



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, JUNE 24, 2002
Time: 4:45 p.m.

Present:

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

Staff Present:

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

A. ADOPTION OF MINUTES

B. LAND USE APPLICATIONS

COMMERCIAL/INDUSTRIAL

FLEETWOOD/GUILDFORD

1. **7902-0169-00**
15338 Fraser Highway
Laurie Bachynski, City of Surrey, Realty Services Division/Starbuck
Development Corporation
Rezoning/Development Permit
Rezone a portion of the property from RF to C-8 and Development Permit to permit the construction of a parking lot.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on property located at 15338 Fraser Highway.

The applicant is proposing:

- a rezoning of a portion of the property from RF to C-8; and
- a Development Permit

in order to permit the development of a parking lot for the existing commercial businesses.

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 a portion of the property from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Community Commercial Zone (C-8)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7902-0169-00 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 landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (c) submission of a subdivision plan to the satisfaction of the Approving Officer.

RES.R02-1401 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14732" pass its first reading.

RES.R02-1402 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. 14732" pass its second reading.

RES.R02-1403 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. 14732" be held at the City Hall on July 22, 2002, at 7:00 p.m.

RES.R02-1404

Carried

2. 7902-0128-01

10608 - 151A Street

Northland Properties Ltd. (Inc. No. A48638)

Development Variance Permit

To vary the Zoning By-law to increase the building height from 38 m (125 ft.) to 39.5 m (129 ft.) and to vary the Sign By-law to permit one fascia sign on the north side 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 10608 - 151A Street.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations:
 - to increase the maximum height of a principal building in CD Zone (By-law No. 14726) from 38 m (125 ft.) to 39.5 m (129 ft.); and
 - to allow one fascia sign facing a lot line with no road frontage

in order to legalize the construction of the perimeter walls at the top of Sandman Suites hotel and to allow one fascia sign on the north side of the building where there is no road frontage.

It was

Moved by Councillor Tymoschuk

Seconded by Councillor Steele

That:

The Chair then indicated that the motion would be divided, and noted the following part of the motion was before Council:

"1. Council approve Development Variance Permit No. 7902-0128-01, varying the following, to proceed to Public Notification:

- (a) to increase the maximum building height of the CD Zone (By-law No. 14726) from 38 metres (125 ft.) to 39.5 metres (129 ft.); and"

The motion was put and:-

RES.R02-1405

Carried with Councillors Higginbotham, Eddington and Bose against

The Chair then advised that the following part of the motion was before Council:

- "b) to permit one 11.6 m (38 ft.) long by 1.47 m (4.83 ft.) high fascia sign to be located on the north face of the building where there is no road frontage."

The motion was put and:-

RES.R02-1406

Carried with Councillors Eddington, Higginbotham, and Bose against.

It was

Moved by Councillor Hunt
Seconded by Councillor Tymoschuk

That a restrictive covenant be registered against the property stating that although beams and columns are being retained to support the parapet walls around the top of the building, the owners acknowledges and agrees that a 14th floor will not be constructed on the building.

RES.R02-1407

Carried with Councillors Eddington, Higginbotham, and Bose against.

3. 7902-0113-00

15190 - 101 Avenue

John Gustavson, Gustavson Wylie Architects/

Canadian Tire Corporation Limited

Development Permit/Development Variance Permit

DP to allow renovations of the existing building to accommodate a bank and two retail units. DVP to increase the maximum building height and to vary four Sign By-law regulations.

Councillor Eddington withdrew from the meeting at 4:47 p.m. due to a potential conflict of interest, as a family member is currently employed by the Canadian Tire Corporation Limited.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 15190 - 101 Avenue.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following by-law regulations:
 - to increase the maximum building height of the CHI Zone from 9.0 metres (30 ft.) to 11.2 metres (36.8 ft.) to allow a tower element;
 - to vary the Sign By-law to increase the width of a free-standing sign in a Special Sign Area from 1.6 metres (5.3 ft.) to 3 metres (10 ft.);
 - to vary the Sign By-law to increase the number of fascia signs on the north side of the building from one (1) fascia sign to four (4) fascia signs for the proposed bank;

- to vary the Sign By-law to increase the number of fascia signs on the east side of the building from one (1) fascia sign to three (3) fascia signs for the proposed bank; and
- to vary the Sign By-law to allow one (1) fascia sign on the south side of the building where there is no road frontage.

in order to permit renovations of the existing building to accommodate a bank and two commercial retail units in the Guildford Town Centre.

