



# City of Surrey

## Regular Council - Land Use

### Minutes

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
**MONDAY, JUNE 26, 2000**  
Time: 4:00 p.m.

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**Present:**

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

**Absent:**

Councillor Watts

**Councillors Entering Meeting in Progress:**

Councillor Higginbotham

**Staff Present:**

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

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**A. ADOPTION OF MINUTES**

**B. CORPORATE REPORTS**

**Land Use Applications**

**COMMERCIAL/INDUSTRIAL/AGRICULTURAL**

**CLOVERDALE**

**1. 7998-0156-01**

**6630 and 6775 - 168 Street**

**Pat Higginbotham/Darryl and Lynn Arnold, Sally Petryk**

Temporary Commercial Use Permit

*Renewal of Temporary Commercial Use Permit to allow for overflow parking for the Air Canada Challenge Golf Tournament.*

The General Manager of Planning & Development submitted a report concerning a Temporary Commercial Use Permit on properties located at 6630 and 6775 - 168 Street.

The applicant is proposing:

- the renewal of a Temporary Commercial Use Permit to allow for overflow parking for the 2000 Air Canada Challenge Golf Tournament.

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 issue Temporary Commercial  
 Use Permit No. 7998-0156-01 as attached in Appendix II to renew Temporary  
 Commercial Use Permit No. 7998-0156-00.  
 RES.R00-1564 Carried

Councillor Higginbotham entered the meeting at 4:03 p.m.

Councillor Bose noted that this is the second renewal for temporary parking for the Air Canada Championship and asked staff to be aware that new arrangements will be necessary in the future.

## NEWTON

2. **7999-0208-00**  
**7191, 7169 and 7157 King George Highway**  
**James Lodge, Imperial Oil Ltd./Imperial Oil Ltd.**  
 Rezoning/Development Permit  
*Rezoning from CG-1 and C-8 to CD to allow development of a 3 pump island combined full and self-service gas station with an accessory convenience store and car wash.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning and a Development Permit application on properties located at 7191, 7169 and 7157 King George Highway.

The applicant is proposing:

- a rezoning from CG-1 and C-8 to CD;
- a Development Permit

in order to permit the development of a combined full-service and self-service gas station with an accessory convenience store and car wash.

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 "Self-Service Gasoline Station Zone (CG-1)" and "Community Commercial Zone (C-8)" (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. 7999-0208-00 in accordance with the attached drawings (Appendix III).
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) input from the Ministry of Environment.
  - (d) that the gas station at the north east corner be decommissioned.

RES.R00-1565

Carried

It was

Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2000, No. 14066" pass its first reading.

RES.R00-1566

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. 14066" pass its second reading.

RES.R00-1567

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. 14066" be held at the  
 City Hall on July 17, 2000, at 7:00 p.m.

RES.R00-1568

Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Villeneuve  
That staff look at the possibility of rezoning  
the CG1 and the CG2 zoned properties in this area on King George Highway to a  
zone which does not include gas station as a use.

RES.R00-1569

Carried

3. **7900-0134-00**  
**6941/55/69/77 - 128 Street**  
**Ankenman Associates Architects Inc./Khangura Investments Ltd.**  
Rezoning/Development Permit  
*Rezone from RF to CD and Development Permit to permit the development of a  
neighbourhood commercial project.*

The General Manager of Planning & Development submitted a report concerning  
an application for rezoning and a Development Permit application on properties  
located at 6941/55/69/77 - 128 Street.

The applicant is proposing:

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

in order to permit the development of a 1,225 square metre [13,189 sq.ft.] retail  
commercial/office building with a residence.

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

Mr. Ankenman was in attendance to discuss the proposed rezoning to permit a  
neighbourhood commercial project. Mr. Ankenman circulated a brief on the  
proposal, and referenced a survey which was conducted by the applicant.  
Mr. Ankenman reviewed the color coded survey, noting areas of  
support/opposition. Mr. Ankenman then advised that if the project is approved to  
proceed, they will hold a public information meeting in the area. Mr. Ankenman  
then displayed renderings and site plans for the project. Mr. Ankenman pointed  
out that to the north there is a similar development. He went on to emphasize that  
this is not a strip mall, and there will be separate owners for each unit.  
Mr. Ankenman briefly touched on parking, commenting that it will be accessed  
from the lane.



