



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, JUNE 10, 2002
Time: 5:31 p.m.

Present:

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

Absent:

Councillor Villeneuve

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

A. ADOPTION OF MINUTES

B. LAND USE APPLICATIONS

COMMERCIAL/INDUSTRIAL

CLOVERDALE

1. 7902-0095-00

5712 - 192 Street

Ram Construction/5712 Holdings Ltd.

OCP Amendment/Rezoning/Development Permit

OCP Amendment from Urban to Industrial. Rezoning from RA to IL.

Development Permit to allow a 4,994 m² multi-tenant industrial building.

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, a rezoning application, and a Development Permit application on property located at 5712 - 192 Street.

The applicant is proposing:

- an OCP amendment from Urban to Industrial;
- a rezoning from RA to IL; and
- a Development Permit;

in order to permit the development of a 4,994 square metre (53,750 sq.ft.) multi-tenant industrial 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 Higginbotham
That:

1. a By-law be introduced to redesignate the property from Urban to Industrial and a date for Public Hearing be set.
2. 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.
3. Council authorize staff to draft Development Permit No. 7902-0095-00 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) approval from the Ministry of Transportation;
 - (c) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (d) removal of the residential building and accessory structures prior to final adoption.

RES.R02-1239

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 62 Amendment By-law 2002, No. 14728" pass its
first reading.

RES.R02-1240

Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 62 Amendment By-law 2002, No. 14728" pass its
second reading.

RES.R02-1241 Carried

It was then Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That the Public Hearing on "Surrey Official
Community Plan By-law, 1996, No. 12900, No. 62 Amendment By-law 2002,
No. 14728" be held at the City Hall on July 22, 2002 , at 7:00 p.m.

RES.R02-1242 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14729" pass its first reading.

RES.R02-1243 Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14729" pass its second reading.

RES.R02-1244 Carried

It was then Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14729" be held at the
City Hall on July 22, 2002, at 7:00 p.m.

RES.R02-1245 Carried

FLEETWOOD/GUILDFORD

2. **7902-0108-00**
18940 - 94 Avenue
Flemming Petersen, F. Petersen Design Ltd./Performance Mall
Properties Ltd.

Development Permit/Development Variance Permit

Development Permit to allow the construction of a 3,400 sq.m. (36,600 sq.ft.) multiple tenant industrial building. Development Variance Permit to vary the east side yard setback of the IL Zone.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 18940 - 94 Avenue.

The applicant is proposing:

- a Development Permit; and
- Development Variance Permit to vary the east side yard setback of the IL Zone from 7.5 metres (25 ft.) or 0.0 m to 1.5 metres (5 ft.)

in order to permit the construction of a 3,400 sq.m. (36,600 sq.ft.) multiple tenant industrial building in the Port Kells industrial area.

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

Delegation

The applicant reviewed renderings of the project and reported that the dotted line represents firm ground and the solid line represents the growth on the bank. He continued that a buffer with 6-foot high cedar trees would be constructed to shield the building from the adjacent freeway.

A motion by Councillor Bose to table the matter received no Secunder.

It was Moved by Councillor Higginbotham
Secinded by Councillor Tymoschuk
That:

1. Council authorize staff to draft Development Permit No. 7902-0108-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7902-0108-00, varying the following, to proceed to Public Notification:
 - (a) to vary the minimum east side yard setback of the IL Zone from 7.5 metres (25 ft.) or 0.0 m to 1.5 metres (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) resolution of outstanding design issues, addressing Advisory Design Panel recommendations, to the satisfaction of the Planning & Development Department;
 - (c) submission of a revised landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (d) issuance of Development Variance Permit No. 7902-0108-00.

RES.R02-1246

Carried with Councillor Bose against.

3. **7902-0153-00**
14650 - 104 Avenue
Ray Bourbonnais, Westfair Properties Ltd./Westfair Properties Ltd.
Development Variance Permit
To allow a fascia sign on the east side of the recently completed Real Canadian Superstore building where there is no road frontage.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 14650 - 104 Avenue.

The applicant is proposing:

- a Development Variance Permit to vary the Sign By-law regulations to allow a fascia sign on the east side of the recently completed Real Canadian Superstore building where there is no road frontage.

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 Tymoschuk
Seconded by Councillor Higginbotham
That:

1. Council approve Development Variance Permit No. 7902-0153-00, varying the following, to proceed to Public Notification:

- (a) to vary the Sign By-law regulations to allow a fascia sign on the east side of the building where there is no road frontage.

