



# City of Surrey

## Regular Council - Land Use

### Minutes

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
MONDAY, MAY 29, 2000  
Time: 4:00 p.m.

#### Present:

Acting Mayor Watts - Chair  
Councillor Villeneuve  
Councillor Tymoschuk  
Councillor Steele  
Councillor Eddington  
Councillor Bose  
Councillor Hunt

#### Absent:

Councillor Higginbotham

#### Councillors Entering Meeting in

#### Progress:

Mayor McCallum

#### Staff Present:

City Manager  
Deputy City Clerk  
GM Planning & Development  
Manager, Area Planning & Development  
Division  
Manager, North Surrey Section  
Manager, South Surrey Section  
Land Development Engineer  
City Solicitor

#### A. ADOPTION OF MINUTES

#### B. CORPORATE REPORTS

##### Land Use Applications

##### COMMERCIAL/INDUSTRIAL/AGRICULTURAL

##### CLOVERDALE

#### 1. 7900-0082-00

17565 - 64 Avenue

**John Petursson/John Petursson and Kathleen Petursson**

OCP Amendment/Temporary Use Permit

*Temporary Industrial Use Permit to allow the outdoor storage and retail of 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 an application for a Temporary Use Permit on property located at 17565 - 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 for a period of 2 years, the outdoor storage and sale of 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.

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 Steele  
That:

1. a By-law be introduced to declare the property a Temporary Industrial Use Permit Area and a date for Public Hearing be set.
2. Council authorize staff to draft Temporary Industrial Use Permit No. 7900-0082-00 (Appendix IV).
3. Council instruct staff to resolve the following issue 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) inspection of all structures on the site by the Building Division and Fire Department, to ensure that the buildings satisfy the B.C. Building Code and Fire Code Regulations.

RES.R00-1250

Carried with Councillors Eddington and Bose against.

It was

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

By-law, 1996, No. 12900, Text No. 15 Amendment By-law 2000, No. 14044" pass its first reading.

RES.R00-1251

Carried with Councillors Eddington & Bose against.

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

It was Moved by Councillor Tymoschuk  
 Seconded by Councillor Steele  
 That "Surrey Official Community Plan  
 By-law, 1996, No. 12900, Text No. 15 Amendment By-law 2000, No. 14044"  
 pass its second reading.

RES.R00-1252

Carried with Councillors Eddington & Bose  
 against.

It was then Moved by Councillor Tymoschuk  
 Seconded by Councillor Steele  
 That the Public Hearing on "Surrey Official  
 Community Plan By-law, 1996, No. 12900, Text No. 15 Amendment By-law  
 2000, No. 14044" be held at the City Hall on June 19, 2000, at 7:00 p.m.

RES.R00-1253

Carried**2. 7900-0090-00****4947 - 192 Street****Kevin Kim/Cho Kwang Kim and Hae Sook Kim**

OCP Amendment/Temporary Use Permit/ALR

*Temporary Commercial Use Permit and non-farm use approval to allow a golf  
 driving range in the ALR on a temporary basis.*

The General Manager of Planning & Development submitted a report concerning  
 an application to amend the Official Community Plan, a Temporary Use Permit  
 application, and an Agricultural Land Reserve application on property located at  
 4947 - 192 Street.

The applicant is proposing:

- an OCP amendment to declare a portion of the site as a Temporary  
 Commercial Use Permit Area;
- a Temporary Commercial Use Permit; and
- a non-farm use under Section 20 (1) of the *Agricultural Land  
 Commission Act*

in order to permit the development of a 35-tee golf driving range on a temporary  
 basis.



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 declare a portion of the property a Temporary Commercial Use Permit Area and a date for Public Hearing be set.
2. Council authorize staff to draft Temporary Commercial Use Permit No. 7900-0050-00 in accordance with the attached drawings (Appendix V).
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 prohibit the placement of any fill on the site to acknowledge that the site is within the floodplain, to prohibit any permanent structures for the driving range facility and to ensure that all trees will be grass and not mats or boxes.
4. Council authorize referral of the application to the Agricultural Land Commission.

RES.R00-1254 Carried with Councillor Bose against.

