



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, JANUARY 22, 2001
Time: 4:30 p.m.

Present:

Mayor McCallum
Councillor Villeneuve
Councillor Tymoschuk
Councillor Eddington
Councillor Hunt

Absent:

Councillor Watts

**Councillors Entering the Meeting
in Progress:**

Councillor Steele
Councillor Bose
Councillor Higginbotham

Staff Present:

City Manager
Acting City Clerk
General Manager, Planning & Development
Manager, Area Planning Division
Manager, South Surrey Section
Manager, South Surrey Section
Land Development Engineer

A. ADOPTION OF MINUTES

B. CORPORATE REPORTS

Land Use Applications

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

CLOVERDALE

1. 7900-0165-00

17472 Highway No. 10

David Steinart/Michawn Trucking Ltd.

Rezoning

From IL and A-1 to IL in order to allow expansion of light impact industrial uses in the future.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 17472 Highway No. 10.

The applicant is proposing:

- a rezoning from IL and A-1 to IL

in order to allow future expansion of 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 Tymoschuk
 That:

1. a By-law be introduced to rezone the property from "Light Impact Industrial Zone (IL)" and "General Agricultural Zone (A-1)" (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, dedications and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout that reflects the required road dedication across the site; and
 - (c) submission of a Section 219 Restrictive Covenant to secure a "no build" on the vacant portions of the subject site until a Development Permit is approved by Council.

RES.R01-132 Carried

It was Moved by Councillor Tymoschuk
 Seconded by Councillor Hunt
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14215" pass its first reading.

RES.R01-133 Carried

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

It was Moved by Councillor Tymoschuk
 Seconded by Councillor Hunt
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14215" pass its second reading.

RES.R01-134 Carried

It was then Moved by Councillor Tymoschuk
 Seconded by Councillor Hunt
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14215" be held at the
 City Hall on February 19, 2001, at 7:00 p.m.

RES.R01-135 Carried

FLEETWOOD/GUILDFORD

2. **7900-0267-00**
14614/30/56/90 - 104 Avenue
Westfair Properties Ltd. (Jay Lin)/Carlo Bordignon, T.R. Phillips Ltd. and
Kevgor Estates Ltd./Thomas Lesosky and Garnet Nixdorf
 Development Permit
To allow the construction of a 14,195-square metre (152,780-sq.ft.) Real
Canadian Superstore with 484 covered parking spaces.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on properties located at 14614/30/56/90 - 104 Avenue.

The applicant is proposing:

- a Development Permit

in order to permit the construction of a Real Canadian Superstore at the south-east corner of 104 Avenue and 146 Street in Guildford.

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

Members of Council discussed the application, noting that the residents in the area were to have an opportunity to meet with the developer.

Councillor Steele entered the meeting at 4:32 p.m.

Councillors Bose and Higginbotham entered the meeting at 4:33 p.m.

It was

Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That:

1. Council authorize staff to draft Development Permit No. 7900-0267-00 in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications of 104 Avenue and 146 Street and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a lot consolidation plan to the satisfaction of the Approving Officer;

- (c) implementation of the recommendations of the Traffic Impact Study to the satisfaction of the General Manager, Engineering;
- (d) submission of an acceptable tree survey and a statement regarding tree preservation; and
- (e) submission of a landscaping cost estimate to the satisfaction of the City Landscape Architect.

RES.R01-136

Carried with Councillors Bose, Eddington and Villeneuve against

It was

Moved by Councillor Steele
Seconded by Councillor Tymoschuk
That the developer hold a public information

meeting for the residents in the area.

RES.R01-137

Carried

NEWTON

3. **7900-0204-00**
7380 King George Highway
Urban Design Group Architects Ltd./372363 B.C. Ltd. (Inc. No. 372363)
 Development Permit/Development Variance Permit
To permit an increased height for two (2) free-standing signs.

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

The applicant is proposing:

- a Development Permit;
- 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 two (2) free-standing signs (1 new and 1 existing) in the Newton Village Shopping Centre site as follows:

- from 2.4 metres (8 feet) to 4.3 metres (14 feet) for a new sign fronting 74 Avenue; and
- from 4.6 metres (15 feet) to 6.0 metres (20 feet) for an existing sign fronting King George Highway.

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. 7900-0204-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7900-0204-00, varying the following to proceed to Public Notification:
 - (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 two (2) free-standing signs as follows:
 - from 2.4 metres (8 feet) to 4.3 metres (14 feet) for a new sign fronting 74 Avenue; and
 - from 4.6 metres (15 feet) to 6.0 metres (20 feet) for an existing sign fronting King George Highway.

