" be held at the  
City Hall on Monday, February 21, 2000, at 7:00 p.m.

RES.R00-146 Carried

Councillor Hunt advised that he lives at 15131 - 66A Avenue, and left the meeting at 4:18 p.m. due to a potential conflict of interest.

5. **7999-0258-00**  
**15040 - 66A Avenue**  
**Lubor Trubka Associates Architects/ Devcorp Industries**  
Development Variance Permit  
*To relax the lot coverage provisions of the CD Zone in order to permit  
development of a ground-oriented care facility.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 15040 - 66A Avenue.

The applicant is proposing:

- a Development Variance Permit to relax the following by-law regulations:

- Lot coverage for buildings from 25% to 41% and for all buildings, parking and driveway areas from 40% to 60%;

in order to permit the development of a seniors' ground-oriented care facility.

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 Villeneuve  
That:

1. Council approve Development Variance Permit No. 7999-0258-00, varying Sections E.1 and E.2 of Part XXIX Personal Care Institutional (P-P) Zone, to proceed to Public Notification:
  - (a) to relax the maximum lot coverage provisions of the CD Zone (By-law No. 9473) to permit a lot coverage for buildings of 41% and for buildings, parking and driveway areas of 60%.

RES.R00-147

Carried

Councillor Hunt returned to the meeting at 4:20 p.m.

### SOUTH SURREY

6. **7998-0067-00**  
**135A Street and 22A Avenue**  
**Thure Svardfeldt/Powerich Enterprise Co. Ltd./La Top Enterprises Ltd.**  
Restrictive Covenant Amendment  
*To amend the Restrictive Covenant (Building Scheme) to allow for revised roof design and materials, and to allow 2-storey feature walls on front and side elevations without the use of a roof skirt.*

The General Manager of Planning & Development submitted a report concerning an application to amend the Restrictive Covenant on property located at 135A Street and 22A Avenue.

The applicant is proposing:

- a Restrictive Covenant [Building Scheme] amendment

in order to allow revised roof design and limited use of accent roof materials. Homes may also feature some two-storey elements on front and side elevations, which are not broken by a roof skirt.



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

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

1. Council approve the proposed amendment and authorize staff to amend the Restrictive Covenant [Building Scheme] as described in this report.

RES.R00-148

Carried with Councillor Eddington against.

**7. 7999-0046-00**  
**2616 - 180 Street**  
**Filip Christiaanse/Adam-Chris Development Ltd.**

Rezoning

Development Permit

*Rezone from A-2 to RA and Development Permit to permit development of 7 suburban residential lots adjacent to the Agricultural Land Reserve.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning from A-2 to RA and a Development Permit on property located at 2616 - 180 Street.

The applicant is proposing:

- a rezoning from "Intensive Agricultural Zone (A-2)" to "One-Acre Residential Zone (RA)"; and
- a Development Permit

in order to permit the development of 7 suburban residential lots adjacent the Agricultural Land Reserve.

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

Mr. Christiaanse was in attendance to give a presentation on the proposed rezoning. Mr. Christiaanse outlined the proposed access from 180 Street, which starts at 24 Avenue, and continues north. Mr. Christiaanse pointed out that they have obtained a right-of-way through a neighbouring property.

In response to a question, Mr. Christiaanse advised that they do not have Boundary Health approval for a septic field, but hope to have Boundary Health approval in April. Mr. Christiaanse pointed out that there will be a 30 metre buffer, with a 3 metre landscape buffer on his property. He further advised that

there will be a 10 metre setback along the unused railway tracks. He noted that the lots are 2 acre lots.

Councillor Watts advised that she lives across the street from the subject property.

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Steele  
 That application 7999-0046-00 to rezone the  
 property from "Intensive Agriculture Zone (A-2)" (By-law No. 12000) to  
 "One-Acre Residential Zone (RA)" (By-law No. 12000) be denied.  
 RES.R00-149 Carried

**8. 7999-0200-00**

**16066 - 16 Avenue**

**Douglas L. Semple and Sytske Semple**

Development Variance Permit

*To relax the minimum rear yard setback to allow retention of an existing single family dwelling affected by a proposed subdivision, from 7.5 metres (25 feet) to 7.23 metres (23.7 feet).*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 16066 - 16 Avenue.

The applicant is proposing:

- a Development Variance Permit to relax the following RF Zone regulation in Zoning By-law No. 12000:
  - the minimum rear yard setback from 7.5 metres (25 feet) to 7.23 metres (23.7 feet).

in order to permit the retention of an existing single family dwelling affected by a proposed two-lot 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 Higginbotham  
 Seconded by Councillor Steele  
 That:

1. Council approve Development Variance Permit No. 7999-0200-00, varying the following By-law No. 12000 provisions, to proceed to Public Notification (Appendix IV):

- (a) to reduce the required rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 7.23 metres (23.7 ft.).