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, Text No. 16 Amendment By-law 2000, No. 14045"  
pass its first reading.

RES.R00-1255 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 Official Community Plan  
By-law, 1996, No. 12900, Text No. 16 Amendment By-law 2000, No. 14045"  
pass its second reading.

RES.R00-1256 Carried with Councillor Bose against.

It was then Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That the Public Hearing on "Surrey Official  
 Community Plan By-law, 1996, No. 12900, Text No. 16 Amendment By-law  
 2000, No. 14045" be held at the City Hall on June 19, 2000, at 7:00 p.m.

RES.R00-1257

Carried

**3. 7900-0128-00  
 5202 and 5288 - 168 Street  
 Avril Wright/City of Surrey  
 ALR**

*To seek Council authorization to forward the application to the Agricultural Land Commission (ALC) to consider the creation of temporary parcels through an explanatory plan for lease purposes.*

The General Manager of Planning & Development submitted a report concerning an application to the Agricultural Land Commission on properties located at 5202 and 5288 - 168 Street.

The applicant is proposing:

- to create three temporary parcels through registration of an explanatory plan under Section 22(1) of the *Agricultural Land Commission Act*

in order to permit the lease of the parcels to two different parties for agricultural use.

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 Council authorize referral of the  
 application to the Agricultural Land Commission for consideration of the creation  
 of temporary parcels through an explanatory plan for lease purposes.

Before the motion was put:-

It was Moved by Councillor Bose  
 Seconded by Councillor Villeneuve  
 That referral of application 7900-0128-00 to  
 the Agricultural Land Commission for consideration of the creation of temporary  
 parcels be deferred pending clarification by staff on the issues raised by Council.

RES.R00-1258

Defeated with Councillors Villeneuve,  
 Tymoschuk, Steele, Eddington, Hunt, and  
 the Acting Mayor against.

The main motion was then put and:-  
RES.R00-1259

Carried with Councillor Bose against.

### FLEETWOOD/GUILDFORD

#### 4. 7999-0092-00

**15820 & 15846 - 104 Avenue**

**DNA Architecture Inc./Bhugra Holdings**

Development Permit/Development Variance Permit

*Development Permit to allow the construction of an 85-room hotel. Development Variance Permit to vary setbacks, building height and number of fascia signs.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit and a Development Variance Permit on properties located at 15820 and 15846 - 104 Avenue.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to relax the following by-law regulations:
  - to allow parking in the front and east side yard setbacks;
  - to allow the porte cochere to extend into the front yard setback;
  - to relax the maximum height of the building; and
  - to allow three fascia signs on the building and three fascia signs on the porte cochere

in order to permit the development of an 85-room hotel with meeting rooms.

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 authorize staff to draft Development Permit No. 7999-0092-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7999-0092-00, varying the following, to proceed to Public Notification:



- (a) to reduce the required front yard setback of the "Tourist Accommodation Zone (CTA)" from 20.0 metres (65 ft.) to 5.16 metres (17 ft.) for the porte cochere;
  - (b) to vary the maximum building height of the "Tourist Accommodation Zone (CTA)" from 10 metres (33 ft.) to 10.36 metres (34 ft.);
  - (c) to vary the "Tourist Accommodation Zone (CTA)" to permit parking in the required front yard and east side yard setbacks; and
  - (d) to vary Surrey Sign By-law to allow three fascia signs on the principal building and three fascia signs on the porte cochere.
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) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a landscape estimate to the satisfaction of the City Landscape Architect;
  - (d) preparation and registration of a joint access agreement with the adjacent westerly property;
  - (e) issuance of Development Variance Permit No. 7999-0092-00.

RES.R00-1260

Carried with Councillor Bose against.

5. **7900-0131-00**  
**Portion of 18940 - 94 Avenue**  
**Eric Trygg, Pro Consul Realty Ltd./James Frank Law &**  
**Shirley Marguerite Law**  
Rezoning  
*Rezone a 1.05-ha (2.6-acre) portion of the site from RA to IL to allow for future light impact industrial uses.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning from RA to IL on a portion of property located at 18940 - 94 Avenue.

