



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, APRIL 22, 2002
Time: 4:15 p.m.

Present:

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

Absent:

Councillor Eddington

Staff Present:

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

A. ADOPTION OF MINUTES

B. LAND USE APPLICATIONS

COMMERCIAL/INDUSTRIAL

FLEETWOOD/GUILDFORD

- 1. 7902-0083-00**
18750 - 96 Avenue
Douglas Martin, Pacific Custom Stain Ltd./Foundation Investments Ltd.
Development Permit
To permit an approximately 908 sq.m. (9,772 sq.ft.) addition to the existing industrial building.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 18750 - 96 Avenue.

The applicant is proposing:

- a Development Permit

in order to permit the construction of an addition, of approximately 908 square metres (9,772 sq. ft.) to the existing industrial building in Port Kells.

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. 7902-0083-00 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, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
 - (b) submission of a revised landscaping plan and a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R02-876

Carried

2. **7901-0330-00**
10425 - 173 Street
PKI Warehouse Park Corp.
Development Permit
To permit the construction of an office/warehouse building. Amendment to Development Permit 7999-0071-00 to replace the building design guidelines.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 10425 - 173 Street.

The applicant is proposing:

- a Development Permit; and
- an amendment to Development Permit No. 7999-0071-00 to replace the overall building design guidelines

in order to permit the construction of a 1,486-square metre (16,000 sq. ft.) industrial warehouse building with an associated office.

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 the attached Development Permit No. 7901-0330-00 (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.
2. Council authorize staff to replace the building design guidelines attached to Development Permit No. 7999-0071-00, with those attached as Appendix IV.

RES.R02-877

Carried

NEWTON

3. **7901-0304-00**
6450 - 148 Street
Samuel M. Chan, Ionic Architecture/P. Baratta Construction Ltd.
(Inc. No. 67498)
Development Permit
To construct two industrial buildings.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 6450 - 148 Street.

The applicant is proposing:

- a Development Permit

in order to permit a development consisting of two (2) multi-unit industrial buildings including a caretaker's suite, 101 surface parking spaces, 13 loading spaces and landscaping.

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. 7901-0304-00 in accordance with the attached drawings (Appendix V).

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) registration of a Section 219 Restrictive Covenant to protect the riparian area in accordance with the requirements established by the Ministry of Land, Water and Air Protection;
 - (c) resolution of minor design issues to the satisfaction of the Planning & Development Department; and
 - (d) approval from the Soils Contamination Branch of the Ministry of Water, Land and Air Protection for the soil profile.

RES.R02-878

Carried**SOUTH SURREY**

4. **7902-0012-00**
15244/15276 - 32 Avenue
James Crawford, GSI Construction Ltd./
32nd Avenue Developments Ltd. (Inc. No. 633409)
Rezoning/Development Permit
Rezone from RA to IB. Development Permit to permit the development of a two-storey 4,983.5 sq. m. (53,643 sq. ft.) office/warehouse building.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on properties located at 15244/15276 - 32 Avenue.

The applicant is proposing:

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

in order to permit the development of a two-storey 4,983.5 sq. m. (53,643 sq. ft.) office/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 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 "Business Park Zone (IB)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7902-0012-00 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 to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation;
 - (d) input from B.C. Hydro;
 - (e) submission of an acceptable tree survey and a statement regarding tree preservation; and
 - (f) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R02-879

Carried

It was

Moved by Councillor Hunt
Seconded by Councillor Tymoschuk.
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14689" pass its first reading.

RES.R02-880

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, 2002, No. 14689" pass its second reading.
 RES.R02-881 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, 2002, No. 14689" be held at the
 City Hall on May 28, 2002, at 7:00 p.m.
 RES.R02-882 Carried

SURREY CITY CENTRE/WHALLEY

5. 7902-0032-00

11257 - 128 Street

Mainland Engineering/Abdul Salam Butt and Sukhbir Gill

Development Permit/Development Variance Permit

Development Permit to permit the construction of a building for an auto sales and repair business. Development Variance Permit to relax the rear and side yard setbacks.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 11257 - 128 Street.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following regulations of the CHI Zone:
 - the rear yard setback from 7.5 metres (25 ft.) to 1.98 metres (6.5 ft.); and
 - the side yard setback from 7.5 metres (25 ft.) or 0 metre to 1.98 metres (6.5 ft.)

in order to permit the construction of a building for an auto sales and repair business.