- (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) input from the Ministry of Environment.
3. Council pass a resolution to amend the East Panorama Ridge Local Area Plan to redesignate the land from Agro-Industrial to Business Park when the project is considered for final adoption.

RES.R00-1572

Carried

It was Moved by Councillor Bose  
 Seconded by Councillor Villeneuve  
 That staff explore with this applicant and others, opportunities of constructing to full road standards a new alignment, with a view to closing direct access to Highway #10.

Before the motion was put:-

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Tymoschuk  
 That the above motion be tabled until after Council has dealt with the by-law on this matter.

RES.R00-1573

Carried

It was Moved by Councillor Hunt  
 Seconded by Councillor Higginbotham  
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14067" pass its first reading.

RES.R00-1574

Carried

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

It was Moved by Councillor Hunt  
 Seconded by Councillor Higginbotham  
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14067" pass its second reading.

RES.R00-1575

Carried

It was then Moved by Councillor Hunt  
 Seconded by Councillor Higginbotham  
 That the Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14067" be held at the City Hall on July 17, 2000, at 7:00 p.m.

RES.R00-1576

Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Villeneuve  
That the motion concerning opportunities to  
construct to full road standards a new alignment, be lifted from the table.  
RES.R00-1577 Carried

The following motion was then before Council:

It was Moved by Councillor Bose  
Seconded by Councillor Villeneuve  
That staff explore with this applicant and  
others, opportunities of constructing to full road standards a new alignment, with a  
view to closing direct access to Highway #10.

Before the motion was put:-

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That the above motion be referred to staff  
for a report back to Council.  
RES.R00-1578 Carried

### SURREY CITY CENTRE/WHALLEY

5. **7900-0104-00**  
**14325 and 14339 - 104 Avenue**  
**JM Architecture & Interior Design (Joe Minten)/545263 B.C. Ltd.**  
Development Permit/Development Variance Permit  
*Development Permit to allow the construction of a 149-room hotel with  
conference centre, restaurant, neighbourhood pub and retail uses. Development  
Variance Permit to vary setbacks 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 14325 and 14339 - 104 Avenue.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to relax the following by-law regulations:
  - to relax the front yard setback on 104 Avenue from 2.0 metres (7 ft.) to 0.3 metre (1 ft.) for the canopy;
  - to relax the rear yard setback from 7.5 metres (25 ft.) to 6.5 metres (21.3 ft.) for a portion of the building;

- to relax the west side yard setback from 3.0 metres (10 ft.) to 0.3 m (1 ft.) for the retaining walls and overhead canopy; and
- to allow three fascia signs on the hotel building.

in order to permit the development of a 149-room hotel with conference centre, restaurant, neighbourhood pub and retail 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 Villeneuve  
Seconded by Councillor Higginbotham  
That:

1. Council authorize staff to draft Development Permit No. 7900-0104-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7900-0104-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the required front yard setback of the C-35 Zone from 2.0 metres (7.0 ft.) to 0.3 metres (1 ft.) for the canopy over the retail space entrances;
  - (b) to reduce the required rear side yard setback of the C-35 Zone from 7.5 metres (25 ft.) to 6.5 metres (21.3 ft.) for a portion of the building to accommodate the swimming pool structure;
  - (c) to reduce the required west side yard setback of the C-35 Zone from 3.0 metres (10 ft.) to 0.3 m (1 ft.) for the retaining walls and overhead canopy; and
  - (d) to vary Surrey Sign By-law to allow three fascia signs on the principal building.
3. Council instruct staff to resolve the following issues prior to final approval of the Development Permit:
  - (a) ensure that all engineering requirements and issues including the implementation of the Traffic Impact Study recommendations, 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 colour scheme to the satisfaction of the General Manager, Planning & Development;
- (d) submission of a landscaping cost estimate to the satisfaction of the City Landscape Architect; and
- (e) issuance of Development Variance Permit No. 7900-0104-00.