The applicant is proposing:

- a rezoning of a portion of the property from "One-Acre Residential Zone (RA)" to "Light Impact Industrial Zone (IL)"

in order to permit future light impact industrial uses.

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 northern portion of the property from One-Acre Residential Zone (RA) (By-law No. 12000) to Light Impact Industrial Zone (IL) (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) approval from the Ministry of Transportation and Highways; and
  - (c) registration of a 12.5-metre (40 ft.) tapered to a 10-metre (33 ft.) no-build Restrictive Covenant along the south property line for a landscaping buffer along Highway No. 1.

RES.R00-1261 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2000, No. 14046" pass its first reading.

RES.R00-1262 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. 14046" pass its second reading.

RES.R00-1263 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. 14046" be held at the City Hall on June 19, 2000, at 7:00 p.m.

RES.R00-1264

Carried

## NEWTON

### 6. 7900-0007-00

**13553 Highway No. 10 and 135A Street**

**Rick Johnson/Dennis Michael Bradshaw, City of Surrey**

Rezoning/Development Permit

*Rezone from RA to CD and Development Permit in order to allow the construction of a car wash and associated uses.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning from RA to CD and a Development Permit application on property located at 13553 Highway No. 10 and 135A Street.

The applicant is proposing:

- a rezoning from RA to CD;
- a Development Permit

in order to permit development of a car wash and associated uses.

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 site from "One-Acre Residential Zone (RA)" (By-law No. 12000) 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. 7900-0007-00 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) approval from the Ministry of Transportation and Highways;
- (c) completion of the proposed road exchange involving closure of 135A Street and dedication of a portion of 8525 - 136 Street;
- (d) submission of a consolidation layout involving the unopened 135A Street and the required truncation at the corner of Highway No. 10 and 136 Street to the satisfaction of the Approving Officer;
- (e) submission of an acceptable tree survey and a statement regarding tree preservation;
- (f) registration of a Section 219 Restrictive Covenant to limit right out access only to Highway No. 10 from the subject site; and
- (g) registration of an easement agreement between Lots 7 and 8 Both of Section 8, Township 2, Plan 16387 to ensure shared driveway access off 136 Street.

4. Council pass a resolution to amend the Newton Plan to redesignate the land from Suburban Residential to Commercial when the project is considered for final adoption.

RES.R00-1265 Carried with Councillors Eddington and 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. 14047" pass its first reading.

RES.R00-1266 Carried with Councillors 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 Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2000, No. 14047" pass its second reading.

RES.R00-1267 Carried with Councillors Eddington and Bose against.

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. 14047" be held at the City Hall on June 19, 2000, at 7:00 p.m.

RES.R00-1268

Carried

**7. 7900-0115-00**

**7380 King George Highway**

**Urban Design Group Architects Ltd./372363 B.C. Ltd. (Inc. No. 372363)**

Development Variance Permit

*To permit an increased height for three free-standing signs.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 7380 King George Highway.

The applicant is proposing:

- a Development Variance Permit to relax Section 38 of Part 8 Special Sign Areas of Surrey Sign By-law (No. 13656)

in order to permit an increase in the allowable height of three (3) free-standing signs in the Newton Village Shopping Centre site (1 replacement and 2 additional) as follows:

- from 2.4 metres (8 feet) to 4.6 metres (15 feet) for a sign fronting 74 Avenue; and
- from 4.6 metres (15 feet) to 7.6 metres (25 feet) for two (2) signs fronting King George Highway.

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

A delegation was in attendance to respond to questions from Council concerning this application for a Development Variance Permit to allow higher signs in the Newton Village Shopping Centre. The delegation advised Council that this is a four acre parcel of land that was developed in 1992. The delegation pointed out that the Shopping Centre has agreements with tenants with respect to signage, but now the Sign By-law does not permit the type of signage that the tenants require. The delegation went on to point out that the signs are designed to enhance the property. He advised that there will be a sign on King George Highway replaced, and a new sign on the Earls corner and a new sign at the corner of 74 Avenue and 137 Street.



