



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
TUESDAY, MAY 28, 2002
Time: 4:00 p.m.

Present:

Mayor McCallum
Councillor Tymoschuk
Councillor Steele
Councillor Eddington
Councillor Bose
Councillor Watts
Councillor Higginbotham

Absent:

Councillor Villeneuve

Councillors Entering Meeting as Indicated:

Councillor Hunt

Staff Present:

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

A. ADOPTION OF MINUTES

B. LAND USE APPLICATIONS

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

CLOVERDALE

1. 7901-0288-00

5066 - 176 Street & 5057 - 180 Street

Dennis Fung/Po-Chen Chang

Development Variance Permit

To reduce lot width and side yard setbacks of the A-1 Zone to permit reconfiguration of two agricultural lots.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on properties located at 5066 - 176 Street and 5057 - 180 Street.

The applicant is proposing:

- a Development Variance Permit to vary the following Zoning By-law regulations:
 - reduce the minimum lot width for subdivision in the A-1 Zone, from not less than 1/10 of the total lot perimeter, or 176.84 metres [580 ft.], to 101.78 metres [334 ft.] for each lot; and
 - reduce the minimum side yard setback of the A-1 Zone, from 15.0 metres [50 ft.] to 2.64 metres [8.7 ft.], 3.12 metres [10.2 ft.], 8.47 metres [27.8 ft.] and 8.87 metres [29.1 ft.] respectively

in order to permit reconfiguration of two agricultural lots and retention of two farm buildings.

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

Delegation

Dennis Fung was present and reported that the application was denied because of a recommendation from the Agricultural Advisory Committee that future opportunities for expansion and diversification would be limited. He continued that the Agricultural Land Commission did not have any concerns with the proposed development. He stated that the 40-acre property would be split lengthwise into 2 twenty-acre lots, with each lot having access to 176 Street. He added that longer fields are easier to farm and that overspray concerns were not relevant due to the use of smaller equipment and hand spraying. He also commented that the prospective owners would upgrade and restore the heritage barn presently located on the property.

It was

Moved by Councillor Eddington
Seconded by Councillor Higginbotham
That Application 7901-0288-00 be denied.
Carried with Councillor Bose against.

RES.R02-1113

NEWTON

2. **7902-0054-00**

13178 - 80 Avenue

Nirbhai Viridi Architect/Stewan Gill

Rezoning/Development Permit/Development Variance Permit

Rezone from RA to IL. Development Permit to construct a two-storey building with automotive service (hand carwash) on the first floor & offices on the second floor. DVP to vary both side and rear yards.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and applications for a Development Permit and Development Variance Permit on property located at 13178 - 80 Avenue.

The applicant is proposing:

- a rezoning from RA to IL;
- a Development Permit; and
- a Development Variance Permit to vary the following by-law regulations:
 - side yards from 7.5 metres (25 ft.) to 0 m (0 ft.);

- rear yard from 7.5 metres (25 ft.) to 0 m (0 ft.)

in order to permit the development of a two-storey building with automotive service (hand carwash) on the first floor and offices on the second floor.

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

Delegation

Nirbhai Viridi, Architect/Stewan Gill for the project at 13178 - 80 Avenue, was present and reported that the east side of the property requires a 25 foot setback along 132 Street. He continued that all the buildings would be of similar height and structure and that the business is a hand car wash where workers are paid to wash the customers' cars. He added that it is an open facility and the doors would only be closed at night during lock-up.

It was

Moved by Councillor Steele

Seconded by Councillor Higginbotham

That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Light Impact Industrial Zone (IL)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7902-0054-00 in accordance with the attached drawings (Appendices II and V).
3. Council approve Development Variance Permit No. 7902-0054-00 (Appendix VI), varying the following, to proceed to Public Notification:
 - (a) to vary the minimum east yard setback of the IL Zone from 7.5 metres (25 ft.) to 0 metre (0 ft.); and
 - (b) to vary the minimum rear yard setback of the IL Zone from 7.5 metres (25 ft.) to 0 metre (0 ft.).
4. 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; and
 - (b) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R02-1114

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 Hunt
That:

1. Council approve the attached Development Permit No. 7902-0007-00 (Appendix V, 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.R02-1118

Carried

4. **7900-0202-00**
8363/8385 - 128 Street
Mainland Engineering Corporation/All Canadian Shopping Centre Ltd.
Development Permit
To facilitate a 8,144 sq.m. (87,664 sq.ft.) multiple unit industrial complex.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on properties located at 8363/8385 - 128 Street.