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 Hunt
That:

1. Council authorize staff to draft Development Permit No. 7902-0032-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7902-0032-00, varying the following, to proceed to Public Notification:
 - (a) the rear yard setback of the CHI Zone from 7.5 metres (25 ft.) to 1.98 metres (6.5 ft.); and
 - (b) the side yard setback of the CHI Zone from 7.5 metres (25 ft.) or 0 metre to 1.98 metres (6.5 ft.).
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) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (c) resolution of the outstanding design issues, to the satisfaction of the City Architect.

RES.R02-883

Carried

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE

6. **7902-0005-00**
19330 - 63A Avenue
Stan Wong-Fatt, Albion Engineering & Suppliers/Ltd. Jasvinder Athwal
Development Variance Permit
To relax the minimum lot frontage requirement from 4.5 m (15 ft.) to 3 m (10 ft.) for proposed Lots 2 and 3.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 19330 - 63A Avenue.

The applicant is proposing:

- a Development Variance Permit to vary the following Zoning By-law regulation:
 - to reduce the minimum lot frontage specified in Part 4 General Provisions from 4.5 metres (15 ft.) to 3 metres (10 ft.) for proposed Lots 2 and 3

in order to permit subdivision into approximately 3 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 Villeneuve
Seconded by Councillor Higginbotham
That:

1. Council approve Development Variance Permit No. 7902-0005-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot frontage in Part 4 General Provisions of the Zoning By-law, from 4.5 metres (15 ft.) to 3 metres (10 ft.) for proposed Lots 2 and 3.

RES.R02-884

Carried

FLEETWOOD/GUILDFORD

7. **7901-0107-00**
9465 - 162A Street
Roger Jawanda, c/o CitiWest Consulting Services Ltd./
Chanh Ta Lee and Low Mey Chao
Rezoning
From RA to RF to permit the development of three single family residential lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 9465 - 162A Street.

The applicant is proposing:

- a rezoning from RA to RF

in order to permit the development of three single family residential 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 "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.R02-885 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14690" pass its first reading.

RES.R02-886 Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14690" pass its second reading.

RES.R02-887 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, 2002, No. 14690" be held at the
City Hall on May 28, 2002, at 7:00 p.m.

RES.R02-888 Carried

8. **7901-0336-00**
7766 and 7788 - 156 Street
Mr. Inderjit Chohan/
Eastwest Construction Co. Ltd. and Bernice Helene Stanbrook
OCP Amendment/Rezoning
Amend OCP for a portion of the site from Suburban to Urban and rezone from A-1 to RF and RH to allow subdivision into approximately 26 single family lots and 3 half-acre 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 for a portion of the site from Suburban to Urban;
and
- a rezoning from A-1 to RF and RH

to allow subdivision into approximately 26 single family lots and 3 half-acre lots.

The General Manager, Planning & Development was recommending that the application be denied.

It was

Moved by Councillor Hunt

Seconded by Councillor Watts

That the matter be tabled to the end of the

meeting in order to hear from the applicant.

RES.R02-889

Carried

Note: See B.8 (Cont'd.) following Item H.4 for Council action on this application.

SOUTH SURREY

9. **7901-0320-00**
13415 - 20 Avenue
Mike Salter/Kathy J. Salter
Rezoning/Development Variance Permit
Rezone from RA to RH to allow subdivision into two lots. Development Variance Permit to reduce the minimum rear yard setback for an existing accessory building.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on property located at 13415 - 20 Avenue.

The applicant is proposing:

- a rezoning from RA to RH;
- a Development Variance Permit to vary the following by-law regulations:
 - to reduce the minimum rear yard setback of the RH Zone for an existing accessory building greater than 10 square metres (105 sq. ft.) in size on proposed Lot A, from 1.8 metres (60 ft.) to 1.14 metres (3.7 ft.).

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 "Half-Acre Residential Zone (RH)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7901-0320-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the RH Zone for an existing accessory building greater than 10 square metres (105 sq. ft.) in size on proposed Lot A, from 1.8 metres (6 ft.) to 1.14 metres (3.7 ft.).
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; and
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation.

RES.R02-890

Carried

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 Tymoschuk
That:

1. Council approve Development Variance Permit No. 7902-0051-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the RF Zone for proposed Lot 2 from 7.5 metres (25 ft.) to 6.1 metres (20 ft.).

RES.R02-894

Carried

C. CORPORATE REPORTS

D. ITEMS TABLED BY COUNCIL

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

FINAL ADOPTIONS

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14544"
7901-0199-00 - City of Surrey and 449592 BC Ltd., c/o Clarence Arychuk,
Hunter Laird Engineering Ltd.

