



# City of Surrey

## Regular Council - Land Use

### Minutes

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
MONDAY, FEBRUARY 21, 2000  
Time: 4:00 p.m.

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**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

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**A. ADOPTION OF MINUTES**

**B. CORPORATE REPORTS**

**Land Use Applications**

**COMMERCIAL/INDUSTRIAL**

**SURREY CITY CENTRE/WHALLEY**

- 1. 7999-0250-00**  
**13664 - 104 Avenue**  
**Greg Smith, Smith Construction/Ben's Appliance Sales & Services Ltd.**  
Development Permit/Development Variance Permit  
*Development Permit to construct a new retail/office building. Development Variance Permit to reduce setbacks.*

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 13664 - 104 Avenue.

The applicant is proposing:

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

- to reduce the side yard setback on a flanking street in the CHI Zone from 7.5 m (25 ft.) to 4.0 m (13 ft.) for the building and from 7.5 m (25 ft.) to 2.6 m (8.5 ft.) for the canopy and from 7.5 m (25 ft.) to 2.0 m (6.5 ft.) for the entry gate

in order to permit the construction of a new two-storey retail/office building Surrey City Centre.

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

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

1. Council authorize staff to draft Development Permit No. 7999-0250-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7999-0250-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the required side yard setback on a flanking street in the "Highway Commercial Industrial Zone (CHI)" from 7.5 metres (25 ft.) to 4.0 metres (13 ft.) for the building and from 7.5 m (25 ft.) to 2.6 m (8.5 ft.) for the canopy and from 7.5 m (25 ft.) to 2.0 m (6.5 ft.) for the entry gate.
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) provision of a 2.0 m (6.5 ft.) right-of-way along 136A Street for future road widening; and
  - (c) provision of a 4.8 m (15.7 ft.) right-of-way along 104 Avenue for future road widening

RES.R00-355

Carried

**RESIDENTIAL/INSTITUTIONAL****FLEETWOOD/GUILDFORD****2. 7997-0099-00****9635 - 161 Street****McElhanney Consulting Services/Harjinder Singh Sandhu &  
Jaswinder Kaur Sandhu**

Rezoning/Development Variance Permit

*Rezoning from RA to RF-G to permit subdivision into approximately 29 single family gross density lots. Development Variance Permit to relax the minimum lot depth for one proposed lot.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning from RA to RF-G and a Development Variance Permit application on property located at 9635 - 161 Street

The applicant is proposing:

- a rezoning from RA to RF-G;
- a Development Variance Permit to relax the following by-law regulations:
  - minimum lot depth in the "Single Family Residential Gross Density Zone (RF-G)" (By-law No. 12000) on proposed Lot 5 from 28 metres (90 ft.) to 24 metres (79 ft.)

in order to permit subdivision into approximately 29 single family gross density 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 Higginbotham

Seconded by Councillor Steele

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 Gross Density Zone (RF-G)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7997-0099-00, varying the following, to proceed to Public Notification:
  - to reduce the required minimum lot depth of the RF-G Zone from 28 metres (90 ft.) to 24 metres (79 ft.) for one proposed lot.

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) input from the Ministry of Environment; and
  - (d) submission of an acceptable tree survey and a statement regarding tree preservation.

RES.R00-356 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. 13957" pass its first reading.

RES.R00-357 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. 13957" pass its second reading.

RES.R00-358 Carried with Councillor Bose against.

It was then Moved by Councillor Hunt  
 Seconded by Councillor Higginbotham  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2000, No. 13957" be held at the  
 City Hall on March 20, 2000, at 7:00 p.m.

RES.R00-359 Carried

3. **7999-0086-00**  
**16699, 16717, 16747, 16775 - 108 Avenue**  
**McElhanney Consulting Services Ltd./Hung-An Chen, Li-Hung Tsai,**  
**Manjit Singh Baughan, Makhan Dhaliwal and Harner Kondola**  
 OCP Amendment/Rezoning  
*OCP Amendment on the southern portion from Suburban to Urban and rezoning from RA to CD and RF to permit subdivision into approximately 60 single family lots.*

The General Manager of Planning & Development submitted a report concerning an application for an OCP Amendment and an application for rezoning on properties located at 16699/16717/16747/16775 - 108 Avenue.

