



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
TUESDAY, JULY 25, 2000
Time: 2:00 p.m.

Present:

Mayor McCallum - Chair
Councillor Tymoschuk
Councillor Steele
Councillor Eddington
Councillor Watts
Councillor Hunt
Councillor Higginbotham

Councillors Entering Meeting in Progress:

Councillor Villeneuve
Councillor Bose

Staff Present:

City Manager
Deputy City Clerk
Manager, South Surrey Section
Manager, North Surrey Section
Land Development Engineer

A. ADOPTION OF MINUTES

B. CORPORATE REPORTS

Land Use Applications

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

CLOVERDALE

- 1. 7999-0169-00**
5465 - 192 Street
Steven Hart/192 Holding Co. Ltd.

Development Permit

To allow the construction of a two-storey industrial building in Cloverdale.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 5465 - 192 Street.

The applicant is proposing:

a Development Permit

in order to permit the construction of a two-storey industrial building in Cloverdale.

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 authorize staff to draft Development Permit No. 7999-0169-00 in accordance with the attached drawings (Appendix II).
2. 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) approval of the design and landscaping plans as they pertain to the lands impacted by the B.C. Hydro Right-of-Way by the Property Rights Management Division of B.C. Hydro; and
 - (c) registration of a reciprocal access agreement on the subject site in favour of the property to the south, to facilitate a joint access for future industrial development on the adjacent property.

RES.R00-1989

Carried

FLEETWOOD/GUILDFORD

2. **7900-0117-00**
7700 - 168 Street
Surrey Golf Course
Development Permit
To allow the construction of a maintenance building for Surrey Golf Course.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 7700 - 168 Street.

The applicant is proposing:

- a Development Permit

in order to permit the construction of a 1,070 m² (11,518 sq.ft.) maintenance 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. Council authorize staff to draft Development Permit No. 7900-0117-00 in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issue prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering.

RES.R00-1990

Carried

NEWTON

3. **7900-0064-00**
8053/63 - 128 Street
N. Viridi Architect/591430 B.C. Ltd.
Land Use Contract Discharge/Development Permit
Discharge LUC No. 150 and allow the underlying IL Zone to apply to the property. Development Permit to permit construction of a multi-unit light impact industrial building on the western half of the lot.

The General Manager of Planning & Development submitted a report concerning an application to discharge Land Use Contract No. 150 and for a Development Permit on properties located at 8053/63 - 128 Street.

The applicant is proposing:

- a Land Use Contract discharge;
- a Development Permit.

in order to allow the underlying IL Zone to apply to the property. A Development Permit to permit construction of a 2,876.6 sq.m. [30,965 sq.ft.] multi-unit light impact industrial building on the western half of the lot.

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 discharge Land Use Contract No. 150 and a date for Public Hearing be set.
2. Council authorize staff to draft Development Permit No. 7900-0064-00 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) input from the Ministry of Environment regarding soil contamination issues; and
 - (c) road closure involving an unopened portion of 81 Avenue, located west of 128 Street.

RES.R00-1991 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Land Use Contract No. 150, Authorization By-law, 1976, No. 4728 Discharge By-law, 2000, No. 14097" pass its first reading.

RES.R00-1992 Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Land Use Contract No. 150, Authorization By-law, 1976, No. 4728 Discharge By-law, 2000, No. 14097" pass its second reading.

RES.R00-1993 Carried

It was then Moved by Councillor Hunt
Seconded by Councillor Watts
That the Public Hearing on "Surrey Land Use Contract No. 150, Authorization By-law, 1976, No. 4728 Discharge By-law, 2000, No. 14097" be held at the City Hall on September 18, 2000, at 7:00 p.m.

RES.R00-1994 Carried

SOUTH SURREY

4. **7900-0040-00**
2795 - 128 Street
Oleg Verbenkov, Planet Consulting Group Inc./Chevron Canada Ltd.
Development Permit
To upgrade an existing gas station.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 2795 - 128 Street.

The applicant is proposing:

- a Development Permit

in order to upgrade an existing gas station.

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. 7900-0040-00 in accordance with the attached drawings (Appendix II).
2. 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;

RES.R00-1995

Carried

5. **7900-0177-00**
3033 - 152 Street
Urban Design Group/Grosvenor International Canada (585656 B.C. Ltd.)
Development Permit
To allow construction of the second phase of a large-format shopping centre.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 3033 - 152 Street.

The applicant is proposing:

- a Development Permit

in order to permit the development of the second phase of a large-format shopping centre.

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 Tymoschuk

Seconded by Councillor Watts

That Council approve the attached

Development Permit No. 7900-0177-00 (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.R00-1996

Carried

RESIDENTIAL/INSTITUTIONAL

NEWTON

6. 7999-0175-00

7358 - 144 Street

B. Cheema/J. & O. Dorosh

NCP Amendment/Rezoning

Rezoned from RA to CD and RF to permit subdivision into approximately 3 single family lots and 29 compact single family lots.

The General Manager of Planning & Development submitted a report concerning an NCP Amendment and an application for rezoning from RA to CD and RF on property located at 7358 - 144 Street.

The applicant is proposing:

- an NCP amendment from Townhouses to Compact Single Family Residential and Single Family Residential; and
- a rezoning from RA to CD and RF

in order to permit the development of 3 single family lots and 29 compact 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 Higginbotham
Seconded by Councillor Hunt
That:

1. a By-law be introduced to rezone a portion of the property (Block "C") from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" and the remaining portions (Blocks "A" and "B") from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" (By-law No. 12000) in accordance with the survey plan attached as Appendix IX 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 an acceptable tree survey and a statement regarding tree preservation; and
 - (c) address the issue of a reduction in total amenity contribution from the subject site due to the proposed density reduction.
3. Council pass a resolution to amend the East Newton North NCP to redesignate the land from Townhouses to Compact Single Family and Single Family.

RES.R00-1997 Carried

It was Moved by Councillor Watts
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14098" pass its first reading.

RES.R00-1998 Carried

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

It was Moved by Councillor Watts
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14098" pass its second reading.

RES.R00-1999 Carried

It was then
By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14098" be held at the
City Hall on September 18, 2000, at 7:00 p.m.
RES.R00-2000

Moved by Councillor Watts
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
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 from RF to CD and a Development Permit 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.

Councillor Bose entered the meeting at 2:03 p.m. and Councillor Villeneuve entered the meeting at 2:04 p.m.

It was Moved by Councillor Watts
 Seconded by Councillor Hunt
 That Application 7900-0134-00 for rezoning
 from "Single Family Residential (RF)" to "Comprehensive Development Zone
 (CD)" be referred back to staff to bring forward a report on processing the
 application through to Public Hearing.

RES.R00-2001

Carried with Councillors Eddington, Bose,
 Hunt, and Higginbotham against.

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. ANY OTHER COMPETENT BUSINESS

I. ADJOURNMENT

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

RES.R00-2002


Carried

The Regular Council- Land Use meeting adjourned at 2:05 p.m.

Certified Correct:



 Deputy Clerk



 Mayor