RA (BL 12000) to RF (BL 12000) - 18915 and 18937 - 64 Avenue - to permit subdivision into approximately 18 single family lots and a remainder lot for Fire Hall No. 15.

Approved by Council: November 5, 2001

- * Planning & Development advise that (reference memorandum dated April 17, 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, Council is advised that in response to the sale of a portion of the subject site, excluding Fire Hall No. 15 at 18915 - 64 Avenue, a subdivision plan was approved and registered at the Land Title Office creating a new set of legal descriptions for the subject site. Accordingly, By-law 14544 should be amended to insert the current legal descriptions. Council is requested to rescind Third Reading of By-law No. 14544, amend the By-law to reflect the new legal descriptions, and consider Third Reading as amended, and Final Adoption.

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That Council rescind Resolution R01-2622
of the November 19, 2001 Regular Council-Public Hearing Minutes passing Third Reading of "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14544".

RES.R02-895

Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That Council amend "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14544" to delete the existing legal descriptions and civics and insert the following:

"Parcel Identifier: 017-215-978
Lot A Except Part Subdivided by Plan LMP51530, Section 16 Township 8
New Westminster District Plan NWP88387

(18915 - 64 Avenue)

Parcel Identifier: 025-153-951
Lot 1 Section 16 Township 8 New Westminster District Plan LMP51530

(18937 - 64 Avenue)"

RES.R02-896

Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14544" pass its third reading, as
amended.

RES.R02-897 Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14544" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R02-898 Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14407"

7996-0337-00 - Daljit Bassi and Kulvir Dhillon, Jasprit and Gurmeet Grewal,
c/o CitiWest Consulting Ltd.

RA (BL 12000) to RF (BL 12000) - 7634 - 144 Street - to allow for
subdivision into approximately 3 single family lots and 1 remainder lot.

Approved by Council: May 7, 2001

- * Planning & Development advise that (reference memorandum dated April 17,
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 Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14407" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R02-899 Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001,
No. 14473A"

7900-0156-00 - Clifford Cmolik and Ellen Saklas, c/o Creekside Architects

RH (BL 12000) & RF (BL 12000) to CD (BL 12000) - 2011 Indian Fort
Drive & Portion of 1987 Ocean Park Road - to permit a lot line adjustment

and development of a single family house and a separate building containing two (2) guest units on the Indian Fort Drive lot.

Approved by Council: July 9, 2001

This by-law in proceeding in conjunction with By-law 14473B.

Planning & Development advise that (reference memorandum dated April 17,2002 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 Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14473A" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R02-900

Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14473B"

7900-0156-00 - Clifford Cmolik and Ellen Saklas, c/o Creekside Architects

RF (BL 12000) to RH (BL 12000) - Portion of 1987 Ocean Park Road - to permit a lot line adjustment and development of a single family house and a separate building containing two (2) guest units on the Indian Fort Drive lot.

Approved by Council: July 9, 2001

This by-law in proceeding in conjunction with By-law 14473A.

Planning & Development advise that (reference memorandum dated April 17,2002 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 Higginbotham
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2001, No. 14473B" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R02-901

Carried**B. LAND USE APPLICATIONS (CONTINUED)****FLEETWOOD/GUILDFORD****8. 7901-0336-00****7766 and 7788 - 156 Street****Mr. Inderjit Chohan/****Eastwest Construction Co. Ltd. and Bernice Helene Stanbrook****OCP Amendment/Rezoning**

Amend OCP for a portion of the site from Suburban to Urban and rezone from A-1 to RF and RH to allow subdivision into approximately 26 single family lots and 3 half-acre 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 for a portion of the site from Suburban to Urban;
and
- a rezoning from A-1 to RF and RH

to allow subdivision into approximately 26 single family lots and 3 half-acre lots.

The General Manager, Planning & Development was recommending that the application be denied.

It was

Moved by Councillor Hunt
 Seconded by Councillor Watts
 That Application No. 7901-0336-00 be

denied.

RES.R02-902

Carried

Note: At the time of printing one petition containing 121 signatures opposing the proposal was received and is available in the Clerk's Office for perusal.

I. CLERK'S REPORT

J. ADJOURNMENT

It was

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

meeting do now adjourn.

RES.R02-903

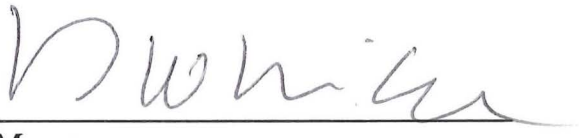
Carried

The Regular Council- Land Use meeting adjourned at 4:21 p.m.

Certified Correct:



Acting City Clerk



Mayor