



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, APRIL 17, 2000
Time: 4:00 p.m.

Present:

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

Absent:

Councillor Higginbotham

Staff Present:

Deputy Clerk
Judith, Robertson, Manager, North Surrey
Section
Land Development Engineer

A. ADOPTION OF MINUTES

B. CORPORATE REPORTS

Land Use Applications

COMMERCIAL INDUSTRIAL

CLOVERDALE

1. 7900-0067-00

17861 - 64 Avenue

Ritta Pearson/540362 B.C. Ltd.

OCP Amendment/Temporary Use Permit

Temporary Industrial Use Permit to allow the outdoor storage and retail of new and used building materials and to permit the use of the existing single family dwelling as a caretaker's unit.

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan and a Temporary Use Permit on property located at 17861 - 64 Avenue.

The applicant is proposing:

- an OCP amendment to declare the site as a Temporary Industrial Use Permit Area; and
- a Temporary Industrial Use Permit

in order to allow the outdoor storage and sale of new and used building materials and to allow the use of a portion of the existing single family dwelling on the property as a caretaker's unit, for a period of two years.

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 Tymoschuk
That:

1. A By-law be introduced to declare the property a Temporary Industrial Use Area in the Official Community Plan and a date for Public Hearing be set.
2. Council authorize staff to draft Temporary Industrial Use Permit No. 7900-0067-00 in accordance with the attached drawings (Appendix IV).
3. Council instruct staff to resolve the following issue prior to 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.

RES.R00-925 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Official Community By-law, 1996, No. 12900, Text No. 13 Amendment By law, 2000, No. 14012" pass its first reading.

RES.R00-926 Carried

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 By-law, 1996, No. 12900, Text No. 13 Amendment By law, 2000, No. 14012" pass its second reading.

RES.R00-927 Carried

It was then Moved by Councillor Hunt
Seconded by Councillor Steele
That the Public Hearing on "Surrey Official Community By-law, 1996, No. 12900, Text No. 13 Amendment By law, 2000, No. 14012" be held at the City Hall on May 15, 2000, at 7:00 p.m.

RES.R00-928 Carried

FLEETWOOD/GUILDFORD

2. **7900-0089-00**
15290/15310 - 103A Avenue
Denis Turco Architect Inc./Yorkson Investment Company Ltd. &
Yee-Ming Investment Company Ltd.
Development Variance Permit
To amend the building design in the Land Use Contract to allow renovations to an existing commercial building.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on properties located at 15290/15310 - 103A Avenue.

The applicant is proposing:

- a Development Variance Permit to relax the following by-law regulations:
 - to amend the building design as shown on Drawings Numbered 79-RZ-34(A), (B) and (C) of Land Use Contract No. 342 Development Agreement No. 5

in order to permit the renovations of the existing commercial 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 Villeneuve
Seconded by Councillor Hunt
That:

1. Council approve Development Variance Permit No. 7900-0089-00, varying the following, to proceed to Public Notification:
 - (a) to amend the building design as shown on Drawings Numbered 79-RZ-34(A), (B) and (C) of Land Use Contract No. 342 Development Agreement No. 5 and replace with Drawings Numbered 7900-0089-00(A) to 7900-0089-00(D).

Before the motion was put: -

It was

Moved by Councillor Bose

Seconded by Councillor Eddington

That the above motion be postponed for a

delegation to make a presentation to Council.

RES.R00-929

Carried

NEWTON

3. 7900-0015-00

7005 King George Highway

Chevron Canada Ltd.

Rezoning

From CG-2 to CHI in order to de-commission the existing gas station and maintain the auto service facility.

The General Manager of Planning & Development submitted a report concerning an application for rezoning from CG-2 to CHI on property located at 7005 King George Highway.

The applicant is proposing:

- a rezoning from CG-2 to CHI.

in order to decommission the existing gas station and maintain the auto service 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 Hunt

Seconded by Councillor Tymoschuk

That:

1. a By-law be introduced to rezone the property from "Combined Service Gasoline Station Zone (CG-2)" (By-law No. 12000) to "Highway Commercial Industrial Zone (CHI)" (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) input from the Ministry of Environment.

