



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, JULY 10, 2000
Time: 3:30 p.m.

Present:

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

Absent:

Mayor McCallum

Councillors Entering Meeting in Progress:

Councillor Hunt
Councillor Higginbotham

Staff Present:

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

A. ADOPTION OF MINUTES

B. CORPORATE REPORTS

Land Use Applications

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

CLOVERDALE

1. 7900-0147-00

5504 - 176 Street

Paul Whitehead/Chevron Canada Ltd.

Development Variance Permit

To relax the fire flow requirements of the Subdivision By-law to enable construction of an office addition and installation of an above-ground storage tank.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 5504 - 176 Street.

The applicant is proposing:

- a Development Variance Permit to relax the fireflow requirements of Surrey Subdivision & Development By-law No. 8830

in order to permit the construction of an office addition and installation of a 50,000-litre (11,000-gallon) above-ground storage tank.

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 Tymoschuk
That:

1. Council approve Development Variance Permit No. 7900-0147-00, varying the following, to proceed to Public Notification:
 - (a) to relax the fire-flow requirement of Surrey Subdivision & Development By-law No. 8830, from 250 litres per second to 120 litres per second.

RES.R00-1726

Carried

FLEETWOOD/GUILDFORD

2. **7999-0153-00**
9564 - 192 Street
Dagneault Planning Consultants Ltd. (Brian Dagneault)/
Salute Enterprises Ltd.
Rezoning/Development Permit
From IL to CD and Development Permit to allow the development of a mini-storage facility and an office/caretaker's unit in the existing, historical Baron von Mackensen House.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 9564 - 192 Street.

The applicant is proposing:

- a rezoning from IL to CD; and
- a Development Permit

in order to permit the development of a mini-storage facility and a separate office/caretaker's unit in the existing, historical Baron von Mackensen House on the site.

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 Villeneuve
That:

1. Council approve the extension of the temporary protection period for the Baron von Mackensen House for a further 90 days from July 14, 2000 to October 15, 2000 in accordance with the signed Agreement attached in Appendix II.
2. a By-law be introduced to rezone the property from "Light Impact Industrial Zone (IL)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
3. Council defer the introduction of a Heritage Designation By-law for the Baron von Mackensen House for a further 90 days in order to permit the owner/applicant to complete the outstanding conditions prior to final adoption of the Rezoning By-law.
4. Council authorize staff to draft Development Permit No. 7999-0153-00 based on the attached drawings (Appendix III).
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) resolution of the Advisory Design Panel recommendations to the satisfaction of the General Manager, Planning & Development;
 - (d) submission of a revised landscaping plan and landscaping cost estimate to the satisfaction of the City Landscape Architect; and
 - (e) registration of a Section 219 Restrictive Covenant to ensure that the existing historical Baron von Mackensen House will be maintained in good repair and will not be demolished or removed without the consent of the City.

RES.R00-1727

Carried

It was Moved by Councillor Watts
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14075" pass its first reading.
 RES.R00-1728 Carried with Acting Mayor Bose against.

Councillor Hunt entered the meeting at 3:35 p.m.

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

It was Moved by Councillor Watts
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14075" pass its second reading.
 RES.R00-1729 Carried with Acting Mayor Bose against.

It was then Moved by Councillor Watts
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14075" be held at the
 City Hall on July 25, 2000, at 7:00 p.m.
 RES.R00-1730 Carried with Acting Mayor Bose against.

3. 7900-0160-00

15753 Fraser Highway

**Assistant Fire Chief Len Garis/The City of Surrey Fire Service/
 SRL Enterprises Inc.**

Development Variance Permit

To vary the maximum height, minimum setbacks and servicing requirements to permit the construction of a 76.2 m (250 ft.) high telecommunication tower.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 15753 Fraser Highway.

The applicant is proposing to relax the following by-law regulations.

