



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, FEBRUARY 7, 2000
Time: 4:00 p.m.

Present:

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

Absent:

Councillors Entering Meeting in Progress:

Staff Present:

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

NEWTON

1. **7999-0104-00**
7870 & 7910 - 120 Street; 12038/46/52/62 - 80 Avenue
Carter Property Consultants Inc./
Dayhu Investments Ltd., D & B Development Corporation

Rezoning

Development Permit

Rezoning from RA, C-8, CD (By-law No. 9634) and CD (By-law No. 8737) to CD to permit the development of a Wal-Mart retail outlet and an additional 418 m² (4,500 sq. ft.) of commercial office space.

The General Manager of Planning & Development submitted a report concerning an application for rezoning and a Development Permit application on properties located at 7870 and 7910 - 120 Street, and 12038/46/52/62 - 80 Avenue.

The applicant is proposing:

- a rezoning from "One-Acre Residential Zone (RA)", "Community Commercial Zone (C-8)", "Comprehensive Development Zone (CD)" (By-law No. 9634) and "Comprehensive Development Zone (CD)"

(By-law No. 8737) to "Comprehensive Development Zone (CD)"
(By-law No. 12000); and

- a Development Permit

in order to permit an approximately 9,460 square metres (101,840 sq.ft.) Wal-Mart retail store and an additional free-standing building with approximately 418 square metres (4,500 sq.ft.) of retail/office space.

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

Mr. Hugh Carter of Carter Property Consultants, Mr. Trevor Ward, Traffic Consultant and Mr. Dave Mitchell, Landscape Architect were in attendance to discuss the proposed Wal-Mart store to be located at 80 Avenue and Scott Road.

Mr. Carter gave an overview of the proposal, pointing out that the project consists of Building A, which is the Wal-Mart store, and Building B, which is a 5,000 square foot retail/office space building. Mr. Carter noted that 600 parking spaces have been provided for this proposal.

Mr. Carter then commented on the Public Information Meetings held in the neighbourhood, noting that two meetings were held in addition to meeting with resident groups, and meeting with various spokesmen with respect to traffic concerns. Mr. Carter advised that they have eliminated one access from 120A Street and relocated it to address concerns of the residents living along 120A Street. He pointed out that there will be an additional access off 80 Avenue, close to the 7-11 Store. Mr. Carter added that they are proposing a traffic signal at 80 Avenue and 120A Street.

In responding to a question, Mr. Carter advised that they have done all they can to work with the residents in the area. Mr. Carter then referenced a survey that they had done, noting that in the North Delta/Newton corridor, approximately 64% of the people were aware of the proposal; and 64% of the people are supportive of this project.

In responding to a question concerning parking, Mr. Carter advised that the parking is very typical for this type of commercial development. Mr. Carter did not feel that there will be an overflow onto the adjacent residential area. Mr. Carter advised that the New Orleans Square business area and the Delta Shoppers Mall have indicated their support for this proposal.

Mr. Carter noted that the entire site is commercial. Mr. Carter pointed out that the loading platform has been located on the Scott Road side of the project, as the residents along 120A Street did not want it located along their street. Mr. Carter then displayed the design for Building B, and indicated that if it needed to be redesigned to suit a particular tenant, then they would have to apply for an amendment to the Development Permit.

A member of Council indicated that the site is grossly under utilized, and the northern part, for most of the year, will be a vacant parking lot.

Mr. Mitchell, Architect, displayed the western elevation and discussed the landscaping for this elevation. Mr. Mitchell also discussed lighting for the project, pointing out where it would be directed and commenting on the intensity of the lighting.

Mr. Carter then indicated that they have addressed all of the neighbourhood issues that they could.

It was Moved by Councillor Villeneuve
Seconded by Councillor Bose
That application 7999-0104-00 for rezoning
to Comprehensive Development to permit the construction of a Wal-Mart store
and a 5,000 square foot retail/commercial building be denied.

RES.R00-291

Defeated with Councillors Tymoschuk,
Steele, Watts, Hunt, Higginbotham and the
Mayor against.

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

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)", "Community Commercial Zone (C-8)", "Comprehensive Development Zone (CD)" (By-law No. 9634) and "Comprehensive Development Zone (CD)" (By-law No. 8737) 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. 7999-0104-00 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; and

(c) proposal by the developer to install a signalized intersection at the 120 Street access to the site;
 RES.R00-292 Carried with Councillors Villeneuve, Eddington and Bose against.

It was Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 13947" pass its first reading.
 RES.R00-293 Carried with Councillors Villeneuve, Eddington and Bose against.

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

It was Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 13947" pass its second reading.
 RES.R00-294 Carried with Councillors Villeneuve, Eddington and Bose against.

