



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
TUESDAY, MAY 22, 2001
Time: 5:00 p.m.

Present:

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

Absent:

Councillor Higginbotham

Staff Present:

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

A. ADOPTION OF MINUTES

B. LAND USE APPLICATIONS

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

FLEETWOOD/GUILDFORD

1. 7901-0123-00

15953 Fraser Highway
Avondale Capital Corporation

Rezoning

Amend CD By-law No. 11151 to include office uses, excluding methadone clinics and social escort services, as a permitted use.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 15953 Fraser Highway.

The applicant is proposing:

- to amend CD By-law No. 11151

in order to include office uses, excluding methadone clinics and social escort services, as a permitted use.

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

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

- 1. a By-law be introduced to amend "Comprehensive Development Zone (CD)" (By-law No. 11151) to include office uses, excluding methadone clinics and social escort services, as a permitted use and a date be set for Public Hearing.

RES.R01-1194 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1979,
No. 5942, Amendment By-law, 1991, No. 11151 Amendment By-law, 2001,
No. 14423" pass its first reading.

RES.R01-1195 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, 1979,
No. 5942, Amendment By-law, 1991, No. 11151 Amendment By-law, 2001,
No. 14423" pass its second reading.

RES.R01-1196 Carried

It was then Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That the Public Hearing on "Surrey Zoning
By-law, 1979, No. 5942, Amendment By-law, 1991, No. 11151 Amendment
By-law, 2001, No. 14423" be held at the City Hall on June 18, 2001, at 7:00 p.m.

RES.R01-1197 Carried

RESIDENTIAL/INSTITUTIONAL

FLEETWOOD/GUILDFORD

- 2. **7901-0011-00**
Portion of 8050 - 144 Street & 8081 - 146 Street
Mr. Clarence Arychuk, Hunter Laird Engineering Ltd./Albert and Marcia Rybak, Harry Otsuki

OCP Amendment/Rezoning

OCP Amendment from Suburban to Urban and rezone from RA (By-law No. 12000) and RS (By-law No. 5942) to CD (By-law No. 12000) in order to allow subdivision into approx. 25 small single family lots and one suburban lot.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and an amendment to the OCP on properties located at portion of 8050 - 144 Street and 8081 - 146 Street.

The applicant is proposing:

- an OCP amendment from Suburban to Urban; and
- a rezoning from RA and RS to CD

in order to allow subdivision into approximately 25 small single family lots and one suburban 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 redesignate the property at 8081 - 146 Street and a portion of 8050 - 144 Street from Suburban to Urban and a date for Public Hearing be set.

2. a By-law be introduced to rezone the property at 8081 - 146 Street site from "~~One-Acre Residential Zone (RA)~~" (By-law No. 12000) and a portion of 8050 - 144 Street from "~~Suburban Residential Zone (RS)~~" ^{One-Acre Residential} ~~(By-law No. 5942)~~ to "Comprehensive Development Zone (CD)" (By-law ^{Zone (RA)} No. 12000) and a date be set for Public Hearing (Appendix III). _(By-law No. 12000)

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;

AMENDED

RC 6/7/01

Suburban Residential Zone (RS) (By-law No. 5942)



RES. R01-1319

- (c) submission of an acceptable tree survey and a statement regarding tree preservation;
- (d) registration of a Section 219 Restrictive Covenant for "no build" on a remnant parcel until future consolidation with the adjacent property at 8119 - 146 Street;
- (e) satisfactory resolution of providing significant community benefit to be consistent with all recently approved rezonings in this North-East Newton Pocket area; and
- (f) demolition of existing commercial greenhouses.

RES.R01-1198

Carried with Councillors Bose and Eddington against

It was

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

By-law, 1996, No. 12900, No. 45 Amendment By-law 2001, No. 14424" pass its first reading.

RES.R01-1199

Carried with Councillors Eddington and Bose against.

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

It was

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

By-law, 1996, No. 12900, No. 45 Amendment By-law 2001, No. 14424" pass its second reading.

RES.R01-1200

Carried Councillors Eddington and Bose against.

It was then

Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That the Public Hearing on "Surrey Official

Community Plan By-law, 1996, No. 12900, No. 45 Amendment By-law 2001, No. 14424" be held at the City Hall on June 18, 2001, at 7:00 p.m.

RES.R01-1201

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14425" pass its first reading.
RES.R01-1202 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, 2001, No. 14425" pass its second reading.
RES.R01-1203 Carried

It was then Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14425" be held at the
City Hall on June 18, 2001, at 7:00 p.m.
RES.R01-1204 Carried

3. **7901-0134-00**
7901 and 7909 - 155A Street
Sukhminder Singh Dhaliwal and Satbir Singh Gill
Development Variance Permit
To vary the rear yard setback from a BC Gas right-of-way for two newly created single family lots.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on properties located at 7901 and 7909 - 155A Street.

The applicant is proposing:

- a Development Variance Permit to relax the following by-law regulation:
 - to vary Part 4 General Provisions of Zoning By-law No. 12000 to permit a reduced rear yard setback of 4 metres (13 ft. 2 inches) rather than 7.5 metres (25 ft.) from a B.C. Gas right-of-way

in order to permit the construction of the proposed houses on the two subject properties.

