



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, FEBRUARY 18, 2002
Time: 5:30 p.m.

Present:

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

Absent:

Councillor Eddington
Councillor Bose
Councillor Higginbotham

Staff Present:

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

Councillors Entering
Meeting as Indicated:

A. ADOPTION OF MINUTES

B. LAND USE APPLICATIONS

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

NEWTON

- 1. 7901-0164-00**
15133 Highway No. 10
Big Ridge Brewing Company Ltd./
Panorama Village Shopping Centre Inc.
Liquor Permit
To increase patron capacity in the existing neighbourhood brew pub from 65 to 98.

The General Manager of Planning & Development submitted a report concerning an application for a liquor permit to increase patron capacity in the existing neighbourhood brew pub from 65 to 98 located at 15133 Highway No. 10.

The applicant is proposing to increase the capacity in a neighbourhood brew pub from 65 to 98 in accordance with the recent changes to the Liquor Licensing Regulations.

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 ~~Higginbotham~~ Villeneuve

That:

1. Council resolve, after considering the potential effects of the proposed increase to licensed seating capacity including community impact, traffic, noise, access and parking to support a patron capacity to increase from 65 to 98 for the Big Ridge Neighbourhood Brew Pub at 15133 Highway No. 10.
2. Council request the General Manager of the Liquor Control and Licensing Branch, that as a condition of approval, require the owner to submit a building permit application to the City of Surrey with a revised seating plan with the increased patron seating capacity that demonstrates compliance with the B.C. Building Code and Fire Code.
3. Council authorize the Acting City Clerk to advise the General Manager of the Liquor Control & Licensing Branch in writing of Council's resolution to approve the increased seating capacity.

RES.R02-335

Carried with Councillor Hunt against.

2. **7901-0285-00**
12723 - 80 Avenue
Michael D. Barley, Architect/Vancouver Punjab Cloth House Inc.
 Rezoning/Development Permit
From RA to CD to allow limited light impact industrial and warehouse uses with a limited retail component and a Development Permit to permit construction of a 4,340 sq.m. multiple tenant building.

The General Manager of Planning & Development submitted a report concerning an application for rezoning from RA to CD to allow limited light impact industrial and warehouse uses with a limited retail component, and a Development Permit to permit construction of a 4,340 sq.m. multiple tenant building on property located 12723 – 80 Avenue.

The applicant is proposing:

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

in order to permit the development of a 4,340 square metre [46,717 sq.ft.] multiple unit industrial/warehouse 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 Steele
Seconded by Councillor Watts
That:

1. Council file By-law No. 13805.
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 a date be set for Public Hearing.
3. Council authorize staff to draft Development Permit No. 7901-0285-00 in accordance with the attached drawings (Appendix II).
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 an acceptable tree survey and a statement regarding tree preservation;
 - (c) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (d) registration of a Section 219 Restrictive Covenant to prohibit future rezoning to allow banquet hall uses.

RES.R02-336 Carried with Councillor Hunt against.

It was Moved by Councillor Watts
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 1999, No. 13805" be filed.

RES.R02-337 Carried

It was Moved by Councillor Watts
Seconded by Councillor Villeneuve
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14640" pass its first reading.

RES.R02-338 Carried with Councillor Hunt against.

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

- (b) to reduce the minimum north side yard setback of the IL Zone from 7.5 metres (25 ft.) to 1.2 metres (4 ft.).

RES.R02-341

Carried

SOUTH SURREY

4. **7901-0170-00**
2814 - 152 Street
**R.S. (Rick) Johnson, Rimark Consulting Services/
R. & D. Maan Enterprises (Inc. No. 545549)**
Rezone from RF to CD and Development Permit to accommodate a commercial/residential development.

The General Manager of Planning & Development submitted a report concerning an application for rezoning from RF to CD and Development Permit to accommodate a commercial/residential development on property located at 2814 - 152 Street.

The applicant is proposing:

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

in order to permit the development of a commercial and residential development.

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

Delegation

Rick Johnson, Rimark Consulting Services was present to comment on the proposed development and stated that they have asked for 20% of the overall building to be restricted to general office use. Mr. Johnson stated that the CD By-law is based on a C5 zoning which allows general office uses. He noted that they are proposing a veterinary office and medical uses, some general office uses and no retail outlets.

Mr. Johnson commented on existing office/retail complexes which are fully leased and noted that South Surrey/White Rock has one of the lowest vacancy rates in the Lower Mainland.

Maciej Dembek, architect for the project showed a schematic diagram of the floor plan of the building and the uses that they are proposing for the complex. He noted that there is 2800 square feet which is vacant once all the uses included n

the by-law are taken up, and that they are proposing approximately 3000 square feet for office space.