RES.R00-1579

Carried**RESIDENTIAL/INSTITUTIONAL****FLEETWOOD/GUILDFORD**

6. **7900-0146-00**  
**9498 - 160 Street**  
**Ranjit S. Khatkar, United Realty/**  
**Shaheed Baba Deep Singh Gurdawara Society**  
 Rezoning

*Rezone the property from RA to PA-1 to allow for the renovation of the existing building to accommodate religious assembly.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 9498 - 160 Street.

The applicant is proposing:

- a rezoning from RA to PA-1

in order to permit the development of a religious assembly use within a renovated single family dwelling.

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

It was

Moved by Councillor Villeneuve  
 Seconded by Councillor Tymoschuk  
 That Application 7900-0146-00 for rezoning

from "One-Acre Residential Zone (RA)" to "Assembly Hall 1 Zone (PA-1)" be tabled to the next Regular Council Land Use meeting.

RES.R00-1580

Carried

NEWTON

## 7. 7900-0058-00

15065 - 58 Avenue

**Intracorp Developments Ltd. and Gomberoff Bell Lyon Architects Inc./  
Cambridge Shopping Centres Inc.**

Development Permit/Development Variance Permit

*Development Permit to allow approximately 61 townhouse units. Development Variance Permit to reduce setbacks from 7.5 m [25 ft.] to 6.0 m [20 ft.] at southwest and north portions of the site and to permit parking within the building envelope.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit and a Development Variance Permit application on property located at 15065 - 58 Avenue.

The applicant is proposing:

- a Development Permit;
- a Development Variance Permit to relax the following by-law regulations:
  - to vary the minimum building setback at the south-west and north portions of the site from 7.5 metres [25 ft.] to 6.0 metres [20 ft.].
  - to vary the parking provisions of CD By-law No. 13637 to allow parking within the building envelope.

in order to permit the development of a 61 unit, ground-oriented multiple residential project.

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. Council authorize staff to draft Development Permit No. 7900-0058-00 in general accordance with the attached drawings subject to further refinements as detailed in this report (Appendix II).
2. Council approve Development Variance Permit No. 7900-0058-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the required south-west yard and north yard setback of the CD Zone (By-law No. 13637) from 7.5 metres (25 ft.) to 6.0 metres (20 ft.).

- (b) to permit parking within the building envelope.
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 an acceptable tree survey and a statement regarding tree preservation; and
- (c) registration of a Section 219 Restrictive Covenant to specifically prohibit the conversion of tandem parking spaces into livable space.

RES.R00-1581

Carried**SURREY CITY CENTRE/WHALLEY**

8. **7900-0094-00**  
**9135 - 132 Street**  
**Igor Nardin c/o OCA Architects/**  
**Philadelphia Church of Vancouver Society**  
Development Variance Permit  
*To reduce the north side yard setback to relax parking requirements, to allow an expansion to the existing church.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 9135 - 132 Street.

The applicant is proposing:

- a Development Variance Permit to relax the following by-law regulations:
  - reduce the north side yard setback from 8.3 metres [27.2 ft.] to 3.66 metres [12 ft.]; and
  - relax parking requirements of the PA-2 Zone from 144 spaces to 89 spaces

in order to permit the development of a 350-square metre [3,767 sq. ft.] addition to the existing 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 Hunt  
Seconded by Councillor Tymoschuk  
That:

1. Council approve Development Variance Permit No. 7900-0094-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the required north yard setback of the PA-2 Zone from 8.3 metres [27.2 ft.] to 3.66 metres [12 ft.]; and
  - (b) to reduce the number of required on-site parking spaces from 144 to 84.

RES.R00-1582

Carried**9. 7900-0168-00****13301 - 104 Avenue****Delman Van Ness/Richard C. Chen Medical Services Inc.,****Richard Chi-Wing Chan and Gwen Chan****Development Permit**

*To allow the recladding of existing apartment buildings and the installation of new windows.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 13301 - 104 Avenue.

The applicant is proposing:

- a Development Permit

in order to allow the recladding of the existing apartment buildings and the installation of new windows.