RES.R00-150

Carried

**9. 7999-0203-00**  
**12237 Agar Street**  
**M. Hughes**

Development Variance Permit

*To relax the Floodproofing requirements of the Zoning By-law and to vary the rear yard setback of the RF Zone to allow for an addition to the existing dwelling.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 12237 Agar Street.

The applicant is proposing:

- a Development Variance Permit to relax the following RF Zone regulation in Zoning By-law No. 12000:
  - the minimum rear yard setback from 7.5 metres (25 feet) to 7.23 metres (23.7 feet).

in order to permit the retention of an existing single family dwelling affected by a proposed two-lot subdivision.

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

Councillor Villeneuve advised that she lives directly behind the home that is the subject application.

In response to a question, the Manager, South Surrey Section, advised that the setback between the rear yards will be seventeen feet.

It was

Moved by Councillor Higginbotham

Seconded by Councillor Hunt

That:

1. Council approve Development Variance Permit No. 7999-0203-00, varying the following, to proceed to Public Notification:
  - (a) to vary the requirements of Zoning By-law, 1979, No 5942, Part VIII Floodproofing, by deleting Section A(4) and amending Section C (1)(b) to require a floodproofing elevation determined as

that elevation 0.3 metres above the centre line of the road at the midpoint fronting the lands.

- (b) to vary the requirements of Zoning By-law, 1993, No. 12000 by relaxing Part 6, Section F, RF Zone rear yard setback from 7.5 metres (25 ft.) to 5.18 metres (17 ft.).
2. Council instruct staff to resolve the following issues prior to approval:
- (a) registration of a Section 219 Restrictive Covenant to indemnify the City against possible damages as a result of flooding.

RES.R00-151

Carried

**C. BY-LAWS**

**D. ITEMS TABLED BY COUNCIL**

**E. CORRESPONDENCE**

**F. NOTICE OF MOTION**

**G. ANY OTHER COMPETENT BUSINESS****1. L. Dressler**

File: 0065-012; 08351-12050

Ms. Linda Dressler was in attendance to express concerns with respect to the development at 8351-120A Street. Ms. Dressler made reference to her letter submitted to Council, which gave a chronological history of the problems relating to her property. Ms. Dressler questioned why there was no building permit posted on the site. Ms. Dressler then spoke to drainage problems, pointing out that all water is directed onto her property. She pointed out that she called the City numerous times regarding water spouting onto her property. Ms. Dressler then commented that there has not been sufficient room allowed to service the easement, and pointed out that the easement has been broken, patched together, and never inspected. Ms. Dressler then submitted a copy of the subject easement.

It was Moved by Councillor Villeneuve  
Seconded by Councillor Higginbotham  
That the copy of the private easement,  
submitted by Ms. Dressler, be received.

RES.R00-152

Carried

Ms. Dressler then displayed photographs of the broken easement and the water ponding on her property.

It was Moved by Councillor Villeneuve  
Seconded by Councillor Higginbotham  
That the photographs be received.

RES.R00-153

Carried

Mayor McCallum advised Ms. Dressler that staff would look at the concerns she has raised and report back to Council in due course.

- 2. Mrs. M.J. Whitemarsh, President  
Peter Simpson, Chief Operation Officer  
Greater Vancouver Home Builders' Association**  
File: 0065-012; 0021-004; 0032-132

Mr. Simpson, Chief Operation Officer of the Greater Vancouver Home Builders' Association was in attendance to address Council on various issues. Mr. Simpson commenced his presentation by commenting on the overwhelming service the Engineering, Building and Planning Departments have provided to their members. Mr. Simpson added that they are pleased with the level of consultation/cooperation.

Mr. Simpson then briefly highlighted the "Smart Growth" program, pointing out that it means meeting underlying demand for housing created by an ever increasing population by building a political consensus and employing market-sensitive and innovative land use planning concepts. Mr. Simpson advised that they will be having meetings on the program with Surrey staff, and noted that Council will be hearing more about this program in the future.

Mr. Simpson then touched on the Leaky Condo issue, pointing out that his Association has suggested a high level summit, but there is not much interest by the Provincial and Federal governments to participate. Mr. Simpson advised that they are working hard to build a consensus, but there are not a lot of partners.

**3. John Cusano, Cameron Gair  
Mike McLennan, Gordon Banta  
East Clayton Citizens Advisory Committee  
File: 0065-012; 2350-004/1**

Messrs. John Cusano, Cameron Gair, Mike McLennan and Gordon Banta of the East Clayton Citizens Advisory Committee were in attendance to outline concerns regarding the status of 196 Street and other outstanding issues regarding the East Clayton Neighbourhood Concept Plan.

Mr. Mike McLennan pointed out that he has a number of concerns with the Citizens Advisory Committee and with 196 Street being designated as a truck route with a dangerous goods classification. Mr. McLennan stated that the Advisory Committee was repeatedly assured that 196 Street would not become a truck route, but noted that it was approved as a truck route last week.

