



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, MARCH 20, 2000
Time: 4:00 p.m.

Present:

Acting Mayor Higginbotham
Councillor Tymoschuk
Councillor Steele
Councillor Bose
Councillor Hunt

Absent:

Mayor McCallum
Councillor Villeneuve
Councillor Watts

Staff Present:

Deputy Clerk
Manager, Area Planning & Development
Division
Manager, South Surrey Section
Manager, North Surrey Section
Manager, Land Development &
Transportation

Councillors Entering Meeting in

Progress:

Councillor Eddington

A. ADOPTION OF MINUTES

B. CORPORATE REPORTS

Land Use Applications

COMMERCIAL/INDUSTRIAL

NEWTON

- 1. 7999-0239-00**
12160 - 86 Avenue
Mainland Engineering Corporation/Arsh Developments, Inc. No. 580258
Development Permit
To construct an automotive repair building.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 12160 - 86 Avenue.

The applicant is proposing:

- a Development Permit

in order to permit the development of an automotive repair 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 Steele
That:

1. Council authorize staff to draft Development Permit No. 7999-0239-00 in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to final:
 - (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.

RES.R00-604

Carried

2. **7900-0043-00**
7495/7533 - 130 Street
Ionic Architecture Inc. (Sam Chan)/292783 B.C. Ltd. and
Cambridge Business Centres Inc., Rellim Management Ltd.
Development Permit
To allow the development of a 3-storey office building.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on properties located at 7495/7533 - 130 Street.

The applicant is proposing:

- a Development Permit

in order to permit the development of a 3-storey, 6,465.8 square metre (69,600 sq.ft.) office building within the Central Surrey Business Park.

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

A representative of Ionic Architecture Inc. was present to discuss the application to allow the development of a 3 storey office building. He advised Council that the rear portion of the property will be used for enclosed parking.

Councillor Eddington entered the meeting at 4:06 p.m.

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

1. Council authorize staff to draft Development Permit No. 7900-0043-00 in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issue prior to approval:
 - (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; and
 - (b) consolidation of the two lots into one.

RES.R00-605

Carried**SOUTH SURREY****3. 7998-0170-00****Portion of 15772-34 Ave. & 3500 Morgan Creek Way****Steve Barker, Genex/Morgan Creek Holdings Inc.**

OCP Amendment/NCP Amendment

Rezoning/Development Permit

*OCP Amendment from RM to Urban, rezone from A-1 and CD to CD and
Development Permit to allow construction of a golf course maintenance facility.*

The General Manager of Planning & Development submitted a report concerning applications for an OCP Amendment, an NCP Amendment, a rezoning from A-1 and CD to CD and a Development Permit to allow construction of a golf course maintenance facility on properties located at 15772 - 34 Avenue and 3500 Morgan Creek Way.

The applicant is proposing:

- an OCP amendment from Multiple Residential to Urban for a small portion of the site;
- an NCP amendment from Townhouse to Golf Course;
- a rezoning from A1 and CD to CD; and
- a Development Permit

in order to permit the construction of a golf course maintenance facility.

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

The Architect was in attendance on behalf of the applicant to comment on the proposed rezoning. The delegation advised that the building has been designed to give a farmhouse look to the facility. The delegation added that they have recommended a metal roof in order to keep the facility from looking too massive in a residential area. The delegation concluded his comments by adding that the design was presented at a Public Information meeting, and the people who attended found the design to be very tasteful.

It was

Moved by Councillor Hunt
Seconded by Councillor Bose
That:

1. a By-law be introduced to redesignate the Official Community Plan for a small portion of 15772 - 34 Avenue from Multiple Residential to Urban and a date for Public Hearing be set.
2. a By-law be introduced to rezone the site from "Agricultural Zone One (A-1)" and 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.
3. Council authorize staff to draft Development Permit No. 7998-0170-00 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, 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) resolution of the roofing material issue to the satisfaction of the City;
 - (d) submission of a landscape plan to the satisfaction of the City; and
 - (e) provision of a 4-metre (13-ft.) wide pedestrian walkway along the west property line.