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:

1. Council approve Development Variance Permit No. 7901-0134-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback from the B.C. Gas right-of-way from 7.5 metres (25 ft.) pursuant to Part 4 General Provisions of the Zoning By-law to 4 metres (13 ft. 2 inches).

RES.R01-1205

Carried with Councillors Bose and Eddington against.

NEWTON

AMENDED

RC 6/4/01

62 Avenue



RES.R01-1320

4. **7901-0052-00**
13733/13753 - ~~62A Avenue~~ & Easterly Portion of 6280 King George Hwy
Hunter Laird Engineering Ltd./GS0150 Ventures Ltd. (Inc. No. 578799) and
Kingsen Holdings Ltd.
 NCP Amendment/Rezoning
To amend the South Newton NCP to redesignate a portion of the site from Townhouse to Single Family Small Lots and to rezone from RS, RA and CTA to CD to develop approximately 44 single family small lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and an NCP amendment on properties located at 13733/13753 - 62A Avenue and easterly portion of 6280 King George Highway.

The applicant is proposing:

- an NCP amendment of a portion of the site from Townhouse to Single Family Small Lots;
- a rezoning from RS, RA and CTA to CD;

in order to permit the development of approximately 44 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 Steele
That:

1. a By-law be introduced to rezone the property from "Suburban Residential Zone" (By-law No. 5942), "One-Acre Residential Zone (RA)" (By-law No. 12000) and "Tourist Accommodation Zone (CTA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer; and
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation.
3. Council pass a resolution to amend a portion of the site from Townhouse to Single Family Small Lots when the project is considered for final adoption.

RES.R01-1206

Carried with Councillors Bose and Eddington against.

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14426" pass its first reading.

RES.R01-1207

Carried with Councillors Bose and Eddington against.

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

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 "General Agriculture Zone (A-1)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
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.
3. Council pass a resolution to amend the Rosemary Heights Central NCP Plan to redesignate the land from "Clustering at Single Family Density" to "Compact Single Family/Cluster" when the project is considered for final adoption.

RES.R01-1210 Carried with Councillor Bose against.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14427" pass its first reading.
RES.R01-1211 Carried with Councillor Bose against.

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

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14427" pass its second reading.
RES.R01-1212 Carried with Councillor Bose against.

It was then

Moved by Councillor Hunt

Seconded by Councillor Steele

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14427" be held at the City Hall on June 18, 2001, at 7:00 p.m.

RES.R01-1213

Carried with Councillor Bose against.

6. 7900-0176-00

3316/30/80 - 140 Street; 14216/65 - 34 Avenue; 14119/33/87 - 32 Avenue and 14249/81 - 32 Avenue

Progressive Construction Ltd./Nehuba Holdings Ltd. and Progressive Construction Ltd., Arthur Rene Lefebvre and Maureen Louise Lefebvre, Simon Larsen, Clyde Sandall, City of Surrey, Irene Emma Mortimer
Rezoning/Development Variance Permit

Proposed rezoning from RA to CD to permit subdivision into 108 suburban single-family lots. DVP to permit relaxation of the rear and side yard setback for an existing dwelling.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Variance Permit on properties located at 3316/30/80 - 140 Street; 14216/65 - 34 Avenue; 14119/33/87 - 32 Avenue, and 14249/81 - 32 Avenue.

The applicant is proposing:

- a rezoning from RA to CD;
- a Development Variance Permit to relax the rear yard (easterly) and interior side yard (northerly) setback for an existing dwelling from 7.5 m (24.6 ft.) to 5.0 m (16.4 ft.) and from 2.0 m (6.5 ft.) to 1.5 m (5 ft.) respectively

in order to permit subdivision and development of 108 suburban 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 Watts

Seconded by Councillor Steele

That:

1. Rezoning By-law No. 14334 be filed.
2. a By-law be introduced to rezone the property from "One Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone

- (CD)" (By-law No. 12000) and that a Public Hearing be set for Monday, June 4, 2001.
3. Council approve Development Variance Permit No. 7900-0176-00 (Appendix XII), varying the following, to proceed to Public Notification:
- to reduce the required rear and side yard setbacks of the proposed CD Zone for the existing dwelling located at 3316 - 140 Street from 7.5 metres (24.6 ft.) to 5.0 metres (16.4 ft.) and from 2.0 m (6.5 ft.) to 1.5 m (5 ft.) respectively.
4. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Environment and Department of Fisheries regarding protection of the existing creeks, raptor preservation and environmental controls for the proposed development;
 - (d) completion of an acceptable Arborist Report, final approval of an acceptable tree survey and a statement regarding tree preservation, and submission of securities for tree replacement;
 - (e) approval from the Soil Contamination Branch respecting soil remediation and reclamation of the previous land fill area; and
 - (f) address the request by the Parks, Recreation & Culture Department to address issues related to park improvements.
5. Council pass a resolution to amend the Semiahmoo Peninsula to redesignate the land from Half-Acre Gross Density and One Acre to Suburban Residential (2 units per acre) when the project is considered for final adoption.