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 approve the attached

Development Permit No. 7900-0168-00 (Appendix IV), 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.R00-1583

Carried

**COMMERCIAL/INDUSTRIAL/AGRICULTURAL (Cont'd.)****SURREY CITY CENTRE/WHALLEY**

10. **7900-0077-00**  
**10607/43 Span Road**  
**Realty Section, City of Surrey/City of Surrey**  
Development Variance Permit  
*To relax the west side yard setback.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on properties located at 10607/43 Span Road.

The applicant is proposing:

- a Development Variance Permit to relax the following by-law regulations:
  - the west side yard setback from 7.5 metres (25 ft.) to 2.35 metres (7.7 ft.)

in order to permit the subdivision of the property.

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. 7900-0077-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the required west side yard setback of the Light Impact Industrial Zone from 7.5 metres (25 ft.) to 2.35 metres (7.7 ft.).

RES.R00-1584

Carried

**RESIDENTIAL/INSTITUTIONAL (Cont.d)****SOUTH SURREY****11. 7998-0152-00****2932 - 176 Street****Hunter Laird Engineering Ltd./Radha Soami Society Beas Canada**

Development Variance Permit

*To reduce Engineering works and services standards of 177 Street frontage of the subject site.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 2932 - 176 Street.

The applicant is proposing:

- a Development Variance Permit to relax the following by-law regulations:
  - to vary the Works and Services standards for 177 Street, to permit 6.0 metres of pavement, curb and gutter on east side only, a storm water system, and a water main, for the current phase of development, as described in Development Permit No. 7998-0152-00.
  - to defer the varied Works and Services as described above until future development of the subject or adjacent sites.
  - to permit a collateral mortgage in lieu of cash or bond to secure for Works and Services for 177 Street.

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. 7998-0152-00, varying the following, to proceed to Public Notification:
  - (a) to vary the standard for Works and Services to permit 6.0 metres of pavement, curb and gutter on east side only, a storm water system, and a water main under Schedule "A" of Subdivision and Development By-law No. 8830 for the current phase of development, as described in Development Permit No. 7998-0152-00.

- (b) to defer the varied Works and Services as described above until any future development of the subject or adjacent properties.
  - (c) to vary the requirement for 177 Street to secure, by cash or a bond, the cost of Works and Services required under paragraph 24(c) of Subdivision and Development By-law No. 8830 to permit security by a collateral mortgage in a form acceptable to the City.
2. Council authorizing the proposed agreement on Works and Services of 28 Avenue as discussed in this report to proceed to public notification.
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) execution of an agreement regarding the timing of road works; and
  - (c) execution of an agreement regarding future Works and Services for 28 Avenue.

RES.R00-1585

Carried

## C. DELEGATIONS

**Colin Sprake**  
**0065-012; 7998-0115-00**

Mr. Sprake was in attendance regarding the townhouse development on the corner of 68 Avenue and 182 Street. Mr. Sprake advised that he is representing twenty-three homes in the immediate area. Mr. Sprake pointed out that they knew there would be townhouses on this site, but commented that they thought the units would fit in with the overall development of the area. Mr. Sprake displayed photographs of the newly constructed townhouse units, showing how they tower over the existing homes in the area. Mr. Sprake noted that the density for the townhouse project is a much higher density than the surrounding development. Mr. Sprake went on to point out that the townhouses do not conform to the area and surrounding development. Mr. Sprake advised that he has a petition signed by everyone around the perimeter requesting that this issue be addressed. Mr. Sprake then noted that the project is being developed in four phases, and asked if anything could be done with the three remaining phases to address the massing concerns. Mr. Sprake referenced the height of the third floor and trusses, commenting that they shade all the sunlight from the existing homes. Mr. Sprake noted that the townhouse project was approved on November 30, 1998, and they purchased their home on December 12, 1998.

It was

Moved by Councillor Bose  
Seconded by Councillor Villeneuve  
That staff advise of any and all remedies

available to Council to mitigate against the impact of this development on the surrounding single family residential properties.

RES.R00-1586

Carried

**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

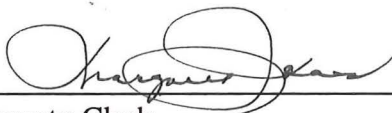
meeting do now adjourn.

RES.R00-1587

Carried

The Regular Council- Land Use meeting adjourned at 5:25 p.m.

Certified Correct:



Deputy Clerk



Mayor