RES.R01-138

Carried with Councillor Eddington against

SOUTH SURREY

4. 7900-0348-00

2121 - 152 Street

Creekside Architects (Donald Andrew)/Athenic Enterprises Ltd.

Development Permit/Development Variance Permit

To amend a Development Permit to allow a free-standing pylon sign and fascia signs. Development Variance Permit to vary the setback requirement for a free-standing sign.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 2121 - 152 Street.

The applicant is proposing:

- to amend Development Permit No. 7999-0149-00 (at 2121 - 152 Street);
- a Development Variance Permit to relax the following by-law regulations:
- minimum setback requirement for a free-standing sign from 2 metres (6.56 ft.) to 0.3 metre (1 ft.)

in order to permit the development of a 4.67-metre (15 ft. 4 in.) high free-standing pylon sign, and additional fascia signs on the building elevations.

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 Higginbotham
That:

1. Council authorize staff to draft Development Permit No. 7900-0348-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7900-0348-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the required minimum setback for a free-standing sign from 2 metres (6.56 ft.) to 0.3 metre (1 ft.).

RES.R01-139

Carried

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE

5. **7900-0189-00**
18287 - 64 Avenue
Mike Helle, Coastland Engineering/Joseph and Mary Estok
Rezoning
From RA to RF in order to allow consolidation with a remnant parcel and subdivision into approximately 24 single family lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 18287 - 64 Avenue.

The applicant is proposing:

- a rezoning from RA to RF

in order to allow consolidation with an adjacent remnant parcel and further subdivision into approximately 24 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 Eddington
 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;
 - (c) submission of a Section 219 Restrictive Covenant to ensure that in the event that the existing home on proposed Lot 1 is replaced prior to further subdivision with the adjacent lot to the east, the replacement house will be constructed to match the future homes that will be built on the rest of the proposed subdivision in terms of character, size and building materials; and
 - (d) provision of amenity contributions in accordance with the North Cloverdale West Neighbourhood Concept Plan.

RES.R01-140

Carried

It was Moved by Councillor Steele
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14216" pass its first reading.

RES.R01-141

Carried

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

It was Moved by Councillor Steele
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14216" pass its second reading.

RES.R01-142

Carried

It was then Moved by Councillor Steele
 Seconded by Councillor Tymoschuk
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14216" be held at the
 City Hall on February 19, 2001, at 7:00 p.m.
 RES.R01-143 Carried

FLEETWOOD/GUILDFORD

6. **7900-0295-00**
7766 and 7788 - 156 Street
Turnberry Developments Ltd./Eastwest Construction Company Ltd. and
Bernice Helene Stanbrook
 OCP Amendment/Rezoning
Amend the Official Community Plan from Suburban to Urban; Rezone from A-1 to RF to allow the subdivision into approximately 33 single family lots.

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan and a rezoning application on properties located at 7766 and 7788 - 156 Street.

The applicant is proposing:

- an OCP amendment from Suburban to Urban; and
- a rezoning from A-1 to RF

in order to permit the development of approximately 33 single family lots.

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

Delegation

Mike Wier, Turnberry Developments, stated that he feels this is the best use of the land; that rezoning to urban is a better designation than suburban and meets the public's housing needs; that they would like to involve the public and hold public information meeting. In response to a question from Council, Mr. Wier stated that two months was an adequate time frame in which to bring the matter back to Council.

A motion by Councillor Steele that application 7900-0295-00 be Tabled for two months, and the applicant be instructed to work with the Planning & Development Department and the neighbourhood to develop an overall land-use strategy for the area, including open space, provision of community amenities and appropriate buffering to the Agricultural Land Reserve to the south; and that the matter be brought back within two months, received no seconder.

It was Moved by Councillor Villeneuve
Seconded by Councillor Higginbotham
That the application be denied.
RES.R01-144 Defeated on a tie vote with Councillors
Hunt, Steele, Tymoschuk and Mayor
McCallum against

AMENDED ¹²
RC 03/12/01
RES.R01-512

It was Moved by Councillor Hunt
Seconded by Councillor Eddington
That the application 7900-0295-00 be tabled
~~for two months~~, and the applicant be instructed to work with the Planning &
Development Department and the neighbourhood to develop an overall land-use
strategy for the area, including open space, provision of community amenities and
appropriate buffering to the Agricultural Land Reserve to the south.
RES.R01-145 Carried with Councillor Villeneuve & Bose
against.