It was

Moved by Councillor Watts
Seconded by Councillor Steele
That:

1. Council deny the inclusion of Accountants, Lawyers and Investment Advisor Offices as permitted uses in the proposed CD By-law.
2. a By-law be introduced to rezone the property from "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.
3. Council authorize staff to draft Development Permit No. 7901-0170-00 in accordance with the attached drawings (Appendix II).
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) submission of an acceptable tree survey and a statement regarding tree preservation; and
 - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.
5. Council pass a resolution to amend King George Highway Corridor Study to redesignate the land from Institutional to Commercial Residential.

Before the question was called:-

RES.R02-342 It was Moved by Councillor Watts
Seconded by Councillor Steele
That the motion be amended to allow 20%
of the building to be used for Accountants, Lawyers and Investment Advisor
offices as permitted uses in the proposed CD By-law..
Carried

RES.R02-343 The question was called on the motion as amended, and it was:-
Carried

RES.R02-344 It was Moved by Councillor Tymoschuk
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law 2002, No. 14641" pass its first reading.
Carried

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

RES.R02-345 It was Moved by Councillor Tymoschuk
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law 2002, No. 14641" pass its second reading.
Carried

RES.R02-346 It was then Moved by Councillor Tymoschuk
Seconded by Councillor Watts
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law 2002, No. 14641" be held at the
City Hall on Monday, March 25, 2002, at 7:00 p.m.
Carried

RESIDENTIAL/INSTITUTIONAL

FLEETWOOD/GUILDFORD

5. **7901-0331-00**
8987 and Portion 9055 - 160 Street
Marten van Huizen/Burnaby Lake Greenhouses Ltd.
Development Permit/Development Variance Permit
*To allow construction of 22 duplex units in a phased seniors development and
Development Variance Permit to vary the minimum lot area requirement.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit and a Development Variance Permit on property located 8987 and portion of 9055 - 160 Street.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the minimum lot area requirement of CD By-law No. 13757

in order to permit the development of 22 duplex units in a phased seniors development.

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. 7901-0331-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7901-0331-00, varying the following, to proceed to Public Notification:
 - (a) to vary the minimum lot area requirement of the CD Zone (By-law No. 13757) from 20,500 square metres (220,667 sq.ft.) to 14,980 square metres (161,248 sq.ft.).
3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (d) demolition of existing structures within the subject site; and

- (e) registration of an access agreement on Lot A, Plan LMP 47358 to ensure that the residents in the proposed duplex units will have access to the existing amenity space located in the existing apartment building.

RES.R02-347

Carried**SOUTH SURREY****6. 7901-0213-00****3695 - 160 Street****Morgan Creek Holdings Inc.**

Development Permit

To provide a buffer between a proposed 24-lot subdivision and agricultural land.

The General Manager of Planning & Development submitted a report concerning a Development Permit on property located at 3695 - 160 Street.

The applicant is proposing:

- a Development Permit

in order to permit the development of a 24-lot residential subdivision adjacent to agricultural land.

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 Council authorize staff to draft

Development Permit No. 7901-0213-00 in accordance with the attached drawings (Appendix II).

RES.R02-348

Carried**7. 7902-0029-00****15747/53/61/69 - 23B Avenue****Hunter Laird Engineering Ltd./Padwood Holdings Ltd.**

Development Variance Permit

To vary the north front yard setback specified in the CD By-law for Accessory Buildings and Structures from 18.0 metres (60 ft.) to 3.0 metres (10 ft.) to permit the placement of detached garages.

The General Manager of Planning & Development submitted a report concerning a Development Variance Permit on property located 15747/53/61/69 – 23B Avenue.

The applicant is proposing:

- a Development Variance Permit to vary the following regulations of Comprehensive Development Zone (By-law No. 14141):
- reduce the minimum north front yard setback for accessory buildings and structures from 18.0 metres (60 ft.) to 3.0 metres (10 ft.)

in order to permit the placement of detached garage on four double-fronting 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:

1. Council approve Development Variance Permit No. 7902-0029-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north front yard setback for Accessory Buildings and Structures of Comprehensive Development Zone (By-law No. 14141) from 18.0 metres (60 ft.) to 3.0 metres (10 ft).

RES.R02-349

Carried

C. CORPORATE REPORTS

D. ITEMS TABLED BY COUNCIL

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

TO BE FILED

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1997, No. 13264"

7996-0060-00 - Kulwinder S. & Gurjit K. Binning/
L & J Binning Enterprises Ltd./Gurnam S. &
Chindo K. Atwal/all c/o Gerry Blonski

RF, CG-1 & C-4 (BL 12000) to CD (BL 12000) - 12767 - 76 Avenue;
7615 & 7631 - 128 Street - to construct an addition to an existing two-
storey commercial building and a combined self/full service gasoline
station.