It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That Council deny the following variances:

- (a) to vary Section 38 of Part 8 Special Sign Areas of Surrey Sign By-law (No. 13656) to permit an increase in the allowable height of three (3) free-standing signs as follows:
- from 2.4 metres (8 feet) to 4.6 metres (15 feet) for a sign fronting 74 Avenue; and
  - from 4.6 metres (15 feet) to 7.5 metres (25 feet) for two (2) signs fronting King George Highway.

RES.R00-1269

Carried with the Chair against.

## RESIDENTIAL/INSTITUTIONAL

### FLEETWOOD/GUILDFORD

8. **7997-0118-00/01**  
**8604 - 168 Street**  
**Suncor Development Corporation/Henry and Ruth Wiens**  
OCP Amendment/Rezoning/Development Permit  
*Amendment to OCP from Suburban to Urban; rezone from A-1 to CD and Development Permit to allow the development of 21 residential units in a clustered townhouse form.*

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, an application for rezoning from A-1 to CD and a Development Permit application on property located at 8604 - 168 Street.

The applicant is proposing:

- an OCP amendment from Suburban to Urban;
- a rezoning from "General Agriculture Zone (A-1)" to "Comprehensive Development Zone (CD)"; and
- a Development Permit

in order to permit the development of approximately 21 units, in a clustered townhouse form.

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 redesignate the property from Suburban to Urban and a date for Public Hearing be set.
2. a By-law be introduced to rezone the property from "General Agriculture Zone (A-1)" (By-law No. 12000) 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. 7997-0118-00 generally 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) input from the Ministry of Environment;
  - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
  - (d) resolution of design issues to the satisfaction of the Planning & Development Department; and
  - (e) submission of a subdivision plan to the satisfaction of the Approving Officer.
5. Council pass a resolution to amend the Fleetwood Local Area Plan to redesignate the land from Suburban Residential (Half-Acre) to Townhouse when the project is considered for final adoption.

RES.R00-1270

Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 31 Amendment By-law 2000, No. 14048" pass its  
first reading.

RES.R00-1271 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. 31 Amendment By-law 2000, No. 14048" pass its  
second reading.

RES.R00-1272 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. 31 Amendment By-law 2000,  
No. 14048" be held at the City Hall on June 19, 2000, at 7:00 p.m.

RES.R00-1273 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2000, No. 14049" pass its first reading.

RES.R00-1274 Carried

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

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2000, No. 14049" pass its second reading.

RES.R00-1275 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. 14049" be held at the  
City Hall on June 19, 2000, at 7:00 p.m.

RES.R00-1276 Carried



**9. 7998-0267-00****8710 - 160 Street****Surelok Ventures Ltd.**

OCP Amendment/Rezoning/Development Permit

Development Variance Permit

*OCP Amendment from Urban to Multiple Residential; Rezoning from RA to RM-30; DVP to relax setback and parking dimension requirements; & DP, to allow the development of approximately 100 townhouse units.*

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, an application for rezoning from RA to RM-30, a Development Permit application, and a Development Variance Permit application on property located at 8710 - 160 Street.

The applicant is proposing:

- an OCP amendment from Urban to Multiple Residential;
- a rezoning from RA to RM-30;
- a Development Permit;
- a Development Variance Permit to relax the following by-law regulations:
  - vary the required setback on the north property line from 7.5 metres [25 feet] to 1.92 metres [6.3 feet], vary the required setbacks on the west property line from 7.5 metres [25 feet] to 4.08 metres [13.4 feet], and vary the required setbacks on the east property line from 7.5 metres [25 feet] to 6.58 metres [21.6 feet]; and
  - vary the minimum parking space dimensions for width of indoor tandem stalls from 3.8 metres [12.2 feet] to 3.2 metres [10.5 feet], vary the minimum length of indoor tandem parking spaces from 12.2 metres [40 feet] to 11.7 metres [38.7 feet], vary the minimum width of indoor double garages from 6.4 metres [21 feet] to 5.8 metres [19 feet].

in order to permit the development of approximately 100 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 Bose

Seconded by Councillor Hunt

That:

1. a By-law be introduced to redesignate the property from Urban to Multiple Residential 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 "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
- 3. Council authorize staff to draft Development Permit No. 7998-0267-00 in accordance with the attached drawings (Appendix II).
- 5. 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 a statement regarding tree preservation;
  - (c) 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; and
  - (d) address the Fleetwood Town Centre amenity contribution issue to the satisfaction of the General Manager, Planning & Development Department.