- Zoning By-law No. 12000:
 - To vary Section A, Part 4 General Provisions to allow the maximum height of a free-standing telecommunication tower to be increased from 12 metres (40 ft.) to 76.2 metres (250 ft.);
 - To vary the RF Zone requirements to allow the minimum rear yard setback of the principal building (telecommunication tower) to be reduced from 7.5 metres (25 ft.) to 1.8 metres (6 ft.); and

- To vary the RF Zone requirements to allow the minimum front yard setback of the accessory buildings and structures to be reduced from 18 metres (60 ft.) to 12.35 metres (40 ft. 6 in.).
- Subdivision and Development By-law, No. 8830:
 - To vary Section A of Part V to waive the servicing requirements for water supply and sanitary sewer.
 - In order to permit the construction of a telecommunication tower and associated equipment shelters.

In order to permit the construction of a telecommunication tower and associated equipment shelters.

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
To implement Council's previous decision
 authorizing staff to process Development Variance Permit application for the proposed development, the Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7900-0160-00 varying the following, to proceed to Public Notification:
 - (a) To vary the maximum building height of a free-standing telecommunication tower permitted in the Zoning By-law from 12 metres (40 ft.) to 76.5 metres (250 ft.);
 - (b) To reduce the required rear yard setback of the RF Zone for the principal building from 7.5 metres (25 ft.) to 1.8 metres (6 ft.);
 - (c) To reduce the required front yard setback of the RF Zone for accessory buildings and structures from 18 metres (60 ft.) to 12.35 metres (40 ft. 6 in.); and
 - (d) To waive the water supply and sanitary sewer requirements in the Subdivision & Development By-law.

RES.R00-1731

Carried

4. 7900-0162-00

16120 - 108 Avenue**Assistant Fire Chief Len Garis/The City of Surrey Fire Service/
City of Surrey**

Development Variance Permit

To vary the maximum height and minimum setback requirements to permit the construction of a 76.2 m (250 ft.) high telecommunication tower.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 16120 - 108 Avenue.

The applicant is proposing to relax the following regulations of the Zoning By-law:

- To vary Section A, Part 4 General Provisions to allow the maximum height of a free-standing telecommunication tower to be increased from 12 metres (40 ft.) to 76.2 metres (250 ft.); and
- To vary the RA Zone requirements to allow the minimum side yard setback of the principal building (telecommunication tower) to be reduced from 4.5 metres (15 ft.) to 3 metres (10 ft.).

in order to permit the construction of a telecommunication tower and associated equipment shelters.

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

The Fire Chief, the Assistant Fire Chief and Mr. Bill Tracey, Consultant were in attendance to discuss the proposal to install a 250 foot telecommunication tower.

The Assistant Fire Chief gave a brief background to the selection of the proposed tower site.

Councillor Higginbotham entered the meeting at 3:36 p.m.

Mr. Bill Tracey, Consultant, gave a presentation to Council on the proposed tower, pointing out that the design is based on the expressed need of the firefighters, including the need to communicate in buildings. Mr. Tracey pointed out that the system now has three base stations, providing good on street coverage, but not in building coverage. Mr. Tracey went on to point out that they have identified four sites in the north, and it is important that the sites can communicate with each other. Mr. Tracey noted that the technology available makes the management of four sites achievable, but above four sites it is more complex. Mr. Tracey went on to point out that the City called for tenders recently and vendors have been invited to provide a better solution.

Mr. Tracey then briefly touched on their review of potential sites in the Fraser Heights area, pointing out that J.R. Douglas park was equal to the Fraser Heights Park site. He also advised that the application for the Fleetwood Tower was extremely critical at this time as it will be shared with E-Comm for the R.C.M.P. Mr. Tracey then noted that the two towers on 64 Avenue are 170 feet high.

It was Moved by Councillor Villeneuve
 Seconded by Councillor Tymoschuk
 That application 7900-0162-00 for a development variance permit to permit the construction of a telecommunication tower be referred to the Parks, Recreation and Culture Commission for recommendation back to Council.

The above motion was WITHDRAWN by the mover and seconder.