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

Before the main motion was put:-

It was

Moved by Councillor Hunt
Seconded by Councillor Villeneuve
That Item B.3 be heard later in the meeting

in order to hear from the applicant.

RES.R02-1408

Carried

Councillor Eddington returned to the meeting at 4:50 p.m.

- 4. 7902-0107-00**
10427 - 154 Street
600890 B.C. Ltd. (Jason Ratzlaff) and
Site Lines Architecture Inc. (Gord Klassen)/Teresa Mary Snaith
Rezoning/Development Permit/Development Variance Permit
Rezone from RF to C-15. Development Permit to allow a 2-storey office building. Development Variance Permit to relax the setbacks of building and roof overhang under C-15 Zone and to allow stairs with more than 3 risers to encroach into the front yard setback area.

The General Manager of Planning & Development submitted a report concerning and application for rezoning, and applications for a Development Permit and a Development Variance Permit on property located at 10427 - 154 Street.

The applicant is proposing:

- a rezoning from RF to C-15;
- a Development Permit; and
- a Development Variance Permit to vary the following by-law regulations:
 - to increase the allowable roof overhang into the front yard (154 Street) from 0.6 metre (2 ft.) to 0.9 metre (3 ft.);
 - to allow stairs with more than 3 risers to encroach into the front yard setback area; and

- to vary the minimum north side yard setback of the C-15 Zone from 3.0 metres (10 ft.) or 0 metre to 1.2 metres (4 ft.) with 0.9 metre (3 ft.) roof overhangs

in order to permit the development of a two-storey office building in the Guildford Town 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 Higginbotham
That:

1. a By-law be introduced to rezone the property from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Town Centre Commercial Zone (C-15)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7902-0107-00 in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7902-0107-00, varying the following, to proceed to Public Notification:
 - (a) to increase the allowable roof overhang into the front yard setback from 0.6 metre (2 ft.) to 0.9 metre (3 ft.);
 - (b) to allow stairs with more than three (3) risers to encroach into the front yard setback area; and
 - (c) to vary the minimum north side yard setback of the C-15 Zone from 3.0 metres (10 ft.) or 0 metre to 1.2 metres (4 ft.) with 0.9 metre (3 ft.) roof overhangs;
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, for road dedications, to the satisfaction of the Approving Officer;
 - (c) submission of an arborist assessment report regarding the existing trees to be retained;

- (d) submission of a revised landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
- (e) issuance of Development Variance Permit No. 7902-0107-00.

RES.R02-1409

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2002, No. 14733" pass its first reading.

RES.R02-1410

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. 14733" pass its second reading.

RES.R02-1411

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. 14733" be held at the
 City Hall on July 22, 2002, at 7:00 p.m.

RES.R02-1412

Carried**5. 7902-0097-00****16287 Fraser Highway****Garden Village Nurseries Ltd.**

Land Use Contract Discharge/Development Permit

Discharge Land Use Contract No. 304 to allow the underlying CHI Zone to regulate the site. Development Permit to permit an auto dealership.

The General Manager of Planning & Development submitted a report concerning an application to discharge Land Use Contract No. 304, and an application for a Development Permit on property located at 16287 Fraser Highway.

The applicant is proposing:

- a Land Use Contract discharge; and
- a Development Permit

in order to permit the development of an auto dealership, based on the underlying CHI Zone.

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. a By-law be introduced to discharge Land Use Contract No. 304 and a date for Public Hearing be set.
2. Council authorize staff to draft Development Permit No. 7902-0097-00 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 landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (c) removal of all existing buildings and structures on the site; and
 - (d) submission of a road dedication plan to the satisfaction of the Approving Officer.

RES.R02-1413 Carried

It was Moved by Councillor Tymoschuk
Seconded by Councillor Hunt
That "Surrey Land Use Contract No. 304,
Authorization By-law, 1978, No. 5593 Discharge By-law, 2002, No. 14734" pass
its first reading.

RES.R02-1414 Carried

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

It was Moved by Councillor Tymoschuk
Seconded by Councillor Hunt
That "Surrey Land Use Contract No. 304,
Authorization By-law, 1978, No. 5593 Discharge By-law, 2002, No. 14734" pass
its second reading.