The applicant is proposing:

- a Development Permit

to facilitate a 8,144 square metre (87,664 sq.ft.) multiple unit industrial complex.

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 Watts
That:

1. Council authorize staff to draft Development Permit No. 7900-0202-00 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, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) protection of the riparian setback area at the southeast corner of the site in accordance with the direction provided by the Ministry of Environment;
- (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.

RES.R02-1119

Carried with Councillor Bose against.**SOUTH SURREY****5. 7902-0013-00****3174 King George Highway****Gale Dowd - Tech Construction Ltd./Patsan Investments Ltd.**

Development Permit

To permit the development of a 2,300.0 m² (24,760 sq.ft.) automobile dealership.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 3174 King George Highway.

The applicant is proposing:

- a Development Permit

in order to permit the development of a 2,300.0m² (24,760 sq.ft.) automobile dealership.

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. Council authorize staff to draft Development Permit No. 7902-0013-00 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) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) approval from the Ministry of Transportation;
- (d) approval from the Ministry of Environment Land and Air Protection regarding site contamination;
- (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.R02-1120

Carried

- 6. 7902-0091-00**
1959 - 152 Street
E.R. Wightman/Windsor Square Project Inc.
Development Permit
To permit a 128 m² (1,379 sq.ft.) addition to a second floor fitness facility.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 1959 - 152 Street.

The applicant is proposing:

- a Development Permit

in order to permit the development of a 128 m² (1,379 sq.ft.) addition to the second floor fitness facility at Windsor Square.

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. 7902-0091-00 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 when necessary, are addressed to the satisfaction of the General Manager, Engineering.

RES.R02-1121

Carried

7. **7902-0109-00**

3099 - 152 Street

Richard Kolodziej/Grosvenor International Canada Ltd.

Development Permit

To allow the construction of a commercial building in a Shopping Centre (South Point Shopping Centre).

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 3099 - 152 Street.

The applicant is proposing:

- a Development Permit;

in order to permit the development of a 808.21-m² (8,700 sq.ft.) commercial building consisting of two commercial retail units within a shopping centre (South Point 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 Hunt

Seconded by Councillor Watts

That Council approve the attached

Development Permit No. 7902-0109-00 (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.R02-1122

Carried

SURREY CITY CENTRE/WHALLEY

8. **7902-0130-00**
9450 - 120 Street
Nirbhai Viridi, Nirbhai Viridi Architect/Tara Development (1999) Ltd and CPRG Investments Ltd.

Development Permit

To allow construction of two commercial buildings, totalling approximately 7,084 sq.m. (76,250 sq.ft.) and consisting of retail uses, offices, restaurants and a banquet hall.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 9450 - 120 Street.

The applicant is proposing:

- a Development Permit

in order to permit the development of two commercial buildings at 9450 - 120 Street, consisting of retail uses, offices, restaurants and a banquet hall, and totalling approximately 7,084 square metres (76,260 sq.ft.) in floor area. This will amend the design drawings approved under Development Permit No. 7900-0243-00 pertaining to the two commercial buildings.

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 approve the attached

Development Permit No. 7902-0130-00 (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.R02-1123

Carried

RESIDENTIAL/INSTITUTIONAL**CLOVERDALE**

9. **7902-0035-00**
Portion of 16715 - 61 Avenue
Alison Davies and/or Steve Kurrein/No. 346 Sail View Ventures Ltd. (Inc. No. 457255), Harjinder Johal and Bahadur Keila

Rezoning

Rezone a portion of the site from A-1 to RF to allow subdivision with an adjoining lot, into approximately four (4) single family lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located on a portion of 16715 - 61 Avenue.