RES.R02-1247

Carried with Councillor Bose against.NEWTON

4. **7902-0125-00**
8430 - 128 Street
Sicon Group (Sign-O-Lite)/Owners of Strata Lots 1 to 31 Strata Plan
LMS 2947
 Development Permit
To permit a double-faced free-standing sign.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 8430 - 128 Street.

The applicant is proposing:

- a Development Permit;

in order to permit the development of a double-faced free-standing sign.

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 Tymoschuk
 Seconded by Councillor Higginbotham
 That:

1. Council approve the attached Development Permit No. 7902-0125-00 (Appendix III), 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.R02-1248

CarriedSURREY CITY CENTRE/WHALLEY

5. **7902-0047-00**
11975 Old Yale Road
Rodney C. Lyons, Architect/Canwest Ventures Ltd.
 Development Variance Permit
Development Variance Permit to relax the rear yard setback of the IL Zone and the sanitary sewer requirement of the Subdivision & Development By-law to permit an additional manufacturing building and an office addition to an existing building.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 11975 Old Yale Road.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations:
 - Surrey Zoning By-law, to relax the rear yard setback of the IL Zone from 7.5 metres (25 ft.) to 0 metre; and
 - Surrey Subdivision and Development By-law, to allow for an alternate sewage disposal system

in order to permit the development of an additional manufacturing building and an office addition to the existing manufacturing 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 Villeneuve
That:

1. Council approve Development Variance Permit No. 7902-0047-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the Light Impact Industrial Zone from 7.5 metres (25 ft.) to 0 metre; and
 - (b) to waive the requirement of the Subdivision and Development By-law to provide for a sanitary sewer system.

RES.R02-1249

Carried

RESIDENTIAL/INSTITUTIONAL

NEWTON

6. **7902-0154-00**
5852, 5860, 5862, 5872, 5880, 5882, 5890 - 148 Street
Ankenman Associates Architects Inc./First Century Panorama
Development Ltd.
Development Variance Permit
To relax side yard setbacks of end-units and accessory buildings and structures to permit semi-detached dwellings on fee-simple lots.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on properties located at 5852, 5860, 5862, 5872, 5880, 5882, 5890 - 148 Street.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations:
 - side yard setback requirement for a dwelling unit on the side not attached is reduced from 2.4 metres (8 ft.) to 1.2 metres (4 ft.); and
 - side yard setback for accessory buildings and structures on the side not attached is reduced from 5 metres (16.4 ft.) to 2.4 metres (8 ft.),

in order to permit the development of semi-detached dwellings on fee simple lots.

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

The City Clerk advised that the Development Variance Permit Application 7902-0154-00 has been withdrawn by the applicant.

SOUTH SURREY

7. **7902-0070-00**
3382 - 155 Street
Dwight Heintz, McElhanney Engineering Ltd./Erna Penno
Rezoning
From RA to RH to allow for a subdivision to create 2 single family lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 3382 - 155 Street.

The applicant is proposing:

- a rezoning from RA to RH;

in order to permit the development of two 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 "Half-Acre Residential Zone (RH)" (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.R02-1250

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14730" pass its first reading.

RES.R02-1251

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. 14730" pass its second reading.

RES.R02-1252

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. 14730" be held at the
City Hall on July 22, 2002, at 7:00 p.m.

RES.R02-1253

Carried

C. CORPORATE REPORTS

The Chair advised that the agenda would be varied in order to deal with Item H. By-laws and Item I. Clerk's Report prior to Item D. Other Competent Business.

H. BY-LAWS

TO BE FILED

- 1. "Surrey Zoning By-law, 1979, No. 5942, Amendment By-law, 1993, No. 11775"

5692-0192-00 -Guildford Golf and Country Ltd.

A-1 and A-3 to P-R - 7685, 7997 - 152 Street - to permit the legalization of an existing parking lot for the Guildford Golf & Country Club, and to legalize an existing tee and fairway for Hole No. 2.

Approved by Council: March 16, 1993

- * Planning & Development advise that (reference memorandum dated May 31, 2002 in by-law back-up) By-law No. 11775 should be filed as the applicant has requested that the file be closed. This application has been replaced with a new application No. 7902-0099-00.

It was	Moved by Councillor Higginbotham Seconded by Councillor Tymoschuk That "Surrey Zoning By-law, 1979, No. 5942, Amendment By-law, 1993, No. 11775" be filed.
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RES.R02-1254

Carried

FINAL ADOPTIONS

- 2. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 44 Amendment By-law, 2001, No. 14414"

7900-0192-00 - Paul Sidhu, c/o Mohammed Khan

To authorize the redesignation of the property located at 12179 - 92 Avenue from Multiple Residential (RM) to Urban (URB).