5. Council pass a resolution to amend the Rosemary Heights Central Neighbourhood Concept Plan to redesignate a portion of the subject site from Townhouse to Golf Course when the project is considered for final adoption.

RES.R00-606

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Tymoschuk

That "Surrey Official Community Plan

By law, 1996, No. 12900, No. 29 Amendment By-law, 2000, No. 13972" pass its first reading.

RES.R00-607

Carried

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

It was

Moved by Councillor Hunt

Seconded by Councillor Tymoschuk

That "Surrey Official Community Plan

By law, 1996, No. 12900, No. 29 Amendment By-law, 2000, No. 13972" pass its second reading.

RES.R00-608

Carried

It was then

Moved by Councillor Hunt

Seconded by Councillor Tymoschuk

That the Public Hearing on "Surrey Official

Community Plan By-law, 1996, No. 12900, No. 29 Amendment By-law, 2000, No. 13972" be held at the City Hall on April 17, 2000, at 7:00 p.m.

RES.R00-609

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Bose

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2000, No. 13973" pass its first reading.

RES.R00-610

Carried

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

It was

Moved by Councillor Hunt

Seconded by Councillor Bose

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2000, No. 13973" pass its second reading.

RES.R00-611

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, 2000, No. 13973" be held at the City Hall on April 17, 2000, at 7:00 p.m.

RES.R00-612

Carried

SURREY CITY CENTRE/WHALLEY

4. 7999-0246-00

10085 King George Highway

Bing Thom Architects/Surrey City Centre Mall Ltd.

Development Permit

To permit the construction of a multi-level parkade for the Surrey Place Mall Expansion/TechBC project.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 10085 King George Highway.

The applicant is proposing:

- a Development Permit

in order to permit the development of a multi-level parkade as part of the Surrey Place Mall Expansion/TechBC project.

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

A representative of Bing Thom Architects was in attendance and advised that it is important to tie in the facade along the West Whalley Ring Road with the other building, and deal with landscaping issues at that time. He added that he hopes that this work will be undertaken within the next few weeks.

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That:

1. Council approve the attached Development Permit No. 7999-0246-00 (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.R00-613

Carried

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE

5. 7999-0130-00

6561 - 184 Street

Coastland Engineering & Surveying Ltd./Antonio and Elsa Marocco

Rezoning

From RH to RF to allow subdivision into approximately 5 single family lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning from RH to RF on property located at 6561 - 184 Street

The applicant is proposing:

- a rezoning from RH to RF

in order to permit the development of approximately 5 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 "Half-Acre Residential Zone (RH)" (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 to prohibit further subdivision on proposed Lot 5 until the existing house is removed.

RES.R00-614

Carried with Councillor Bose against.

RES.R00-615 It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 13974" pass its first reading.
Carried with Councillor Bose against.

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

RES.R00-616 It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 13974" pass its second reading.
Carried with Councillor Bose against.

RES.R00-617 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. 13974" be held at the
 City Hall on April 17, 2000, at 7:00 p.m.
Carried with Councillor Bose against.

FLEETWOOD/GUILDFORD

6. **7999-0204-00**
15780/90 - 111 Avenue
Coastland Engineering & Surveying Ltd./Ruth M. Cameron, Jit S. Rai,
Najmin Rai, Dalbir S. Johal and Mohinder K. Johal
 Rezoning
 From RA to RF to permit subdivision into approximately 12 lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning from RA to RF on properties located at 15780/90 - 111 Avenue

The applicant is proposing:

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

in order to permit the development of approximately 12 single family lots.

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

Mr. Greg Sewell of Coastland Engineering was in attendance to comment on the application to rezone the property to permit subdivision into single family lots.

In responding to questions from Council, Mr. Sewell commented on sewer service in the area, and noted that this project will not bring sewer service to the Elkins family.

