



# City of Surrey

## Regular Council - Land Use

### Minutes

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
MONDAY, MARCH 6, 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:

#### 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. **7997-0074-00**  
**13211, 13223, 13233 - 72 Avenue**  
**Raj Aadmi/Idrees Ahman Shaheen, Sukhminder Singh Dhindsa, Saudagar Singh Grewal, Kartar Singh Sidhu, Baljit Singh Sidhu and Paramjit Kaur Johal**  
Rezoning/Development Permit  
*Rescind Third Reading and Amend CD By-law No. 13347 to allow development of a car wash facility.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning and a Development Permit application on properties located at 13211, 13223, 13233 - 72 Avenue.

- Council on February 24, 1998, considered an application to rezone the subject site located at the north-east corner of 72 Avenue and 132 Street from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" to allow development of a comprehensively designed, light impact industrial/limited office/warehouse and general service use complex (Appendix II and III).

- Council on March 23, 1998, gave Third Reading to the rezoning by-law (By-law No. 13347). However, the original applicant has not been able to finalize the rezoning due to economic reasons.
- This application has recently been taken over by a new applicant. The new applicant wishes to amend the Permitted Uses section of the existing CD By-law by adding *Automotive service use* limited to car wash facilities to the list of permitted uses.
- The new applicant is also proposing a new development permit application to allow development of a car wash facility.

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

A representative was in attendance on behalf of R. Aadmi, et al, to discuss the proposed rezoning/development permit to permit the development of a car wash facility.

The delegation advised that this is a state of the art car wash facility. In responding to a question from Council concerning the list of permitted uses in the C-D by-law, the delegation advised that the project is a car wash facility, and 15-20 years in the future they may possibly add office uses. The delegation added that if the car wash does not work, then they may utilize some of the light impact industrial/limited office/warehouse uses listed in the by-law. The delegation pointed out that there will be a 1,000 square foot caretaker suite and 600 square foot office on top of the car wash.

The delegation then commented that they have done extensive market research, and feel the facility is a needed service. The delegation referenced a similar facility at Hastings and Willingdon in Burnaby, noting that it has done very well.

It was

Moved by Councillor Hunt  
Seconded by Councillor Watts  
That:

1. Council rescind Third Reading of By-law No. 13347, amend By-law No. 13347, to add *Automotive Service Uses* limited to car wash facilities to the list of permitted uses and a date for Public Hearing be set.
2. Council authorize staff to draft Development Permit No. 7997-0074-00 in accordance with the attached drawings (Appendix VI), subject to:
  - (a) Design and treatment of canvas canopy over the vacuum area to be of a quality which matches the design of the main building and car

- wash canopy including a solid roof structure and enhancement of columns; and
  - (b) Provision of more substantial landscaping along the 72 Avenue and 132 Street frontages of the site including additional street trees and a greater variety of planting.
3. 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) submission of a subdivision layout to the satisfaction of the Approving Officer; and
  - (c) registration of an access easement in favour of the property to the north located at 7234 - 132 Street.

RES.R00-483 Carried with Councillor Bose against.

It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That Council rescind Resolution  
No. R98-834 of the March 23, 1998 Regular Council minutes passing third  
reading of By-law No. 13347.

RES.R00-484 Carried with Councillor Bose against.

It was Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That Council amend By-law No. 13347 in  
Section B to add *Auto Service Uses* limited to car wash facilities.

RES.R00-485 Carried with Councillor Bose against.

It was Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That the Public Hearing be held at the City  
Hall on Monday, March 20, 2000, at 7:00 p.m.

RES.R00-486 Carried with Councillor Bose against.

2. **7900-0041-00**  
**7400 - 132 Street**  
**Bob Ferguson, Bifer Holding B.C. Ltd./Triple Rim Investments Ltd.**  
Development Permit

*To allow exterior improvements including a new coloured steel siding, a raised roof structure on an existing industrial building.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 7400 - 132 Street.