The applicant is proposing:

- a rezoning of a portion of the site from A-1 to RF

in order to permit subdivision with an adjoining lot, into approximately four (4) 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 a portion of the property from "General Agriculture Zone (A-1)" (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 an acceptable tree survey and a statement regarding tree preservation; and
 - (d) provision of amenity contributions in accordance with the West Cloverdale North Neighbourhood Concept Plan (NCP).

RES.R02-1124

Carried

It was

Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14718" pass its first reading.

RES.R02-1125

Carried

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, 2002, No. 14718" pass its second reading.
 RES.R02-1126 Carried

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, 2002, No. 14718" be held at the
 City Hall on June 17, 2002, at 7:00 p.m.
 RES.R02-1127 Carried

FLEETWOOD/GUILDFORD

10. **7902-0030-00**
9499 - 159A Street
Aplin & Martin Consultants Ltd./Barry Butterfield and Dalelyn Preysa
 Rezoning
Rezone from RA to RF to allow subdivision into two (2) single family lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 9499 - 159A Street.

The applicant is proposing:

- a rezoning from RA to RF

in order to permit subdivision into approximately two (2) 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 Tymoschuk
 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 an acceptable tree survey and a statement regarding tree preservation; and
- (d) registration of a Section 219 Restrictive Covenant to prohibit construction on the western portion of proposed Lot 2, until further subdivided with the lot to the north.

RES.R02-1128

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2002, No. 14719" pass its first reading.

RES.R02-1129

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. 14719" pass its second reading.

RES.R02-1130

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. 14719" be held at the
 City Hall on June 17, 2002, at 7:00 p.m.

RES.R02-1131

CarriedNEWTON

11. **7901-0090-00**
14942 and 14964 - 68 Avenue
Roger Jawanda, CitiWest Consulting Ltd./Chhinder S. Gill & Varinder K.
Gill, Khosa Enterprises Ltd.
 Rezoning
To rezone 2 parcels from RA to RF to allow for a subdivision to create approximately 16 single family lots, park space and roadway.

Councillor Hunt stated that his home is within close proximity to the proposed development but that he did not perceive it to be a potential conflict of interest.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 14942 and 14964 - 68 Avenue.

The applicant is proposing:

- a rezoning from RA to RF;

in order to permit the development of approximately 16 single family lots, park space and roadway.

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 "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 an acceptable tree survey and a statement regarding tree preservation; and
 - (d) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lots 5 and 6 until future consolidation with the adjacent property (14920 - 68 Avenue).

RES.R02-1132

Carried

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 written agreement from the owners of the adjacent properties to the south for the removal of 18 hazardous trees noted in the Arborist's Report dated April 25, 2002 prepared by C. Kavolinas & Associates Ltd.;
 - (d) submission of a landscape plan showing the fence and buffer planting on the west side of Lot 1 to the satisfaction of the City Landscape Architect;
 - (e) submission of additional grading information, to the satisfaction of Planning & Building Divisions to demonstrate compatibility with the existing neighbouring developments to the north, east and south; and
 - (f) registration of a Section 219 Restrictive Covenant for "no build" landscaped area over the westerly (7.5 m (25 ft.) tapping to 10 m (33 ft.) portion of the site.

RES.R02-1136

Carried

It was

Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law 2002, No. 14721" pass its first reading.

RES.R02-1137

Carried

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

It was

Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law 2002, No. 14721" pass its second reading.

RES.R02-1138

Carried

It was then
 Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law 2002, No. 14721" be held at the
 City Hall on June 17, 2002, at 7:00 p.m.
 RES.R02-1139
Carried

SURREY CITY CENTRE/WHALLEY

13. 7998-0059-02
10095 - 121 Street
Yashpal Parmar

Development Variance Permit

To vary the lot depth, setback and works and servicing requirements to accommodate a 2-lot single family subdivision.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 10095 - 121 Street.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations:
 - to vary the lot depth in the RF Zone from 28 metres (90 ft.) to 26.5 metres (87 ft.);
 - to relax the front yard setback for the existing single family dwelling in the RF Zone from 7.5 metres (25 ft.) to 7.0 metres (23 ft.);
 - to vary Zoning By-law No. 12000 to increase the number of risers that can be included in a set of stairs that encroaches into the building setback area from 3 to 6 for proposed Lot 1; and
 - to vary Subdivision and Development By-law No. 8830 to relax the works and servicing requirements for underground wiring and street lighting.