RES.R00-1277

Carried

It was

Moved by Councillor Bose  
Seconded by Councillor Hunt  
That

- 4. Council approve Development Variance Permit No. 7998-0267-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the required north yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 1.92 metres (6.3 ft.);
  - (b) to reduce the required east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.58 metres (21.58 ft.);
  - (c) to reduce the required west yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.08 metres (13.38 ft.);

RES.R00-1278

Carried

It was Moved by Councillor Bose  
 Seconded by Councillor Hunt  
 That Council approve Development  
 Variance Permit No. 7998-0267-00, varying the following, to proceed to Public  
 Notification:

(d) to reduce the minimum width of indoor tandem garages from  
 3.8 metres [12.2 feet] to 3.2 metres [10.5 feet];  
 RES.R00-1279 Carried with Councillors Villeneuve and  
 Eddington against.

It was Moved by Councillor Bose  
 Seconded by Councillor Hunt  
 That Council approve Development  
 Variance Permit No. 7998-0267-00, varying the following, to proceed to Public  
 Notification:

(e) to reduce the minimum length of indoor tandem garages from  
 12.2 metres [40 feet] to 11.7 metres [38.7 feet]; and  
 RES.R00-1280 Carried with Councillors Villeneuve and  
 Eddington against.

It was Moved by Councillor Bose  
 Seconded by Councillor Hunt  
 That Council approve Development  
 Variance Permit No. 7998-0267-00, varying the following, to proceed to Public  
 Notification:

(f) to reduce the minimum width of indoor double garages from  
 6.4 metres [21 feet] to 5.8 metres [19 feet].  
 RES.R00-1281 Carried with Councillors Villeneuve and  
 Eddington against.

It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Surrey Official Community Plan  
 By-law, 1996, No. 12900, No. 12 Amendment By-law 2000, No. 14050" pass its  
 first reading.

RES.R00-1282 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 Plan  
By-law, 1996, No. 12900, No. 12 Amendment By-law 2000, No. 14050" pass its  
second reading.

RES.R00-1283 Carried

It was then Moved by Councillor Hunt  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Official  
Community Plan By-law, 1996, No. 12900, No. 12 Amendment By-law 2000,  
No. 14050" be held at the City Hall on June 19, 2000, at 7:00 p.m.

RES.R00-1284 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2000, No. 14051" pass its first reading.

RES.R00-1285 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. 14051" pass its second reading.

RES.R00-1286 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. 14051" be held at the  
City Hall on June 19, 2000, at 7:00 p.m.

RES.R00-1287 Carried

## SOUTH SURREY

- 10. 7997-0164-00**  
**13608 & 13668 - 20 Avenue**  
**Dean Johnson/Dean Warren Johnson & Lois Marie Wickert,**  
**Graham Lloyd Russell and Gail Elizabeth Russell**  
Rezoning  
*From RA to CD to allow for the development of 5 single family residential lots.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning from RA to CD on properties located at 13608 and 13668 - 20 Avenue.

The applicant is proposing:

- a rezoning from RA to CD

in order to permit the development of 5 single family "RH-G type" lots.

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

Councillor Eddington asked that staff monitor this site to ensure that it is cleaned up.

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 "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) submission of an acceptable tree survey and a statement regarding tree preservation;
  - (d) ensure the applicant addresses the requirement of cash-in-lieu for parkland to achieve the overall 15% open space equivalent requirement;
  - (e) registration of a Section 219 Restrictive Covenant on 13668 - 20 Avenue that a contribution-in-lieu of open space payment in the amount of 15% of the lot will be made prior to any future subdivision of the lot;

- (f) inspecting the existing house at 13608 - 20 Avenue by the Building Division to ensure that no secondary suites are present; and
- (g) establishment of an improvement scheme including security to ensure the existing building at 13608 - 20 Avenue is upgraded to better integrate with the surrounding neighbourhood.