It was Moved by Councillor Villeneuve
 Seconded by Councillor Tymoschuk
 That staff be instructed to draft Development Variance Permit No. 7900-0162-00 on the site located at 16120 - 108 Avenue and to draft a Development Variance Permit for a site located in J.R. Douglas Park, and that the Development Variance Permits varying the following, proceed to Public Notification:

- (a) To vary the maximum building height of a free-standing telecommunication tower permitted in the Zoning By-law from 12 metres (40 ft.) to 76.2 metres (250 ft.); and
- (b) To reduce the required side yard setback of the RA Zone from 4.5 metres (15 ft.) to 3 metres (10 ft.).

and further, that the two sites for a telecommunication tower be referred to the Fraser Heights Community Association for comment.

RES.R00-1732

Carried

It was Moved by Councillor Villeneuve
 Seconded by Councillor Tymoschuk
 That the site located at 16120 - 108 Avenue and the site located in J.R. Douglas Park be referred to the Parks, Recreation & Culture Commission for comment back to Council.

RES.R00-1733

Carried

NEWTON

5. **7997-0071-00**
15184 - 56 Avenue
Oleg Verbenkov, Planet Consulting Group Inc./Shell Canada Limited

Rezoning/Development Permit

From CG-1 to CD to allow development of a combined full-service and self-service gasoline station and a convenience store.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 15184 - 56 Avenue.

The applicant is proposing:

- a rezoning from "Self-Service Gasoline Station Zone (CG-1)" to "Comprehensive Development Zone (CD)"
- a Development Permit

in order to permit the development of a combined full-service and self-service gasoline station and a convenience store with a drive-through restaurant.

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 "Self-Service Gasoline Station Zone (CG-1)" (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. 7997-0071-00 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) submission of a subdivision layout for road dedication to the satisfaction of the Approving Officer;
 - (c) input from the Ministry of Environment; and
 - (d) approval from the Ministry of Transportation and Highways.

RES.R00-1734

Carried

It was Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14076" pass its first reading.
 RES.R00-1735 Carried

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

It was Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14076" pass its second reading.
 RES.R00-1736 Carried

It was then Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14076" be held at the
 City Hall on July 25, 2000, at 7:00 p.m.
 RES.R00-1737 Carried

6. **7900-0136-00**
13569 - 76 Avenue
Balwant (Bob) Chandi/Balwant Singh Chandi, Amy Chandi,
and Rajkiron Chandi
 Development Permit
To amend a Development Permit to allow a free-standing sign and fascia signs.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 13569 - 76 Avenue.

The applicant is proposing:

- to amend Development Permit No. 7997-0076-00 (at 13569 - 76 Avenue).

in order to permit the development of a 4.6 metre (15 ft.) high free-standing sign and to show location of fascia signs on the south building elevation along 76 Avenue.

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 Villeneuve
 That Council approve the attached
 Development Permit No. 7900-0136-00 (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.R00-1738

Carried

7. **7900-0157-00**
6925 King George Highway
Mainly Awning & Signs Ltd./Primeline Investment Ltd. (Inc. No. 462307)
 Development Permit/Development Variance Permit
*To vary the Sign By-law and Development Permit amendment to allow an
 increase in area for a double faced free-standing sign.*

The General Manager of Planning & Development submitted a report concerning
 an application for a Development Permit and Development Variance Permit on
 property located at 6925 King George Highway.

The applicant is proposing:

- a Development Permit
- a Development Variance Permit to relax the following by-law
 regulations
- Surrey Sign By-law, 1999, No. 13656, as amended in Section 27(1)(g)
 of Part 5.

in order to permit the development of an oversize free-standing sign of up to
 55.7 sq. metres (600 sq. ft.) in area.

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. 7900-0157-00 in
 accordance with the attached drawings (Appendices II and III).
2. Council approve Development Variance Permit No. 7900-0157-00,
 varying the following, to proceed to Public Notification:
 - (a) To vary the Surrey Sign By-law No. 13656 to allow the area of the
 proposed double-faced free-standing sign to be increased in area

from a maximum of 27.8 square metres (300 sq. ft.) to a maximum of 55.7 square metres (600 sq. ft.).