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)" (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.

RES.R00-618 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 13975" pass its first reading.

RES.R00-619 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. 13975" pass its second reading.

RES.R00-620 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. 13975" be held at the City Hall on April 17, 2000, at 7:00 p.m.

RES.R00-621

Carried

NEWTON

7. 7900-0003-00

14815/21/29/33/37/41 - 57 Avenue

14816/20/28/32/36 - 57A Avenue

Wayne Jackson, Portrait Homes/Portrait Homes Panorama Ltd.

Development Variance Permit

To vary the front yard and rear yard setbacks as outlined in CD By-law No. 13509.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on properties located at 14815/21/29/33/37/41 - 57 Avenue and 14816/20/28/32/36 - 57A Avenue.

The applicant is proposing:

- a Development Variance Permit to relax the following by-law regulations:
 - To vary the front yard setback for front entry steps with a maximum width of 2.5 m (8 ft.) from 3.0 m (10 ft.) to 1.6 m (5 ft.);
 - To vary the rear yard setback for an attached garage from 5.5 m (18 ft.) to 0.75m (2'6") for 4m (13 ft.) of the rear frontage; and
 - To vary the rear yard setback for an accessory building and structure from 1.8 m (6 ft.) to 0.75 m (2'6") for 4 m (13 ft.) of the rear frontage on Lots 4 to 12 and 7m (22'9") of the rear frontage on Lots 13 and 14.

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 approve Development Variance Permit No. 7900-0003-00, varying the following, to proceed to Public Notification:

RES.R00-623 It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That the brief be received.
Carried

Mr. McLaren then discussed the history and the various issues outlined in his supporting brief. Mr. McLaren advised that Ms. Homa wants to consolidate the properties and sell the larger parcel.

RES.R00-624 It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Council deny the request to forward the
application to the Agricultural Land Commission.
Carried with Councillors Eddington, Bose
and the Acting Mayor against.

SURREY CITY CENTRE/WHALLEY

- 9. 7900-0005-00
8718 - 140 Street
Planet Consulting Group Inc./Anter Pamma
Development Variance Permit
*To relax the lot width of the RF Zone in order to allow a 2-lot subdivision.***

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 8718 - 140 Street.

The applicant is proposing:

- a Development Variance Permit to relax the following by-law regulation:
 - reduce the minimum lot width of the RF Zone for proposed Lot 2 from 15 m (50 ft.) to 12.4 m (41 ft.)

in order to permit a 2-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 Hunt
Seconded by Councillor Bose
That:

- (a) To vary the front yard setback for front entry steps with a maximum width of 2.5 m (8 ft.) from 3.0 m (10 ft.) to 1.6 m (5 ft.);
- (b) To vary the rear yard setback for an attached garage from 5.5 m (18 ft.) to 0.75 m (2'6") for 4m (13 ft.) of the rear frontage; and
- (c) To vary the rear yard setback for an accessory building and structure from 1.8 m (6 ft.) to 0.75 m (2'6") for a maximum width of 4 m (13 ft.) of the rear frontage on Lots 4 to 12 and a maximum width of 7m (22'9") of the rear frontage for a double garage on Lots 13 and 14 (Appendix IV).

RES.R00-622

Carried

8. 7900-0014-00
6480 - 152 Street & 15683 - 64 Avenue
Peter McLaren/Homa Alavi

ALR

To seek Council authorization to forward the application to the Agricultural Land Commission for subdivision

The General Manager of Planning & Development submitted a report concerning an application to the Agricultural Land Commission for properties located at 6480 - 152 Street and 15683 - 64 Avenue.

The applicant is proposing:

- a subdivision/lot line adjustment within the Agricultural Land Reserve (ALR) under Section 22(1) of the Agricultural Land Commission (ALC) Act

and is seeking Council authorization to forward the application to the Agricultural Land Commission for consideration.