The applicant is proposing:

- a Development Permit

in order to permit exterior improvements including a raised roof structure on 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 Higginbotham  
Seconded by Councillor Tymoschuk  
That:

1. Council authorize staff to draft Development Permit No. 7900-0041-00 in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to approval:
  - (a) submission of final design plans including landscaping to the satisfaction of the General Manager, Planning & Development Department.

RES.R00-487

Carried

### SOUTH SURREY

3. **7900-0027-00**  
**3050 King George Highway**  
**John Ball/B.U.K. Realty Corporation**  
Development Permit/Development Variance Permit  
*Development Permit Application to replace existing free-standing signs with new ones and Development Variance Permit to relax the maximum height of a free-standing sign along 32 Avenue.*

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 3050 King George Highway.

The applicant is proposing:

- a Development Permit
- a Development Variance Permit to relax the following by-law regulations:
  - the maximum height of a free-standing sign along 32 Avenue from 4.5 m (15 ft.) to 7.5 m (25 ft.)

in order to permit the replacement of existing free-standing signs on site with new signs.

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

A representative of B.U.K. Realty Corporation was in attendance to discuss the application for a Development Permit and Development Variance Permit to replace the existing free standing signs with new signs. The delegation advised that they have attempted to put a standard of signage in the Surrey Auto Mall. The delegation noted that it is impossible to see the sign from the freeway off ramp, and this is the reason they are requesting a development variance permit to relax the maximum height of a free standing sign along 32 Avenue to 25 feet. The delegation added that they will be removing the signs that are in place now.

It was Moved by Councillor Eddington  
 Seconded by Councillor Hunt  
 That Council deny the variance to relax the  
 maximum height of a free-standing sign under Sign By-law (By-law No. 13656)  
 along 32 Avenue from 4.5 m (15 ft.) to 7.5 m (25 ft).

RES.R00-488

Carried

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Higginbotham  
 That Council approve the attached  
 Development Permit No. 7900-0027-00 (Appendix III), 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.R00-489

Carried

RESIDENTIAL/INSTITUTIONALNEWTON

4. **7997-0304-00**  
**6647 - 128 Street, 12795 - 66 Avenue & portion of 6665 - 128 Street**  
**IBI Group/G.S. Sahota, J.A.B. Enterprises Ltd., P.S. Pandher and**  
**P.K.S. Investments Ltd.**

Rezoning

*Amend Comprehensive Development By-law No. 13401 to include a portion of 6665 - 128 Street to allow subdivision into approximately 18 compact single family lots plus 2 remainder lots with further subdivision potential.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 6647 - 128 Street, 12795 - 66 Avenue and portion of 6665 - 128 Street.

The applicant is proposing:

- an amendment to Comprehensive Development Zone No. 13401 to include a portion of 6665 - 128 Street

in order to permit subdivision into 18 compact single family lots plus two remainder lots with further subdivision potential.

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. Council rescind third reading of By-law No. 13401 to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000).
2. Council amend By-law No. 13401 to include a portion of 6665 - 128 Street as identified in Appendix X and set a new date 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; and

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

RES.R00-490

Carried

It was

Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That Council rescind Resolution

No. R 98-1378 of the May 11, 1998 Regular Council minutes passing third reading of By-law No. 13401.

RES.R00-491

Carried

It was

Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That Council amend By-law No. 13401 to

add a portion of 6665 - 128 Street.

RES.R00-492

Carried

It was

Moved by Councillor Hunt  
 Seconded by Councillor Higginbotham  
 That the Public Hearing be held at the City

Hall on Monday, March 20, 2000, at 7:00 p.m.

RES.R00-493

Carried

**5. 7900-0013-00**

**15068 - 58 Avenue**

**Intracorp. Developments Ltd./Cambridge Shopping Centres Ltd.**

Development Permit/Development Variance Permit

*Development Permit to allow approximately 38 townhouse units. Development Variance Permit to reduce setbacks from 7.5 metres [25 ft.] to 6.0 metres [20 ft.] at northeast, southeast/south and southwest portions of the site.*

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 15068 - 58 Avenue.