SOUTH SURREY

7. **7900-0304-00**
13266 - 24 Ave.; 13263 - 23A Ave.; 2245/57/69/81/93 &
2309/23/35 - 133 Street
Dave Walker/S. & J. Moffett and E. & G. Schneider
Restrictive Covenant Amendment
Proposed amendments to the registered Building Scheme involving changes to
permitted exterior materials, roofing styles and trim.

The General Manager of Planning & Development submitted a report concerning
an application to amend the Restrictive Covenant on properties located at
13266 - 24 Ave.; 13263 - 23A Ave.; 2245/57/69/81/93 & 2309/23/35 - 133 Street.

The applicant is proposing:

- a Restrictive Covenant [Building Scheme] amendment

in order to allow a greater variety of exterior cladding materials, roof styles and
trim options on dwellings to be constructed on the subject 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 Tymoschuk
That Council approve the revisions to the
registered Building Scheme in general accordance with the attached draft
(Appendix III).
RES.R01-146 Carried

Mayor McCallum called a recess to call the Closed Council meeting to order.

Closed Council

Mayor McCallum called the Closed Council meeting to order at 5:30 p.m.

Adjournment

It was Moved by Councillor Bose
Seconded by Councillor Hunt
That the Closed Council meeting do now
adjourn until after Regular Council - Public Hearing this evening.

RES.R01-147

Carried

The Closed Council meeting adjourned at 5:32 p.m.

Then Mayor then called the Regular Council meeting back to order at 5:33 p.m.

C. ITEMS TABLED BY COUNCIL

The agenda was varied to deal with the Clerk's Report, Item H.1.(a) prior to hearing the Elgin Creek delegation.

H. CLERK'S REPORT

1. Formal Approval of Development Permits

- (a) **Development Permit No. 7900-0019-00**
Jim Orr, c/o Balmoral Holdings Inc.
15357 - 104 Avenue

Memo received from the Manager, Area Planning & Development, Planning & Development, requesting Council to pass the following resolution:

"That Development Permit No. 7900-0019-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council 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."

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Development Permit

No. 7900-0019-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council 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.R01-148

Carried with Councillor Bose against

D. DELEGATIONS

1. Elgin Ratepayer's Association

File: 0065-012

Mr. Rob Way, 14310 Greencrest Drive, and Mr. Denis Woods of the Elgin Ratepayer's Association were in attendance to express concerns regarding the changing face of their community with respect to the Official Community Plan.

Mr. Rob Way, 14310 Greencrest Drive, advised that the residents were concerned with the impact proposed developments will have on the Elgin community, making reference to the Official Community Plan and Local Area Plan which were the result of public consultation.

Mr. Way continued that in their present form, the rezoning proposals will have a negative impact on the hydrology, and natural assets of environmentally sensitive lands. The delegation displayed overheads showing the area of proposed development and garbage on an old landfill site. Mr. Way commented that the proposals show development over the entire site, except over an old landfill which is proposed for park. He stated that the area of the landfill extends beyond the boundaries suggested by the developer; and that the plan now indicates housing in the eastern area of the landfill.

Mr. Way pointed out that the proposal ignores major stands of evergreens, which are viable nesting sites for owls and other raptors and should not be removed. Mr. Way noted that the development does maintain a small cluster of trees in the southwest corner of the site. Mr. Way commented that 34th Avenue is designated arterial which will destroy Elgin Creek. Mr. Way pointed out that dedicated parkland north of the 34th Avenue right of way is governed by the terms of the Elgin Creek Land Use Contract. Mr. Way felt that there is no need for a road as development does not depend on a road in this area.

Mr. Way continued that Elgin Creek is a mini rain forest and critical for survival of its section of the watershed. Mr. Way pointed out that Elgin Creek has suffered major assaults over the past decade. Mr. Way added that there are nine culvert crossings which should be replaced with bridges; that culverts are a major barrier to fish going upstream; and that fish counts are down significantly.

Mr. Way concluded that they are requesting Council authorize that meetings be held with staff, senior planners, engineers, developers and the residents prior to the introduction of any rezoning bylaw.

E. CORRESPONDENCE

There was no correspondence.

F. NOTICE OF MOTION

There were no Notices of Motion.

G. BY-LAWS

There were no by-laws.

I. ADJOURNMENT

It was

Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That the Regular Council - Land Use

meeting do now adjourn.

RES.R01-149

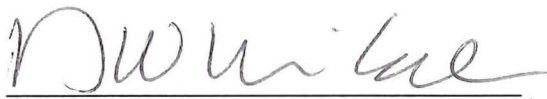
Carried

The Regular Council - Land Use adjourned at 6:03 p.m.

Certified correct:



Acting City Clerk



Mayor