in order to permit subdivision into two (2) 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. Council approve Development Variance Permit No. 7998-0058-02, varying the following, to proceed to Public Notification:
 - (a) Surrey Zoning By-law, 1993, No. 12000, is varied as follows:

- (i) Part 16 Single Family Residential Zone (RF) is varied as follows:
 - a. to reduce the lot depth from 28 metres (90 ft.) to 26.5 metres (87.5 ft.) for proposed Lots 1 and 2; and
 - b. to reduce the front yard setback requirements from 7.5 metres (25 ft.) to 7.0 metres (23 ft.) for the existing dwelling on proposed Lot 1; and
 - (ii) Part 4 General Provisions is varied by increasing the number of risers that may encroach into the building setback area for the existing dwelling on proposed Lot 1 from 3 risers to 6 risers.
- (b) Surrey Subdivision & Development By-law, 1986, No. 8830 is varied as follows:
- (i) Section 24(a) is varied by allowing the existing street lighting on hydro poles rather than requiring ornamental street lighting; and
 - (ii) Section 24(a) is varied by permitting overhead hydro/telephone wiring rather than underground.

RES.R02-1140

Carried with Councillor Eddington against.

COMMERCIAL/INDUSTRIAL

NEWTON

14. 7900-0342-00

**5482 - 148 Street, 14978 & 15002 Highway No. 10, 15000 - 54A Avenue
City of Surrey, Realty Services Division (Avril Wright)/City of Surrey
OCP Amendment/Rezoning**

OCP amendment from Industrial and Suburban to Industrial. Rezone from RA to IB and from RA and CD to CD. LAP amendment to Business Park.

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 5482 - 148 Street, 14978 and 15002 Highway No. 10, and 15000 - 54A Avenue.

The applicant is proposing:

- an OCP amendment from Suburban and Industrial to Industrial;

- a rezoning from RA to IB and from CD and RA to CD
- an LAP amendment from Agro Industrial and Open Space to Business Park;

in order to permit the development of a business park and the expansion of an ice rink.

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 redesignate a portion of 5482 - 148 Street from Suburban and Industrial to Industrial in the Official Community Plan (labelled Block "A" on Appendix IV) and a date for Public Hearing be set.
2. a By-law be introduced to rezone 14978 and 15002 Highway No. 10 and a portion of 5482 - 148 Street from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Business Park Zone (IB)" (By-law No. 12000) (labelled Block "A" on Appendix V) and a date be set for Public Hearing.
3. a By-law be introduced to rezone 15000 - 54A Avenue and a portion of 5482 - 148 Street from "Comprehensive Development Zone (CD)" (By-law No. 13404) and "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) (Appendix VI) and a date be set for Public Hearing.
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; and
 - (c) approval from the Ministry of Transportation.
5. Council pass a resolution to amend East Panorama Ridge Local Area Plan to redesignate 14978 and 15002 Highway No. 10 and a portion of 5482 - 148 Street from Agro-Industrial and Open Space to Business Park when the project is considered for final adoption.

RES.R02-1141

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 61 Amendment By-law 2002, No. 14722" pass its
first reading.

RES.R02-1142 Carried

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. 61 Amendment By-law 2002, No. 14722" pass its
second reading.

RES.R02-1143 Carried

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. 61 Amendment By-law 2002,
No. 14722" be held at the City Hall on June 17, 2002, at 7:00 p.m.

RES.R02-1144 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law 2002, No. 14723A" pass its first reading.

RES.R02-1145 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. 14723A" pass its second reading.

RES.R02-1146 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. 14723A" be held at the
City Hall on June 17, 2002, at 7:00 p.m.