RES.R00-930

Carried

It was

Moved by Councillor Villeneuve
Seconded by Councillor Tymoschuk
That proper landscaping be put in place.

RES.R00-931

Carried

It was

Moved by Councillor Watts
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2000, No. 14013" pass its first reading.

RES.R00-932

Carried

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

It was

Moved by Councillor Watts
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2000, No. 14013" pass its second reading.

RES.R00-933

Carried

It was then

Moved by Councillor Watts
Seconded by Councillor Hunt
That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14013" be held at the City Hall on May 15, 2000, at 7:00 p.m.

RES.R00-934

Carried

SOUTH SURREY

4. **7900-0078-00**
108 - 3050 King George Hwy.
Eric Cheung/516316 B.C. Ltd.
Development Permit

To allow the construction of an office addition to an autobody shop.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at #108, 3050 King George Highway.

The applicant is proposing:

- a Development Permit

in order to permit the development of a 172 m² (1,851.5 sq. ft.) office addition to an existing autobody shop.

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 Watts
That:

1. Council approve the attached Development Permit No. 7900-0078-00 (Appendix II), 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.R00-935

Carried

RESIDENTIAL/INSTITUTIONAL

NEWTON

5. **7999-0183-00**

5441 - 125A Street

Keith Donald, The Columbia Architectural Group/United Church of Canada
Heritage Revitalization Agreement

To allow for variances to the Assembly Hall 1 (PA-1) Zone to accommodate expansion of the existing church facilities while retaining the existing heritage church.

The General Manager of Planning & Development submitted a report concerning a Heritage Revitalization Agreement on property located at 5441 - 125A Street.

The applicant is proposing:

- a Heritage Revitalization Agreement to relax the following Zoning By-law regulations:
 - floor area ratio
 - lot coverage
 - side yard and rear yard setback
 - on-site parking
 - landscaping

in order to permit the development of additional church facilities within the existing "Assembly Hall 1 Zone (PA-1)" while retaining the existing heritage church.

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 Watts
Seconded by Councillor Steele
That:

1. the Colebrook United Church, 5441 - 125A Street, be placed on the Heritage Register.
2. a By-law be introduced to allow for a heritage revitalization agreement for the Colebrook United Church, varying the following, and a date for Public Hearing be set (Appendix VI).
 - (a) to vary the required floor area ratio of the "Assembly Hall 1 Zone (PA-1)" from 0.35 to 0.4;
 - (b) to vary the required lot coverage of the "Assembly Hall 1 (PA-1)" Zone from 35% to 38%;
 - (c) to relax the number of required on-site parking spaces from 129 to 32;
 - (d) to relax the required south side yard setback from 8.3 metres (27.3 ft.) to 5.9 metres (19.5 ft.);
 - (e) to relax the required rear yard setback from 8.3 metres (27.3 ft.) to 7.5 metres (25 ft.).
 - (f) to relax the minimum required setback for on-site parking along 125A Street from 7.5 metres (25 ft.) to 3 metres (10 ft.); and
 - (g) to relax the required landscape strip along the north lot line from 3 metres (10 ft.) to 0.6 metres (2 ft.).
3. revise the design of the vaulted roof above the new church hall to either a peaked roof or a flat roof, to the satisfaction of the General Manager, Planning & Development.
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; and

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

- It was Moved by Councillor Hunt
Seconded by Councillor Steele
That the above motion be amended by
deleting No. 3 in its entirety.
RES.R00-936 Carried
- It was Moved by Councillor Villeneuve
Seconded by Councillor Watts
That No. 2(c) be amended be deleting the
figure "32" and inserting the figure "23".
RES.R00-937 Carried
- The main motion, as amended, was put and: -
RES.R00-938 Carried
- It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Heritage Revitalization
Agreement By-law, 2000, No. 14014" pass its first reading.
RES.R00-939 Carried
- The said By-law was then read for the second time.
- It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Heritage Revitalization
Agreement By-law, 2000, No. 14014" pass its second reading.
RES.R00-940 Carried
- It was then Moved by Councillor Hunt
Seconded by Councillor Watts
That the Public Hearing on "Surrey Heritage
Revitalization Agreement By-law, 2000, No. 14014" be held at the City Hall on
May 15, 2000, at 7:00 p.m.
RES.R00-941 Carried

COMMERCIAL/INDUSTRIAL (Cont'd)

FLEETWOOD/GUILDFORD

6. 7999-0257-00

15957 - 84 Avenue

Aplin & Martin Consultants/Gurcharan Singh Johal, Dalbir Kaur Johal, Karmjeet Singh Johal, Balbir Kaur Johal, Parmdip Singh Johal, Harmit Kaur Johal

Rezoning/Development Permit/Development Variance Permit

Rezone from RF to C-15 to allow the construction of a retail/office building.