Mr. McLennan went on to point out that 176 Street is a better choice for a truck route. He pointed out that no consideration has been given to the impact on the community or sustainable community plans. Mr. McLennan noted that the Advisory Committee did not approve 196 Street as a truck route. He went on to request that Council publish the decision in the newspaper, showing that it was approved by Council, not the Advisory Committee.

Mr. Cameron Gair then addressed Council, pointing out that in December a letter was sent to Council articulating issues relating to the Advisory Committee.

Mr. Gair pointed out that 196 Street was one of the issues, and stated that he did not agree with forwarding the plan to Council. Mr. Gair wanted to ensure that East Clayton starts and completes, and noted that the plan has to be flexible to allow innovation. Mr. Gair advised that due to the configuration of road patterns, the entire area will develop with grid roads and lanes, and expressed concern that this type of development will fall out of favour. Mr. Gair advised that he wants a broadbased policy that allows some flexibility; that things are not cast in stone.

Mr. John Cusano then addressed Council, commenting on the concerns with respect to 196 Street being designated a truck route. He pointed out that they were told it was no longer a truck route, and one month later, staff recommended

196 Street as a truck route with a dangerous goods classification. Mr. Cusano then expressed concern that they were kept in the dark and misled on the issue of 196 Street. He added that the actions do not reflect the details of the NCP voted on by the Group. Mr. Cusano requested that 196 Street remain two lanes, that it not be designated as a truck route; that there be no truck routes in East Clayton, and that 176 Street be the designated north/south truck route. Mr. Cusano requested that Council put in place measures to protect East Clayton, and submitted a copy of his brief and an e-mail from a resident on this issue.

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Steele  
 That the brief on issues concerning East Clayton and the e-mail submitted by Mr. Cusano be received.

RES.R00-154

Carried

- 4. Gary Grelish, Trademark Ventures Ltd.  
 Barry Downs, Architect, Barry Downs Architecture Inc.  
 Paul Lebofsky, Matrix  
 Dr. Gregory Finnegan, Trademark Pacific Properties  
 File: 0065-012; 2122-003**

Mr. Gary Grelish, Trademark Venture Ltd., Mr. Barry Downs, Architect, Barry Downs Architecture Inc., Mr. Paul Lebofsky, Matrix, and Dr. Gregory Finnegan of Trademark Pacific Properties were in attendance to make a 45 minute presentation regarding their vision of Surrey's South Fraser Riverfront being transformed into a gateway to the City.

Dr. Gregory Finnegan, was in attendance on behalf of Trademark Pacific Properties to give a presentation to Council regarding their vision of the South Fraser River front. Dr. Finnegan gave a slide presentation, and noted that this presentation was conceptualized and commissioned by Mr. Gary Grelish. Dr. Finnegan encouraged the idea of a comprehensive development along the banks of the Fraser River. He pointed out that many groups would need to be consulted in an undertaking such as this. Dr. Finnegan noted that the Planning & Development Department is now looking at this area. Dr. Finnegan pointed out that Mr. Grelish owns no property in the area, nor has he acquired any properties in the study area. Dr. Finnegan then read the vision statement for a "Complete Community", pointing out that it is based on four aspects, including living areas, working areas, leisure areas and special areas. Dr. Finnegan advised that they researched various waterfront developments, and displayed slides of some of the developments. Dr. Finnegan then displayed a slide showing the Surrey waterfront as it is today. Dr. Finnegan highlighted the Goals and Objectives, which are to create an accessible waterfront and to build livable waterfront communities.

Mr. Paul Lebofsky carried on with the presentation, pointing out that this is an exciting opportunity for Surrey residents to get close to the waterfront. Mr. Lebofsky advised that they were involved in the False Creek South project.

He highlighted the area for a village centre, pointing out that sufficient acreage is needed to develop a complete community. Mr. Lebofsky advised that the boundaries are set by the river, Scott Road and the Canal (approximately 316 Acres). He went on to point out that there would be approximately 2500 housing units, and a large buffer would be required to buffer the residential from the industrial development. Mr. Lebofsky indicated that they would start with open space networks, and noted the opportunity for green space throughout the site. He also indicated that the impact of cars would be minimized, and stressed the importance of a movement network. He also pointed out that a school would be needed for this area. Mr. Lebofsky stated that this will be a place where people can live, work and recreate, with the automobile being de-emphasized. Mr. Lebofsky also noted that this is Surrey's final opportunity at the waterfront. He also pointed out that the desire is to bring people back to the waterfront and embrace the waterfront, stating it must be a complete community. In conclusion, the delegation highlighted the benefits of a waterfront renewal project.

**H. ADJOURNMENT**

It was

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


meeting do now adjourn and that the next Regular Council meeting be held on Monday,  
 January 31, 2000.


RES.R00-155

Carried

The Regular Council- Land Use meeting adjourned at 6:10 p.m.

Certified Correct:

  
 Deputy Clerk

  
 Mayor