RES.R02-1147 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 Hunt
Seconded by Councillor Steele
That:

1. a By-law be introduced to rezone the property from "General Agriculture Zone (A-1)" (By-law No. 12000) to "Cluster Residential Zone (RC)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7900-0161-00 generally in accordance with the attached drawing (Appendix IX).
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) input from the Ministry of Environment;
 - (d) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (e) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (f) registration of a Section 219 Restrictive Covenant requiring fire sprinklers to NFPA standards and to release and indemnify the City from liability; and
 - (g) registration of a Section 219 Restrictive Covenant on the proposed lots advising of agricultural practices in the area.

RES.R02-1151

Carried

It was

Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law 2002, No. 14724" pass its first reading.

RES.R02-1152

Carried

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 2002, No. 14724" pass its second reading.
RES.R02-1153 Carried

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 2002, No. 14724" be held at the
City Hall on June 17, 2002, at 7:00 p.m.
RES.R02-1154 Carried

16. 7902-0008-00

9690 - 160A Street

**McElhanney Consulting Services/Harjinder Singh Sandhu and
Jaswinder Kaur Sandhu**

Rezoning

*A portion of the site from RF-G to CD in order to permit the development of
larger single family dwellings on proposed urban single family gross density sized
lots.*

The General Manager of Planning & Development submitted a report concerning
an application for rezoning on property located at 9690 - 160A Street.

The applicant is proposing:

- a rezoning of a portion of the site from RF-G to CD

in order to permit the development of larger single family dwellings on proposed
urban single family gross density sized 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. By-law be introduced to rezone a portion of the property from "Single
Family Residential Gross Density Zone (RF-G)" (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.

RES.R02-1155

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law 2002, No. 14725" pass its first reading.

RES.R02-1156

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 Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law 2002, No. 14725" pass its second reading.

RES.R02-1157

Carried with Councillors Eddington and 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 2002, No. 14725" be held at the
 City Hall on June 17, 2002, at 7:00 p.m.

RES.R02-1158

Carried

SOUTH SURREY

- 17. **7902-0060-00**
2167 - 152 Street
Julio Gomberoff/1888 Investments Ltd. (Inc. No. 449270)
 Development Permit
To permit the construction of 2 four-storey multiple dwelling buildings.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 2167 - 152 Street.

The applicant is proposing:

- a Development Permit

in order to permit the development of 2 four-storey multiple dwellings containing a total of 76 one and two-bedroom units.

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

Delegation

Julio Gomberoff, 1888 Investments Ltd. (Inc. No. 449270), was present and reported that there were no renderings available at this time.

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

1. Council authorize staff to draft Development Permit No. 7902-0060-00 in accordance with the attached drawings (Appendix VI).
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) submission of an acceptable tree survey and a statement regarding tree preservation; and
 - (c) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R02-1159

Carried

COMMERCIAL/INDUSTRIAL (Cont'd.)

FLEETWOOD/GUILDFORD

18. **7902-0128-00**
10608 - 151A Street
Agent/Owner: Northland Properties Ltd. (Inc. No. A48638)
Rezoning/Development Permit/Development Variance Permit
Rezone from CD (By-law No. 13911) to CD and DP to allow the increased floor area and height resulting from the addition of a mezzanine and fourteenth storey to the hotel under construction & DVP to vary the Sign By-law.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and applications for a Development Permit and Development Variance Permit on property located at 10608 - 151A Street.

The applicant is proposing:

- a rezoning from CD (By-law No. 13911) to CD;
- a Development Permit; and
- a Development Variance Permit to vary the following Sign By-law regulations:
 - the maximum allowable sign area of one fascia sign; and
 - fascia signs restricted to the lot lines with road frontage only

in order to legalize the construction of additional floor area, increased building height and increased number of storeys of the Sandman Suites hotel currently under construction in Guildford.

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

Delegation

The agent for Northland Properties Ltd. (Inc. No. A48638) was present to comment that the number of underground parking stalls was reduced by 5 stalls due to difficult materials in the excavation site and that there is still an excess of 27 parking stalls. He continued that laundry facilities and office space that were to be located underground had to be relocated above ground. He then stated that a mezzanine level was created to house those facilities between the ground and second floors. He stated that because of these changes, and the enclosure of the area between the building core and the parapet wall on the top floor to allow for more office space, the height and floor area of the building has been increased.