RES.R00-1739

Carried**SOUTH SURREY****8. 7900-0066-00****12233 Beecher Street****Brock Dorward/592681 B.C. Ltd.**

Rezoning/Development Permit

From C-5 to CD to permit the development of a two-storey commercial building and a detached two-car garage with an office.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 12233 Beecher Street.

The applicant is proposing:

- a rezoning from "Neighbourhood Commercial Zone (C-5)" to "Comprehensive Development Zone (CD)"; and
- a Development Permit

in order to permit the development of a two-storey commercial building with retail on the main floor and a residence on the second floor, and a detached two-car garage with an office on the second floor.

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 "Neighbourhood Commercial Zone (C-5)" (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. 7900-0066-00 in accordance with the attached drawings (Appendix VI).
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 an acceptable tree survey and a statement regarding tree preservation; and
- (c) registration of a Section 219 Restrictive Covenant requiring fire sprinklers to NFPA standards and to release and indemnify the City from liability.

RES.R00-1740

Carried

It was

Moved by Councillor Watts
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14077" pass its first reading.

RES.R00-1741

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. 14077" pass its second reading.

RES.R00-1742

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. 14077" be held at the
 City Hall on July 25, 2000, at 7:00 p.m.

RES.R00-1743

Carried

9. 7900-0086-00

15238 - 17 Avenue and 1690 - 152 Street

Ms. Tim Clark/Robert and Dorothy Boucher

Rezoning/Development Permit

From C-8 and RF to CD to allow development of a commercial-residential project consisting of a 4-storey retail-office building and a 4-storey, 31-unit apartment building.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 15238 - 17 Avenue and 1690 - 152 Street.

The applicant is proposing:

- a rezoning from "Community Commercial Zone (C-8)" and "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)"; and
- a Development Permit

in order to permit the development of a commercial-residential project consisting of a 4-storey retail-office building and a 4-storey, 31 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 Hunt
Seconded by Councillor Villeneuve
That:

1. a By-law be introduced to rezone the property from "Community Commercial Zone (C-8)" and "Single Family Residential Zone (RF)" (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. 7900-0086-00 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; and
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer.

RES.R00-1744

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14078" pass its first reading.

RES.R00-1745

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. 14078" pass its second reading.
 RES.R00-1746 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. 14078" be held at the
 City Hall on July 25, 2000, at 7:00 p.m.
 RES.R00-1747 Carried

10. 7900-0144-00

Portion of 2466 King George Highway

Mr. Harvey Hatch/HR Hatch Architect/McGivern Enterprises

Rezoning/Development Permit

Rezone portion of site from RF to CHI in order to allow expansion of the existing car dealership and Development Permit in order to facilitate renovation of the existing building.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on a portion of property located 2466 King George Highway.

The applicant is proposing:

- a rezoning from RF to CHI; and
- a Development Permit

in order to allow expansion of the existing car dealership and renovation of the existing 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. a By-law be introduced to rezone a portion of the property from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Highway Commercial Industrial Zone (CHI)" (By-law No. 12000) and a date be set for Public Hearing (Appendix II).

2. Council authorize staff to draft Development Permit No. 7900-0144-00 in accordance with the attached drawings (Appendix III).
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) submission of a shared access agreement with the property to the south.

RES.R00-1748

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14079" pass its first reading.

RES.R00-1749

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. 14079" pass its second reading.

RES.R00-1750

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. 14079" be held at the
 City Hall on July 25, 2000, at 7:00 p.m.