RES.R01-1214

Carried with Councillor Bose against.

- RES.R01-1215 It was Moved by Councillor Watts
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14334" be filed.
Carried
- RES.R01-1216 It was Moved by Councillor Watts
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14428" pass its first reading.
Carried with Councillor Bose against.
- The said By-law was then read for the second time.
- RES.R01-1217 It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14428" pass its second reading.
Carried with Councillor Bose against.
- RES.R01-1218 It was then Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14428" be held at the
City Hall on June 4, 2001, at 7:00 p.m.
Carried with Councillor Bose against.

SURREY CITY CENTRE/WHALLEY

7. **7900-0311-00**
8393 - 144 Street
Hari Sharma/Surinder Kumar Sharma
Rezoning/Development Permit
Rezoned from RF to RM-D and Development Permit in order to allow a duplex.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on property located at 8393 - 144 Street.

The applicant is proposing:

- a rezoning from RF to RM-D; and
- a Development Permit

in order to allow the construction of a duplex.

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 "Single Family Residential Zone (RF)" (By-law No. 12000) to "Duplex Residential Zone (RM-D)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7900-0311-00 generally 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, dedications and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering Department;
 - (b) submission of a revised set of architectural plans incorporating changes to roof lines, colours, trim and post details to the satisfaction of the General Manager, Planning & Development Department; and
 - (c) submission of a landscape plan and a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R01-1219 Carried with Councillor Bose against.

It was
Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14429" pass its first reading.

RES.R01-1220 Carried with Councillor Bose against.

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

It was
RES.R01-1221
No. 12000, Amendment By-law, 2001, No. 14429" pass its second reading.
Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
Carried with Councillor Bose against.

It was then
RES.R01-1222
By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14429" be held at the City Hall on June 18, 2001, at 7:00 p.m. at the City Hall at 7:00 p.m.
Moved by Councillor Hunt
Seconded by Councillor Watts
That the Public Hearing on "Surrey Zoning
Carried with Councillor Bose against.

C. CORPORATE REPORTS

D. ITEMS TABLED BY COUNCIL

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

FINAL ADOPTION

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14140"

7900-0213-00 - Turnberry Developments Ltd. c/o Rock Solid Construction Ltd.

RA (BL 12000) to CD (BL 12000) - 6517 and 6545 - 142 Street - to permit subdivision into approximately 29 compact, single-family lots with

1 lot having additional subdivision potential and retain an existing single-family dwelling.

Approved by Council: October 2, 2000

Note: A Development Variance Permit (7900-0213-00) on the site is to be considered for Final Approval under Item I.1(b) of this Agenda.

- * Planning & Development advise that (reference memorandum dated May 15, 2001 in By-law back-up) the building scheme which has been filed with the City Clerk has been developed by a Design Consultant based on a character study of the surrounding neighbourhood. The building scheme will be registered concurrently with the subdivision plan pursuant to Section 220 of the Land Title Act. A 219 Restrictive Covenant will also be registered to tie the building scheme to the land.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14140" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R01-1223

Carried with Councillor Bose against.

- 2. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 34 Amendment By-law, 2000, No. 14130"

7996-0334-00 - Pioneer Designs (1994) Corporation, c/o Wayne Fougere

To authorize the redesignation of the property located at 15886 - 84 Avenue from Urban (URB) to Multiple Residential (RM).

Approved by Council: October 2, 2000

This By-law is proceeding in conjunction with By-law 14131.

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 34 Amendment By-law, 2000, No. 14130" be
finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate
Seal.

RES.R01-1224

Carried

- 3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14131"

7996-0334-00 - Pioneer Designs (1994) Corporation, c/o Wayne Fougere

RA (BL 12000) to RM-30 (BL 12000) - 15886 - 84 Avenue - to permit the development of approximately 56 townhouse units.

Approved by Council: October 2, 2000

This By-law is proceeding in conjunction with By-law 14130.

Note: A Development Permit (7996-0334-00) on the site is to be considered for Final Approval under Item I.1(a).

- * Planning & Development advise that (reference memorandum dated May 16, 2001 in By-law back-up) concerns raised by the adjoining property owners at the Public Hearing regarding tree planting and screening have been addressed by the applicant, to the satisfaction of the City's Landscape Architect and the City Architect.

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 14131" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R01-1225

Carried

I. CLERK'S REPORT

1. Formal Approval of Development Permits

- (a) **Development Permit No. 7996-0334-00
 Pioneer Designs (1994) Corporation/Wayne Fougere
 15886 - 84 Avenue**

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

"That Development Permit No. 7996-0334-00 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 Watts
That Development Permit
No. 7996-0334-00 be approved; that the Mayor and Clerk be authorized to
sign the Development ~~Variance~~-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.R01-1226

Carried

J. ADJOURNMENT


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

RES.R01-1227


Carried

The Regular Council- Land Use meeting adjourned at 5:15 p.m.

Certified Correct:



Acting City Clerk



Mayor