It was then Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2000, No. 13947" be held at the
 City Hall on February 21, 2000, at 7:00 p.m.
 RES.R00-295 Carried

2. 7999-0243-00

7120/7130 - 120 Street

**Patrick McTaggart/Toby Russell Buckwell & Partners Architects/
 478335 B.C. Ltd./Medfar Holdings Ltd. and Garvins Holdings Ltd.**

Development Permit

To amend the existing Development Permit to allow the development of a proposed 3,292 m² (35,436 ft.²) retail/office building.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on properties located 7120/7130 - 120 Street.

The applicant is proposing:

- to amend the existing development permit

in order to permit the development of a proposed 3,292 m² (35,436 ft.²) retail/office building at 7120/7130 - 120 Street in West Newton.

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

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

1. Council approve the attached Development Permit No. 7999-0243-00 (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;
2. Council instruct staff to resolve the following issues prior to signing of the Development Permit:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer.

RES.R00-296

Carried

RESIDENTIAL/INSTITUTIONAL

FLEETWOOD/GUILDFORD

3. **7999-0173-00**
16738/16766 - 104 Avenue; 10283 - 168 Street
Coastland Engineering & Surveying Ltd. /Pelican Rose Holdings Ltd., City of Surrey, Larry and Maureen Onotera
Rezoning
From RA to RF to allow subdivision, together with an RF zoned lot, into approximately 32 single family lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 16738/16766 -104 Avenue and 10283 - 168 Street.

The applicant is proposing:

- a rezoning from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)"

in order to permit the subdivision of the subject properties and the property at 10261 - 168 Street into approximately 32 single family lots.

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

In response to a question concerning the adequacy of schools in the area, Trustee Wilson advised that the addition to the school will be complete in September, 2000, and added that they are also looking at boundary changes to accommodate students.

Councillor Higginbotham noted that there are modular type portable classrooms becoming available for use in schools, and asked that Trustee Wilson provide information to Council on this matter when it is available.

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

1. a By-law be introduced to rezone the properties 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;
 - (c) approval from the Ministry of Transportation and Highways; and
 - (d) submission of an acceptable tree survey and a statement regarding tree preservation.

RES.R00-297

Carried

It was Moved by Councillor Steele
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 13948" pass its first reading.

RES.R00-298

Carried

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

It was Moved by Councillor Steele
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 13948" pass its second reading.
RES.R00-299 Carried

It was then Moved by Councillor Steele
Seconded by Councillor Tymoschuk
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2000, No. 13948" be held at the
City Hall on February 21, 2000, at 7:00 p.m.
RES.R00-300 Carried

4. 7999-0209-00

15825 & 15865 - 111 Avenue

H.Y. Engineering Ltd./592939 B.C. Ltd., Yu-Sen Lin and Tsai-Kuang Wu
Rezoning

From RA to RF to permit a subdivision into approximately 19 single family lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 15825 and 15865 - 111 Avenue.

The applicant is proposing:

- a rezoning from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)"

in order to permit subdivision into approximately 19 single family lots.

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

It was Moved by Councillor Steele
Seconded by Councillor Hunt
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) submission of an acceptable tree survey and a statement regarding tree preservation and replacement.

RES.R00-301

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2000, No. 13949" pass its first reading.

RES.R00-302

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, 2000, No. 13949" pass its second reading.

RES.R00-303

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, 2000, No. 13949" be held at the City Hall on February 21, 2000, at 7:00 p.m.

RES.R00-304

Carried

It was

Moved by Councillor Tymoschuk

Seconded by Councillor Higginbotham

That the Parks, Recreation & Culture

Department report back to Council outlining where park space is on the north side of the freeway and what plans there are for development of the park space.

RES.R00-305

Carried**5. 7999-0244-00****11507/15/23/31/39/47 Roxburgh Road****Tynan Consulting Ltd./Palace Products Ltd.**

Restrictive Covenant Amendment

To amend the Restrictive Covenant (Building Scheme) to allow basement-entry style houses.

The General Manager of Planning & Development submitted a report concerning a Restrictive Covenant Amendment on properties located at 11507/15/23/31/39/47 Roxburgh Road.

The applicant is proposing:

- a Restrictive Covenant [Building Scheme] amendment

in order to permit the development of basement-entry style houses.

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

It was
amendment to the registered Restrictive Covenant [Building Scheme] to allow basement-entry style houses.

Moved by Councillor Higginbotham
Seconded by Councillor Steele
That Council approve the proposed

RES.R00-306

Carried with Councillor Eddington against.

NEWTON

6. **7900-0004-00**
15037 - 58 Avenue
Elbe, Lock, Walls and Associates Inc./Dawson Lands (Panorama) Ltd.
Development Permit
To amend the Development Permit in order to add an upper floor area of 74 m² (797 sq.ft.) to 12 units in a proposed 82-unit townhouse complex.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 15037 - 58 Avenue.

The applicant is proposing:

- a Development Permit

in order to permit the addition of an upper floor area of 74 m² (797 sq.ft.) to 12 units in a 82-unit townhouse complex.