The applicant is proposing:

- an OCP amendment from Suburban to Urban on a portion of the subject site; and
- a rezoning from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and "Single Family Residential Zone (RF)"

in order to permit the development of a single family residential subdivision of approximately 60 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 Higginbotham  
That:

1. a By-law be introduced to redesignate a portion of the site from Suburban to Urban and a date for Public Hearing be set.
2. 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 "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
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) input from the Ministry of Environment;

- (d) submission of an Implementation Plan/Strategy to implement the recommendations of the Environmental Impact Study to the satisfaction of the General Managers of Planning & Development and Engineering;
  - (e) submission of a landscape plan for the construction and landscaping of a pedestrian corridor within 110 Avenue right-of-way to the satisfaction of the General Managers of Planning & Development, Engineering and Parks, Recreation & Culture;
  - (f) submission of an acceptable tree survey and a statement regarding tree preservation; and submission of a building envelope plan approved by an accredited arborist for lots with trees to be preserved to the satisfaction of the General Manager, Planning & Development Department; and
  - (g) registration of a Section 219 Restrictive Covenant to require noise abatement measures due to the potential for noise from the CN Rail/South Fraser Perimeter Road.
4. Council pass a resolution to amend Fraser Heights Local Area Plan to redesignate a portion of the land from Suburban Residential (Half-Acre) to Urban Residential when the project is considered for final adoption.

RES.R00-360

Carried with Councillors Villeneuve, Eddington and Bose against.

It was

Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 28 Amendment By-law, 2000, No. 13958" pass its first reading.

RES.R00-361

Carried with Councillors Villeneuve, Eddington and 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 Official Community Plan

By-law, 1996, No. 12900, No. 28 Amendment By-law, 2000, No. 13958" pass its second reading.

RES.R00-362

Carried with Councillors Villeneuve, Eddington and Bose against.

It was then  
 Moved by Councillor Hunt  
 Seconded by Councillor Higginbotham  
 That the Public Hearing on "Surrey Official  
 Community Plan By-law, 1996, No. 12900, No. 28 Amendment By-law, 2000,  
 No. 13958" be held at the City Hall on March 20, 2000, at 7:00 p.m.  
 RES.R00-363 Carried

It was  
 Moved by Councillor Hunt  
 Seconded by Councillor Higginbotham  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2000, No. 13959" pass its first reading.  
 RES.R00-364 Carried with Councillors Villeneuve,  
 Eddington and Bose against.

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

It was  
 Moved by Councillor Hunt  
 Seconded by Councillor Higginbotham  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2000, No. 13959" pass its second reading.  
 RES.R00-365 Carried with Councillors Villeneuve,  
 Eddington and Bose against.

It was then  
 Moved by Councillor Hunt  
 Seconded by Councillor Higginbotham  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2000, No. 13959" be held at the  
 City Hall on March 20, 2000, at 7:00 p.m.  
 RES.R00-366 Carried

## NEWTON

4. **7999-0254-00**  
**12550 - 66 Avenue**  
**Oak Park Homes Ltd./Pritam S. Samra**  
 NCP Amendment/Rezoning  
*From RS (By-law No. 5942) to CD to permit subdivision into approximately 17  
 compact single family lots. NCP amendment from Multiple Residential (12 upa)  
 to Compact Single Family Residential.*

The General Manager of Planning & Development submitted a report concerning  
 an application for an NCP Amendment and an application for rezoning from RS  
 to CD on property located at 12550 - 66 Avenue.

The applicant is proposing:

- an NCP amendment from Multiple Residential (12 units per acre) to Compact Single Family;
- a rezoning from RS (By-law No. 5942) to CD (By-law No. 12000)

in order to permit subdivision into approximately 17 compact 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 "Suburban Residential Zone" (By-law No. 5942) 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 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.
3. Council pass a resolution to amend the West Newton North (Sector 2) NCP to redesignate the land from Multiple Residential (12 units per acre) to Compact Single Family when the project is considered for final adoption.

RES.R00-367

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. 13960" pass its first reading.

RES.R00-368

Carried with Councillor Bose against.

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



<p>RES.R00-369</p> <p>It was</p>	<p>Moved by Councillor Hunt          Seconded by Councillor Tymoschuk          That "Surrey Zoning By-law, 1993,          No. 12000, Amendment By-law, 2000, No. 13960" pass its second reading.  <u>Carried</u> with Councillor Bose against.</p>
<p>RES.R00-370</p> <p>It was then</p>	<p>Moved by Councillor Watts          Seconded by Councillor Steele          That the Public Hearing on "Surrey Zoning          By-law, 1993, No. 12000, Amendment By-law, 2000, No. 13960" be held at the          City Hall on March 20, 2000, at 7:00 p.m.  <u>Carried</u></p>

### SURREY CITY CENTRE/WHALLEY

**5. 6994-0415-01**

**12660 - 92 Avenue**

**Paramjit Nijjer/Paramjit and Jagdish Nijjer**

Development Variance Permit

*Development Variance Permit to relax the rear yard setback from 7.5 m (25 ft.) to 7.31 m (24.6 ft.) and tapered to 6.67 m (21.9 ft.).*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 12660 - 92 Avenue.