He also reported that the signage is larger than originally approved and would be corrected. He then stated that the company has not had previous problems with other jurisdictions in terms of increased height and floor area. He concurred that the building is taller than originally designed. He stated that the building is 3 inches taller than allowed under the Zoning By-law. He added that the enclosure of the top floor was a late decision and that a floor was not added, but an area was enclosed.

He then stated that top floors had been enclosed in a similar fashion in other jurisdictions without experiencing any difficulties.

The General Manager, Planning & Development, reported that the original mechanical room as proposed was 11.6 inches tall with an 8 foot parapet around the top and that it is now 7.5 feet higher. He added that the mechanical room is 17'6" higher than originally proposed.

The applicant's representative then stated that their interpretation is defensible and that the proposal should go to public hearing.

The General Manager, Planning & Development, reported that the floor area of the building exceeds the original design by approximately 7500 sq. ft.

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

1. a By-law be introduced to rezone the property from "Comprehensive Development Zone (CD)" (By-law No. 13911, Surrey Zoning By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7902-0128-00 generally in accordance with the attached drawings (Appendix II).
3. Council rescind Development Variance Permit No. 7999-0162-01 that allows a specific fascia sign on the north side of the building where there is no road frontage.
4. Council approve Development Variance Permit No. 7902-0128-00, varying the following, to proceed to Public Notification:
 - (a) to increase the maximum allowable sign area of a fascia sign on the south side of the building from 39.6 square metres (426 sq.ft.) to 78.7 square metres (847 sq.ft.); and
 - (b) to allow one 24.78 square metre (267 sq.ft.) fascia sign to be located on the parapet of the north side of the building where there is no road frontage.
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) approval from the Ministry of Transportation;
 - (b) revisions to the attached drawings as required to reduce the impact of the unauthorized construction, to the satisfaction of the General Manager, Planning & Development as generally documented in this report; and
 - (c) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

Before the motion was put:-

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

1. the Comprehensive Development By-law be amended by removing the 14th floor;
2. the Development Variance Permit be amended to remove the variance permitting an increase in the size of copy on the signs; and
3. the mezzanine floor be retained.

RES.R02-1160 Carried with Councillor Higginbotham
against.

The main motion, as amended was then put:-

RES.R02-1161 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2002, No. 14726" pass its first reading.
RES.R02-1162 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 Zoning By-law, 1993,

No. 12000, Amendment By-law, 2002, No. 14726" pass its second reading.
RES.R02-1163 Carried with Councillors Eddington and
Bose against.

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. 14726" be held at the
City Hall on June 17, 2002, at 7:00 p.m.

RES.R02-1164 Carried with Councillors Eddington and
Bose against.

C. CORPORATE REPORTS

1. The Corporate Report under date of May 28, 2002 was considered and dealt with as follows:

Item No. L009 Preservation and Protection of Rock Tree - Rezoning &
 Subdivision Application at 12200 Block - 92 Avenue
 File: 7901-0137-00

The General Manager of Planning & Development submitted a report concerning the preservation and protection of a Rock Tree at the 12200 Block of 92 Avenue.

General Manager, Planning & Development was recommending that the report be received for information.

It was

Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Corporate Report No. L009 be received

for information.

RES.R02-1165

Carried

D. ITEMS TABLED BY COUNCIL

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

I. CLERK'S REPORT

J. ADJOURNMENT

It was

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

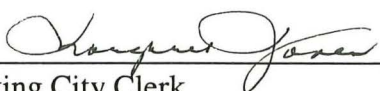
meeting do now adjourn.

RES.R02-1166

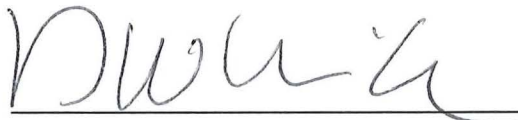
Carried

The Regular Council- Land Use meeting adjourned at 5:44 p.m.

Certified Correct:



Acting City Clerk



Mayor