The applicant is proposing:

- a Development Permit
- a Development Variance Permit to relax the following by-law regulations:
  - setback from 7.5 metres [25 ft.] to 6.0 metres [20 ft.] at the south, west and east portions of the site

in order to permit the development of approximately 38 townhouse 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 Steele  
Seconded by Councillor Higginbotham  
That:

1. Council authorize staff to draft Development Permit No. 7900-0013-00 in general accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7900-0013-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the required southeast/south yard setback of the Comprehensive Development Zone No. 13637 from 7.5 metres (25 ft.) to 6.0 metres (20 ft.);
  - (b) to reduce the required northeast yard setback of the Comprehensive Development Zone No. 13637 from 7.5 metres [25 ft.] to 6.0 metres [20 ft.]; and
  - (c) to reduce the required southwest yard setback of the Comprehensive Development Zone No. 13637 from 7.5 metres [25 ft.] to 6.0 metres [20 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; and
  - (b) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space.

RES.R00-494

Carried

### SOUTH SURREY

6. **7999-0248-00**  
**Portions of 15659 and 15689 - 38 Avenue and 15820 - 40 Avenue**  
**Kenneth Anderson/Morgan Creek Holdings**  
Rezoning



*From CD to CD in order to allow the subdivision into 39 single family lots and open space with public access.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning from CD to CD on properties located at 15659 and 15689 - 38 Avenue and 3500 Morgan Creek Way.

The applicant is proposing:

- a rezoning from "Comprehensive Development Zone (CD)" to "Comprehensive Development Zone (CD)".

in order to permit the development of 39 single family lots and open space with public access.

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 site from "Comprehensive Development Zone (CD)" (By-law No. 13614) 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;
  - (c) provision of a Landscape Plan for proposed Lot 140 designated as a play area to the satisfaction of the City;
  - (d) provision of a Letter of Credit to secure landscaping and improvements on the proposed play area;
  - (e) registration of a right-of-way document allowing public access on proposed Lot 140 with a Covenant to ensure (a) "no build" other than improvements related to development of play area; and (b) maintenance of play area; and

- (f) registration of a right-of-way document allowing public access on the designated trails around the golf course and the residential lots with a Covenant to ensure "no build" and maintenance.

RES.R00-495

Carried

It was

Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2000, No. 13967" pass its first reading.

RES.R00-496

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. 13967" pass its second reading.

RES.R00-497

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, 2000, No. 13967" be held at the  
 City Hall on March 20, 2000, at 7:00 p.m.

RES.R00-498

Carried

## C. DELEGATIONS

### 1. **Maureen Enser, Executive Director Urban Development Institute Pacific Region (UDI)** File: 0042-008; 0065-001

Maureen Enser, Executive Director, Urban Development Institute Pacific Region (UDI) was in attendance to discuss the various approaches for economic recovery outlined in the Position Briefs regarding the issues and concerns of the industry, identify the obstacles which are restraining economic recovery and highlight the changes needed to clear the way for new investment and job creation in the community.

Mayor McCallum advised that there was a memo on table from Ms. Enser requesting that they not be heard at this meeting, and advising that they will be submitting a request at a later date to be heard in a closed meeting.

- D. BY-LAWS
- E. ITEMS TABLED BY COUNCIL
- F. CORRESPONDENCE
- G. NOTICE OF MOTION
- H. ANY OTHER COMPETENT BUSINESS
- I. ADJOURNMENT

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That the Regular Council - Land Use  
meeting do now adjourn and that the next Regular Council meeting be held on Monday,  
March 13, 2000.

RES.R00-499

Carried

The Regular Council- Land Use meeting adjourned at 4:34 p.m.

Certified Correct:

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

  
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Mayor