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 Council approve the attached
Development Permit No. 7900-0004-00 (Appendix IV), authorize the Mayor and Clerk to sign the Development Permit, and authorize the transfer of the Permit to the heirs, administrators, executors, successors and assigns of the title of the land within the terms of the Permit.

RES.R00-307

Carried

Councillor Higginbotham advised that she and her husband are members of the Hazelmere Golf & Tennis Club, and also advised that her husband is assisting the applicant, and therefore left the meeting at 5:18 p.m. due to a conflict of interest.

SOUTH SURREY

7. **23/56/6793-0230-00**
18076 - 8 Avenue and Part of 18150 - 8 Avenue
Alvin Schellenberg, Trademark/Hazelmere Golf and Tennis Club Ltd.
OCP Amendment/Rezoning/Development Permit
OCP amendment from Agricultural to Urban, rezoning from P-R to CD and Development Permit to permit development of a 42-unit townhouse project.

The General Manager of Planning & Development submitted a report concerning an OCP Amendment, a rezoning application, and an application for a Development Permit on properties located at 18076 - 8 Avenue and Part of 18150 - 8 Avenue.

The applicant is proposing:

- an OCP amendment from Agricultural to Urban
- a rezoning from "Recreation Zone (P-R)" to "Comprehensive Development Zone (CD)"
- a Development Permit

in order to permit the development of a 42-unit townhouse project.

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

Councillor Steele asked how this proposal will affect Parks, Recreation & Culture.

Councillor Hunt expressed concern with the city taking over the existing sewer main for this project.

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

1. a By-law be introduced to redesignate the property from Agricultural to Urban and a date for Public Hearing be set.
2. a By-law be introduced to rezone the property from Recreation Zone (P-R)" (By-law No. 5942) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
3. Council authorize staff to draft Development Permit No. 6793-0230-00 in accordance with the attached drawings (Appendix II).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) the City assuming ownership of the private force main serving the proposed development;
 - (c) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (d) input from the Ministry of Environment;
 - (e) input from the Agricultural Advisory Committee;
 - (f) registration of an access agreement to secure exclusive use of indoor amenity space in the existing Hazelmere Golf and Tennis Club clubhouse at 18150 - 8 Avenue for the proposed townhouse project;
 - (g) registration of a reciprocal access easement agreement between properties located at 18076 and 18150 - 8 Avenue; and

(h) address the concerns of the Parks, Recreation and Culture Department over the pressure this project will create on existing parks facilities in the area.

5. Council pass a resolution to amend the South-East Surrey Local Area Plan to redesignate the land from Recreational to Multiple Residential Townhouse when the project is considered for final adoption.

RES.R00-308 Carried with Councillors Eddington and Bose against.

It was Moved by Councillor Steele
Seconded by Councillor Tymoschuk
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 27 Amendment By-law, 2000, No. 13951" pass its first reading.

RES.R00-309 Carried with Councillors Eddington and Bose against.

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

It was Moved by Councillor Steele
Seconded by Councillor Tymoschuk
That "Surrey Official Community Plan
By law, 1996, No. 12900, No. 27 Amendment By-law, 2000, No. 13951" pass its second reading.

RES.R00-310 Carried

It was then Moved by Councillor Steele
Seconded by Councillor Tymoschuk
That the Public Hearing on "Surrey Official
Community Plan By law, 1996, No. 12900, No. 27 Amendment By-law, 2000,
No. 13951" be held at the City Hall on February 21, 2000, at 7:00 p.m.

RES.R00-311 Carried

It was Moved by Councillor Steele
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 13952" pass its first reading.

RES.R00-312 Carried with Councillor Bose against.

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

It was
RES.R00-313

Moved by Councillor Steele
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 13952" pass its second reading.
Carried with Councillor Bose against.

It was then
RES.R00-314

Moved by Councillor Steele
Seconded by Councillor Tymoschuk
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2000, No. 13952" be held at the
City Hall on February 21, 2000, at 7:00 p.m.
Carried

Councillor Higginbotham returned to the meeting at 5:27 p.m.

C. BY-LAWS

D. ITEMS TABLED BY COUNCIL

E. CORRESPONDENCE

F. NOTICE OF MOTION

G. ANY OTHER COMPETENT BUSINESS

**1. Harjit Nandha
8351 - 120A Street**

Harjit Nandha was in attendance regarding the difficulties he is having with the construction of his house on property located at 8351 - 120A Street.

Mayor McCallum noted that the Planning & Development Department has advised that Ms. Nandha has resolved her issues with the Department, and does not wish to address Council.

H. ADJOURNMENT

It was

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

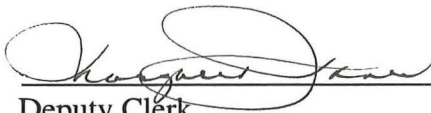
meeting do now adjourn and that the next Regular Council meeting be held on Monday,
February 14, 2000.

RES.R00-315

Carried

The Regular Council- Land Use meeting adjourned at 5:28 p.m.

Certified Correct:



Deputy Clerk



Mayor