RES.R00-1751

Carried

SURREY CITY CENTRE/WHALLEY

11. 7900-0114-00

13433 - 102 Avenue, 10223 West Whalley Ring Road, 10225 - 135 Street,
 13480 - 102 Avenue, 13460 - 102 Avenue, 10151 King George Highway &
 10121 King George Highway, 10085 King George Highway

**Bing Thom Architects/ICBC Properties Ltd., Surrey City Centre Mall Ltd.
 and Hudson's Bay Company Real Estate Limited**

Development Permit/Development Variance Permit

*To construct a 94,500 m² addition to Surrey Place Mall to accommodate TechBC,
 ICBC offices and retail space, and Development Variance Permit to increase lot
 coverage and reduce setbacks.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on properties located at 13433 - 102 Avenue, 10223 West Whalley Ring Road, 10225 - 135 Street, 13480 - 102 Avenue, 13460 - 102 Avenue, 10151 King George Highway & 10121 King George Highway, 10085 King George Highway.

The applicant is proposing:

- a Development Permit;
- a Development Variance Permit to relax the following by-law regulations:
 - to allow 100% lot coverage on Lot 6, LMP 4632; and
 - to allow the upper levels of the building to encroach into the 2.0 m (6.5 ft.) setback along 102 Avenue

in order to permit the development of an 94,500 m² (1,000,000 sq.ft.) addition to Surrey Place Mall to accommodate TechBC, ICBC offices and retail space.

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

Mr. Thom, Architect, was in attendance and introduced Mr. Gordon Smith, President, I.C.B.C.

Mr. Smith addressed Council, commenting that they are excited about this project and subsequent phases.

Mr. Thom then gave a slide presentation on the project, and Mr. Phillips, Landscape Architect, discussed the landscaping proposed for the plaza area.

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

1. Council authorize staff to draft Development Permit No. 7900-0114-00 generally in accordance with the attached drawings (Appendix II);
2. Council approve Development Variance Permit No. 7900-0114-00, varying the following regulations in CD By-law No. 13882, to proceed to Public Notification:
 - (a) to increase the maximum lot coverage on Lot 6 from 95% to 100%;
and

- (b) to reduce the required northern setback along 102 Avenue from 2.0 metres (6.5 ft.) to 0.0 metre (0 ft.) for those portions of the building more than 4.0 metres (13 ft.) above finished grade.
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) ensure that the applicant engages an independent consultant to undertake a full Crime Prevention Through Environmental Design (CPTED) study of the project and take appropriate steps to implement resulting recommendations;
 - (c) ensure that the design of the facade of the parkade and the design of the plaza be resolved prior to the final Development Permit being presented before Council for issuance; and
 - (d) ensure that the applicant obtains an encroachment agreement for the roof overhangs of the tower that encroaches into the 102 Avenue right-of-way.
4. Council defer taking the New Library Parcel to a future phase of the development covered under the contract between the City, the Province and TechBC.

Before the motion was put:-

It was

Moved by Councillor Hunt

Seconded by Councillor Watts

That Item 2(b) be amended by deleting the figure "4.0" and inserting the figure "3.0" and by deleting the figure "(13 ft.)" and inserting the figure "(10 ft.)".

RES.R00-1752

Carried

The main motion, as amended, was put and:-

RES.R00-1753

Carried

- 12. 7900-0148-00**
13733 - 116 Avenue
Raymond Ng/Super Park Ltd.
 Development Variance Permit
To waive the requirement of constructing a building in order to operate a truck parking facility.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 13733 - 116 Avenue.

The applicant is proposing:

- a Development Variance Permit to relax the requirement of constructing a building on an industrial zoned lot

in order to operate a truck parking facility on the site.

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 Development Variance Permit No. 7900-0148-00, varying the following, to proceed to Public Notification:
 - (a) to waive the Zoning By-law requirement of the construction of a permanent building that exceeds 100 square metres (1,076 sq.ft.) and contain washroom facilities on an industrial zoned lot.
2. Council instruct staff to resolve the following issue prior to final approval:
 - (a) submission of a tree planting plan and a cost estimate to the satisfaction of the City Landscape Architect.