The applicant is proposing:

- a Development Variance Permit to relax the following by-law regulations:
  - to reduce the rear yard setback in the RF Zone from 7.5 metres (25 ft.) to 7.31 metres (24.6 ft.) and tapered to 6.67 metres (21.9 ft.)

in order to retain an existing dwelling on a proposed new 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 Bose  
Seconded by Councillor Hunt  
That:

1. Council approve Development Variance Permit No. 6994-0415-01, 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 7.31 metres (24.6 ft.) and tapered to 6.67 metres (21.9 ft.).

RES.R00-371

Carried**6. 7999-0168-00****9815 - 140 Street****Clive Wooley, Crescent Park Enterprises/City of Surrey**

Rezoning/Development Variance Permit

*Rezone from RF to PA-1 to permit the construction of a two-storey community services building. Development Variance Permit to reduce one sideyard setback.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit and a Rezoning application on property located at 9815 - 140 Street.

The applicant is proposing:

- a rezoning from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Assembly Hall 1 Zone (PA-1)" (By-law No. 12000)
- a Development Variance Permit to relax the following by-law regulations:
  - to reduce the southern side yard setback in the PA-1 Zone from 9.0 m (30 ft.) to 2.4 m (8 ft.)

in order to permit the development of a two-storey community services 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 Higginbotham  
Seconded by Councillor Hunt  
That:

1. a By-law be introduced to rezone the property from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Assembly Hall 1 Zone (PA-1)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7999-0168-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the required southern side yard setback of the PA-1 Zone from 9.0 metres (30 ft.) to 2.4 metres (8 ft.).
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of an acceptable tree survey and tree preservation and replacement plan; and
  - (c) submission of security to ensure the installation and maintenance of required landscaping.

RES.R00-372 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Villeneuve  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2000, No. 13961" pass its first reading.

RES.R00-373 Carried

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

It was Moved by Councillor Hunt  
Seconded by Councillor Villeneuve  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2000, No. 13961" pass its second reading.

RES.R00-374 Carried

It was then  
 Moved by Councillor Hunt  
 Seconded by Councillor Villeneuve  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2000, No. 13961" be held at the  
 City Hall on March 20, 2000, at 7:00 p.m.  
 RES.R00-375 Carried

**7. 7999-0194-00**

**11030 Ravine Road**

**Kerry Wong, City of Surrey/Provincial Rental Housing Corporation**

Rezoning

*From RM-15 to CD and RF to allow the existing townhouse development to remain as a conforming use after the lands have been subdivided for parks purposes.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning from RM-15 to CD and RF on property located at 11030 Ravine Road.

The applicant is proposing:

- a rezoning from RM-15 to CD and RF

in order to permit the existing townhouse development to remain as a conforming use after the lands have been subdivided for parks purposes.

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

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

1. a By-law be introduced to rezone the property from "Multiple Residential 15 Zone (RM-15)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and "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; and

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

RES.R00-376 Carried

It was Moved by Councillor Villeneuve  
Seconded by Councillor Hunt  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2000, No. 13962" pass its first reading.

RES.R00-377 Carried

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

It was Moved by Councillor Villeneuve  
Seconded by Councillor Hunt  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2000, No. 13962" pass its second reading.

RES.R00-378 Carried

It was then Moved by Councillor Villeneuve  
Seconded by Councillor Hunt  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2000, No. 13962" be held at the  
City Hall on March 20, 2000, at 7:00 p.m.

RES.R00-379 Carried

**C. DELEGATIONS**

**D. BY-LAWS**

**E. ITEMS TABLED BY COUNCIL**

**F. CORRESPONDENCE**

**G. NOTICE OF MOTION**

**H. ANY OTHER COMPETENT BUSINESS**

- 1. 7995-0184-00  
3288 King George Highway**

It was Moved by Councillor Hunt  
 Seconded by Councillor Watts  
 That a two month extension be granted to  
 application No. 7995-0184-00 to permit the development of multiple commercial  
 buildings.

RES.R00-380 Carried

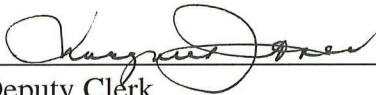
**I. ADJOURNMENT**

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 28, 2000.

RES.R00-381 Carried

The Regular Council- Land Use meeting adjourned at 4:22 p.m.

Certified Correct:

  
 \_\_\_\_\_  
 Deputy Clerk

  
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 Mayor