This by-law in proceeding in conjunction with By-law 14415.

Approved by Council: May 7, 2001

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 44 Amendment By-law, 2001, No. 14414" be
finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate
Seal.

RES.R02-1255

Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14415"

7900-0192-00 - Paul Sidhu, c/o Mohammed Khan

RA (BL 12000) to RF (BL 12000) - 12179 - 92 Avenue - to permit
subdivision of the site into approximately 2 single family lots.

This by-law in proceeding in conjunction with By-law 14414.

Approved by Council: May 7, 2001

- * Planning & Development advise that (reference memorandum dated
May 29, 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 Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14415" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R02-1256

Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14682"

7902-0036-00 - City of Surrey, c/o Realty Services Division

I-4 (BL 5942) to IL (BL 12000) - 13181, 13183, 13169, 13177 &
13187 - 115A Avenue, 11487 - 132 Street, 13134 - 115B Avenue,
Portions of 114A Avenue and 115A Avenue - to permit subdivision and
future industrial development in Bridgeview.

Approved by Council: April 8, 2002

It was Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2002, No. 14682" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R02-1257 Carried

5. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 27
 Amendment By-law, 2002, No. 14626"

7901-0338-00 - Reginald Harper, c/o Roy Holman, Rotary Club of Surrey

To amend "Surrey Official Community Plan By-law, 1996, No. 12900", as amended, in Division A. Schedule B Temporary Use Permit Areas, under the heading Temporary Commercial Use Permit Areas by adding a new heading "Temporary Commercial Use Permit Area No. 7" for the Temporary Parking of Vehicles. This amendment is necessary to permit a temporary surface parking lot across from Surrey Memorial Hospital on properties located at 13695, 13705, 13715 and 13725 - 96 Avenue.

Approved by Council: February 4, 2002

Note: A Temporary Use Permit No. 7901-0338-00 on the site is to be considered for Final Approval under Item I.1(a).

It was Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, Text No. 27 Amendment By-law, 2002, No. 14626" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R02-1258 Carried

I. CLERK'S REPORT

1. Formal Approval of Temporary Use Permits

- (a) **Temporary Commercial Use Permit No. 7901-0338-00**
Reginald Harper/
Roy Holman, Rotary Club of Surrey
 13695/13705/13715/13725 - 96 Avenue

Council is requested to pass a resolution to authorize the issuance of the permit.

"That Temporary Commercial Use Permit 7901-0338-00 be issued to Reginald Harper/Roy Holman, Rotary Club of Surrey to continue the use of a temporary surface parking lot across from Surrey Memorial Hospital for a period not to exceed two years, on the site more particularly described as Lots 36, 37, 38 and 39, Section 35, Block 5 North, Range 2 West, New Westminster District, Plan 14725, and that the Mayor and Clerk be authorized to sign the necessary documents."

Note: See By-law 14626, Item H.5 of this agenda.

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That Temporary Commercial Use Permit 7901-0338-00 be issued to Reginald Harper/Roy Holman, Rotary Club of Surrey to continue the use of a temporary surface parking lot across from Surrey Memorial Hospital for a period not to exceed two years, on the site more particularly described as Lots 36, 37, 38 and 39, Section 35, Block 5 North, Range 2 West, New Westminster District, Plan 14725, and that the Mayor and Clerk be authorized to sign the necessary documents.

RES.R02-1259

Carried

The agenda was then returned to its original order.

D. OTHER COMPETENT BUSINESS

- 1. Regular Council - Land Use - May 28, 2002
Proposed Rezoning from CD (By-law 13911) to CD
Sandman Suites Hotel at 10608 - 151A Street
By-law No. 14726**

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Council allow the variance for the parapet and declare the new roof to be the top floor and the parapet variance is not considered to be part of the roof's structure.

RES.R02-1260

Carried with Councillors Eddington and Bose against.

- 2. Development Variance Permits**

Councillor Bose enquired as to a staff report regarding the advisability and legal basis for putting time limits on Development Variance Permits.

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

J. ADJOURNMENT

It was

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

meeting do now adjourn.

RES.R02-1261

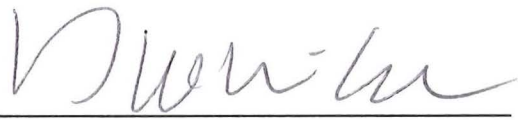
Carried

The Regular Council- Land Use meeting adjourned at 6:02 p.m.

Certified Correct:



Acting City Clerk



Mayor