Development Variance Permit to allow the canopy to extend into the front yard setback.

The General Manager of Planning & Development submitted a report concerning and application for rezoning from RF to C-15, a Development Permit and a Development Variance Permit on property located at 15957 - 84 Avenue.

The applicant is proposing:

- a rezoning from RF to C-15;
- a Development Permit; and
- a Development Variance Permit to allow the canopy to encroach into the front yard setback

in order to permit the development of a 1,382.3 square metre (14,876 sq. ft.) retail/office building located at 15957 - 84 Avenue in Fleetwood.

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 Watts
That:

1. A By-law be introduced to rezone the property from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Town Centre Commercial Zone (C-15)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7999-0257-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7999-0257-00 varying the following, to proceed to Public Notification:
 - (a) to reduce the required front yard setback of the C-15 Zone from 2.0 metres (6.6 feet) to 0.8 metre (2.6 feet) for the canopy only.

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 revised landscape plan and landscape cost estimate to the satisfaction of the City Landscape Architect; and
 - (c) preparation and registration of a joint access agreement with the property to the east to facilitate vehicle movements between the properties.

RES.R00-942

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14015" pass its first reading.

RES.R00-943

Carried

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

It was

Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14015" pass its second reading.

RES.R00-944

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. 14015" be held at the
 City Hall on May 15, 2000, at 7:00 p.m.

RES.R00-945

Carried

RESIDENTIAL/INSTITUTIONAL (Cont'd).

SURREY CITY CENTRE/WHALLEY

7. **7900-0095-00**
12083 - 92A Avenue
Mike Cooper and Andy Aadmi, c/o Casula Contracting Ltd./
567880 B.C. Ltd.
 Development Permit/Development Variance Permit

Development Permit to permit the development of a 4-storey, 85-unit apartment complex. Development Variance Permit to relax parking requirements and to allow parking within the north and west side yard setbacks.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 12083 - 92A Avenue.

The applicant is proposing:

- a Development Permit;
- a Development Variance Permit to relax the following regulations in CD By-law No. 13032:
 - reduce the minimum parking requirements from 133 parking spaces to 116; and
 - allow parking within the north and west side yard setbacks

to allow the development of a 4-storey, 85-unit apartment 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 Watts
Seconded by Councillor Hunt
That:

1. Council authorize staff to draft Development Permit No. 7900-0095-00 generally in accordance with the attached drawings (Appendix IV).
2. Council approve Development Variance Permit No. 7900-0095-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the number of required on-site parking spaces from 133 to 116; and
 - (b) to allow parking within the north and west side yard setbacks.
3. Council instruct staff to resolve the following issues prior to final 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) submission of a landscape plan to the satisfaction of the Planning & Development Department;

- (c) submission of a colour scheme to the satisfaction of the Planning & Development Department; and
- (d) registration of a Housing Agreement to the satisfaction of the Planning & Development Department which will:
 - (i) limit the occupancy of the dwelling units to seniors; and
 - (ii) address the 20% affordable housing requirement in the previously registered Restrictive Covenant.

RES.R00-946

Carried with Councillor Eddington against.

C. DELEGATIONS

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 Watts

That the Regular Council - Land Use

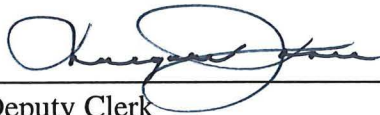
meeting do now adjourn and that the next Regular Council meeting be held on Monday,
May 1, 2000.

RES.R00-947

Carried

The Regular Council- Land Use meeting adjourned at 4:40 p.m.

Certified Correct:



Deputy Clerk



Mayor