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

Mr. Peter McLaren was in attendance on behalf of Ms. Homa Alavi concerning her application to forward an application for subdivision to the Agricultural Land Commission. Mr. McLaren submitted a brief to Council supporting the application.

1. Council approve Development Variance Permit No. 7900-0005-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RF Zone for proposed Lot 2 from 15 metres (50 ft.) to 12.4 metres (41 ft.).

RES.R00-625

Carried

10. **7900-0062-00**
13333 Old Yale Road
Terry McLeod, CEO/Whalley & District Senior Citizens Housing Society
 Development Variance Permit
To amend the LUC schedules to allow the enclosure of the ground floor patio and add a solarium.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 13333 Old Yale Road.

The applicant is proposing:

- a Development Variance Permit to relax the following by-law regulations:
 - to amend Schedule "B" and Schedule "B1" of Land Use Contract No. 6

in order to permit the enclosure of the ground floor patio and the addition of a solarium.

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 approve Development Variance Permit No. 7900-0062-00, varying the following, to proceed to Public Notification:
 - (a) to amend Schedule "B" and Schedule "B1" of Land Use Contract No. 6 to show the enclosed patio and solarium.

RES.R00-626

Carried

C. DELEGATIONS

1. **Harjit Nandha**
8351 - 120A Street
File: 0065-012; 08351-12050

Mr. & Ms. Nandha were in attendance regarding the City's denial of a retaining wall between their property at 8351 - 120A Street and the neighbours property. Ms. Nandha advised that they want to install a three foot retaining wall. Ms. Nandha wanted to know why the City would not approve a three foot retaining wall along the property line. Ms. Nandha also questioned why they could not install a fence on their property.

The Manager, Field Inspection was in attendance and advised Council that the Nandha's can construct a two foot high wall outside the easement. He pointed out that the City is not a party to the covenant for the easement and therefore cannot approve the construction of a retaining wall within the easement. The Manager, Field Inspection added that a fence can be installed at the edge of the property line, and noted that there is room for a retaining wall outside the easement.

It was Moved by Councillor Bose
Seconded by Councillor Steele
That this matter be referred back to staff to
work with the affected property owners in seeking a resolution to the problems.

RES.R00-627

Carried**D. BY-LAWS****E. ITEMS TABLED BY COUNCIL****F. CORRESPONDENCE****G. NOTICE OF MOTION**

H. ANY OTHER COMPETENT BUSINESS

- 1. 7998-0092-00**
3316 - 155 Street
Agent: Mr. Jack Gorrie
Owner: Various Owners

Mr. Gorrie was in attendance to request an OCP Amendment from Suburban to Urban and NCP Amendment from Suburban Half-Acre to Single Family Residential. Mr. Gorrie submitted a brief on behalf of himself and various owners supporting the application for an OCP amendment.

It was
received.

Moved by Councillor Eddington
Seconded by Councillor Steele
That the brief submitted by Mr. Gorrie be

RES.R00-628

Carried

Mr. Gorrie highlighted some of the pros for this proposal:

- their properties are now surrounded by urban developments
- urban development amenities such as sewer service will be relatively simple
- due to the new cul-de-sac only 5 of the one acre lots will be affected by any additional traffic
- 34 Avenue acts as a buffer between the one acre lots and this development

Mr. Gorrie noted that several more pros are cited in his brief to Council.

It was
deferred to the next Official Community Plan review.

Moved by Councillor Eddington
Seconded by Councillor Steele
That consideration of this application be

RES.R00-629

Carried

I. ADJOURNMENT

It was
meeting do now adjourn and that the next Regular Council meeting be held on Monday, March 27, 2000.

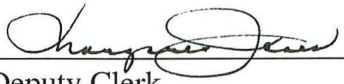
Moved by Councillor Hunt
Seconded by Councillor Bose
That the Regular Council - Land Use

RES.R00-630

Carried

The Regular Council- Land Use meeting adjourned at 5:47 p.m.

Certified Correct:



Deputy Clerk



Mayor