RES.R00-1754

Carried

RESIDENTIAL/INSTITUTIONAL

NEWTON

13. **7900-0096-00**
6205 - 128 Street
Harold Guy/J.K. and S.K. Gill
Rezoning
From RA to RF to permit subdivision into 2 single family lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 6205 - 128 Street.

The applicant is proposing:

- a rezoning from RA to RF

in order to permit subdivision into 2 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 Watts
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.R00-1755

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14080" pass its first reading.

RES.R00-1756

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. 14080" pass its second reading.

RES.R00-1757

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. 14080" be held at the
 City Hall on July 25, 2000, at 7:00 p.m.
 RES.R00-1758 Carried

SOUTH SURREY

14. **7900-0118-00**
15366 - 17 Avenue
Thomas Zimmerman Architect/Pacific Carlton Holdings Ltd.
 Rezoning
*From RM-45 to CD to allow five additional retirement home units to be created
 within an existing building.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 15366 - 17 Avenue.

The applicant is proposing:

- a rezoning from RM-45 to CD

in order to permit the creation of five additional retirement home units within an existing 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 Tymoschuk
 That:

1. a By-law be introduced to rezone the property from "Multiple Residential 45 Zone (RM-45)" (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 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.

RES.R00-1759 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14081" pass its first reading.
RES.R00-1760 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. 14081" pass its second reading.
RES.R00-1761 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. 14081" be held at the
City Hall on July 25, 2000, at 7:00 p.m.
RES.R00-1762 Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

FLEETWOOD/GUILDFORD

15. **7900-0092-00**
9610 - 160 Street
Ankenman Marchand Architects (Francois Merchand)/
Chevron Canada Limited
Rezoning/Development Permit
From RF to CD and Development Permit to allow the development of a combined self-serve/full-serve gasoline station and a convenience store.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 9610 - 160 Street.

The applicant is proposing:

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

in order to permit the development of a combined self-serve/full-serve gasoline station and a convenience store.

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 Villeneuve
That consideration of application 7900-0092-00 be deferred to the fall for consideration, as requested by the applicant.
Carried

RES.R00-1763

- 16. **7900-0093-00**
9640 - 160 Street
Key Corp. Consulting Ltd. (Jim Harshorne) and Ankenman Marchand Architects (Francois Marchand)/Avtar Singh Kang and Kulwant Kaur Kang
Rezoning/Development Permit
From RA to CD and Development Permit to allow the development of a 75-seat drive-through restaurant.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 9640 - 160 Street.

The applicant is proposing:

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

in order to permit the development of a 75-seat drive-through McDonald's Restaurant.

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 consideration of Application 7900-0093-00 be deferred to the fall for consideration, as requested by the applicant.

RES.R00-1764

Carried

C. DELEGATIONS

D. BY-LAWS**E. ITEMS TABLED BY COUNCIL****1. 7900-0134-00****6941/55/69/77 - 128 Street****Ankenman Associates Architects Inc./Khangura Investments Ltd.**

Rezoning/Development Permit

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.

It was

Moved by Councillor Villeneuve

Seconded by Councillor Watts

That Application 7900-0134-00 for rezoning

from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" be deferred to the July 24, 2000 Regular Council Land Use meeting.

RES.R00-1765

Carried

2. 7900-0146-00**9498 - 160 Street****Ranjit S. Khatkar, United Realty/****Shaheed Baba Deep Singh Gurdawara Society**

Rezoning

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
 denied and that staff work with the applicant to find an appropriate site for this
 project.

RES.R00-1766

Carried

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. ANY OTHER COMPETENT BUSINESS

I. ADJOURNMENT

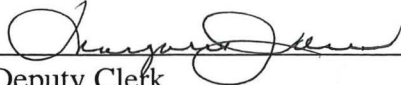
It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That the Regular Council - Land Use
 meeting do now adjourn.

RES.R00-1767

Carried

The Regular Council- Land Use meeting adjourned at 5:22 p.m.

Certified Correct:


Deputy Clerk


Mayor