RES.R00-1288 Carried with Councillor Eddington against.

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2000, No. 14052" pass its first reading.

RES.R00-1289 Carried with Councillor Eddington 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. 14052" pass its second reading.

RES.R00-1290 Carried with Councillor Eddington against.

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. 14052" be held at the  
City Hall on June 19, 2000, at 7:00 p.m.

RES.R00-1291 Carried

It was Moved by Councillor Bose  
Seconded by Councillor Villeneuve  
That the City Solicitor report to Council on  
the implications this application may have on ongoing litigation with respect to  
Chantrell Creek.

RES.R00-1292 Carried

Mayor McCallum entered the meeting at 5:05 p.m. but did not assume the Chair.



11. **7900-0083-00**  
**Portions of 15699 - 32 Avenue and 3302 - 156A Street**  
**Kirk Fisher/City of Surrey**  
NCP Amendment/Rezoning/Development Permit/  
Development Variance Permit  
*Rezone from A-1 to RMS-2 and NCP amendment from Garden Apartments to Institutional in order to allow the construction of a 2-storey, 144-bed seniors' care facility.*

The General Manager of Planning & Development submitted a report concerning an application to amend the Neighbourhood Concept Plan, a rezoning application, a Development Permit application, and a Development Variance Permit application on portions of properties located at 15699 - 32 Avenue and 3302 - 156A Street.

The applicant is proposing:

- an NCP amendment from Garden Apartments to Institutional;
- a rezoning from A-1 to RMS-2;
- a Development Permit; and
- a Development Variance Permit to relax the following:
  - Part 5 Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended to allow reduction of parking spaces from 106 spaces to 59 spaces

in order to permit the construction of a two-storey, 144-bed seniors' care 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 Steele  
That:

1. a By-law be introduced to rezone the site from A-1 (By-law No. 12000) to RMS-2 (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7900-0083-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7900-0083-00 (Appendix III), varying the following, to proceed to Public Notification:
  - (a) to reduce the number of required on-site parking spaces from 106 to 59.

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 an acceptable tree survey and a statement regarding tree preservation;
  - (c) approval and completion of the sale agreements with the City, including the proposed land swap involving the City parkland (Appendix IV);
  - (d) registration of a shared access agreement between the City and the subject site;
  - (e) registration of a right-of-way to secure public access on the designated pedestrian walkways;
  - (f) Council pass a resolution to amend Rosemary Heights Central NCP to redesignate the land from Garden Apartments to Institutional when the project is considered for final adoption.

RES.R00-1293

Carried

It was

Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2000, No. 14053" pass its first reading.

RES.R00-1294

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. 14053" pass its second reading.

RES.R00-1295

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. 14053" be held at the  
 City Hall on June 19, 2000, at 7:00 p.m.

RES.R00-1296

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**

Application 7995-0184-00 requesting an extension to August 15, 2000 on their application be approved was before Council for consideration.

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That Application No. 7995-0184-00 be  
granted a further 3-month extension to August 15, 2000.

RES.R00-1297

Carried

**2. Productivity & Processing of Single Family Home Building Permits**

Councillor Hunt referenced a memo members of Council had received from the General Manager, Planning & Development concerning problems staff are experiencing with consultants not meeting the criteria in the By-law. Councillor Hunt asked that staff report back to Council if stronger measures from Council are needed to resolve the problems.



**3. Closed Meeting**

It was Moved by Councillor Tymoschuk  
Seconded by Councillor Hunt  
That pursuant to Section 242.(1) (c), (d), (h),  
and (i), Council go into a Closed meeting following the Council-in-Committee  
meeting.

RES.R00-1298 Carried

**I. ADJOURNMENT**


It was Moved by Councillor Tymoschuk  
Seconded by Councillor Hunt  
That the Regular Council - Land Use  
meeting do now adjourn and that the next Regular Council meeting be held on Monday,  
June 12, 2000.

RES.R00-1299 Carried

The Regular Council- Land Use meeting adjourned at 5:12 p.m.

Certified Correct:

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

  
\_\_\_\_\_  
Mayor