Approved by Council: October 28, 1997

- * Planning & Development advise that (reference memorandum dated February 8, 2002 in by-law back-up) By-law No. 13264 should be filed as the application has been inactive for two years and the applicant has not responded to the registered letter sent on October 16, 2001 advising that unless outstanding requirements were addressed within 30 days the file would be closed.

Note: A Development Permit (7996-0060-00) on the site is to be considered for Filing under Clerk's Report Item, I.1(a) of this agenda.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 1997, No. 13264" be filed.

RES.R02-350

Carried

FINAL ADOPTIONS

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14215"

7900-0165-00 - Darco Holdings, c/o David Steinart –
Pangea Development Group Inc.

IL (BL 12000) & A-1 (BL 12000) to IL (BL 12000) - 17472 Highway
No. 10 - to allow future expansion of light impact industrial uses.

Approved by Council: January 22, 2001

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14215" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R02-351

Carried

3. "Surrey Land Use Contract No. 94 Authorization By-law, 1974, No. 4363, Partial Discharge By-law, 2001, No. 14374"

7900-0277-00 - Talwinder Bains, c/o Richard Brooks, H.Y. Engineering

To discharge LUC 94 over the land at 13861 - 92 Avenue to allow the underlying RF zone to come into affect and to permit subdivision into 2 single family residential lots.

Approved by Council: April 9, 2001

- * Planning & Development advise that (reference memorandum dated February 4, 2002 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 Steele
 That "Surrey Land Use Contract No. 94
 Authorization By-law, 1974, No. 4363, Partial Discharge By-law, 2001,
 No. 14374" be finally adopted, signed by the Mayor and Clerk, and sealed with
 the Corporate Seal.

RES.R02-352

Carried

- 4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14535"
 7901-0158-00 - 449592 BC Ltd., c/o Mr. Mike Helle, Coastland Engineering &
 Surveying Ltd.

RF (BL 12000) to CD (BL 12000) - 8897 and 8909 - 156 Street - to permit
 subdivision into approximately 20 small single-family lots.

Approved by Council: October 15, 2001

- * Planning & Development advise that (reference memorandum dated February 11, 2002 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.

In addition, at the November 19, 2001 Regular Council-Public Hearing meeting, Council requested that staff review the requirement for 155A Street. On February 4, 2002, Council approved Corporate Report R023 which recommended no change to the proposed road network.

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2001, No. 14535" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R02-353

Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14228"
 7999-0184-00 - B.C. Family Hearing Resource Society, c/o Ben Ostrander,
 R.B.O. Architecture Inc.

RM-15 (BL 12000) to PA-1 (BL 12000) - 15220 - 92 Avenue - to permit
 the development of a community service known as the Family Hearing
 Resource Centre.

Approved by Council: February 5, 2001

- * Planning & Development advise that (reference memorandum dated
 February 8, 2002 in by-law back-up) since third reading, the building design plans
 have been revised following a cost analysis of the original plans. The most
 significant change to the original design is to the roof. Please refer to Planning's
 memorandum for details on this change, and changes to the exterior finish on the
 walls, and the perimeter wall.

In addition, the applicant advises that they have explained the proposed revisions
 to the residents of the adjacent townhouse complex to the east and have received
 favourable comments on the changes to the design. There is no Development
 Permit associated with this rezoning, however, the design will be ensured by way
 of a Restrictive Covenant.

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2001, No. 14228" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R02-354

Carried

I. CLERK'S REPORT

1. Application/By-laws/Permits to be Filed

- (a) **Development Permit 7996-0060-00**
Kulwinder S. & Gurjit K. Binning/
L & J Binning Enterprises Ltd./Gurnam S. & Chindo K. Atwal/
all c/o Gerry Blonski

12767 - 76 Avenue; 7615 & 7631 - 128 Street

Memo from the Manager, South Surrey Section, Planning & Development advising that the file has been inactive for two years and the applicant has not responded to the registered letter sent on October 16, 2001 regarding outstanding requirements.

Planning & Development are recommending to Council that Development Permit 7996-0060-00 be filed.

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

No. 7996-0060-00 be filed.

RES.R02-355

Carried

J. ADJOURNMENT


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

RES.R02-356

Carried

The Regular Council- Land Use meeting adjourned at 5:46 p.m.

Certified Correct:



Acting City Clerk

Mayor