RES.R02-1415 Carried

It was then
 Use Contract No. 304, Authorization
 2002, No. 14734" be held at the City
 RES.R02-1416

Moved by Councillor Tymoschuk
 Seconded by Councillor Hunt
 That the Public Hearing on "Surrey Land
 By-law, 1978, No. 5593 Discharge By-law,
 Hall on July 22, 2002, at 7:00 p.m.
Carried

SOUTH SURREY

6. **7902-0121-00**
15068 - 32 Avenue
R.A. (Rick) Johnson, Rimark Consulting Services/S-513 Holdings Ltd.
Rezoning/Development Permit
Rezone from CD (By-law No. 14350) to CD. Development Permit to permit the development of an additional self-storage building.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on property located at 15068 - 32 Avenue.

The applicant is proposing:

- a rezoning from CD (By-law No. 14350) to CD;
- a Development Permit

in order to permit the development of an additional self-storage building on the northerly portion of the lot which has an existing self-storage facility.

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 Tymoschuk
 That:

1. a By-law be introduced to rezone the property from "Comprehensive Development Zone (CD)" (By-law No. 12000, Amendment By-law, 2001, No. 14350) 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. 7902-0121-00 in accordance with the attached drawings (Appendix II).

RES.R02-1417
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. Council authorize staff to draft Development Permit No. 7902-0023-00 in accordance with the attached drawings.
2. Council approve Development Variance Permit No. 7902-0023-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the required minimum (north) side yard setback of the CHI Zone from 7.5 metres (25 ft.) to 0 metre (0 ft.) for the service bay addition only (Appendix VI).

RES.R02-1421

Carried

SURREY CITY CENTRE/WHALLEY

- 8. 7902-0126-00**
12750 - 103 Avenue
Mike Simmt/Murray Hill Developments Ltd.
Rezoning/Development Variance Permit
Rezone from C-4 to C-8 to permit a wider range of commercial uses in an existing neighbourhood commercial development. Development Variance Permit to relax side and rear yard setbacks.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Variance Permit application on property located at 12750 - 103 Avenue.

The applicant is proposing:

- a rezoning from C-4 to C-8; and
- a Development Variance Permit to vary the following C-8 Zone regulations:
 - reduce the side yard setback from 7.5 m (25 ft.) to zero; and
 - reduce the rear yard setback from 7.5 m (25 ft.) to zero;

in order to permit a wider range of commercial uses in an existing neighbourhood commercial 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 Steele
That:

1. a By-law be introduced to rezone the property from "Local Commercial Zone (C-4)" (By-law No. 12000) to "Community Commercial Zone (C-8)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7902-0126-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum western side yard setback of the C-8 Zone from 7.5 metres (25 ft.) to zero.
 - (b) to reduce the minimum rear side yard setback of the C-8 Zone from 7.5 metres (25 ft.) to zero.
3. Council instruct staff to resolve the following issue prior to final adoption:
 - (a) construction of a garbage container enclosure to the specifications and satisfaction of the Planning & Development Department; and
 - (b) the installation of landscape planters to the specifications and satisfaction of the Planning & Development Department.

RES.R02-1422 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14736" pass its first reading.

RES.R02-1423 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. 14736" pass its second reading.

RES.R02-1424 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. 14736" be held at the City Hall on July 22, 2002, at 7:00 p.m.

RES.R02-1425

Carried

9. 7902-0119-00

12184 Old Yale Road

**Pricewaterhouse Cooper Inc. (Martin Hyatt)/Advance Lumber
Remanufacturing Ltd.**

Land Use Contract Discharge/Development Variance Permit

Discharge Land Use Contract No. 456 to allow the underlying IS Zone to regulate the property. Development Variance Permit to relax the existing side yard setback along a flanking street.

The General Manager of Planning & Development submitted a report concerning an application to discharge Land Use Contract No. 456, and a Development Variance Permit application on property located at 12184 Old Yale Road.

The applicant is proposing:

- a Land Use Contract discharge; and
- a Development Variance Permit to vary the following IS Zone regulation:
 - to relax the side yard setback on a flanking street from 7.5 metres (25 ft.) to 3 metres (20 ft.)

in order to allow the underlying IS Zone to regulate the site and to permit a pallet manufacturing business.

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

Delegation

The a representative from Pricewaterhouse Cooper Inc. was in attendance and reported the following, on behalf of the applicant Advance Lumber Remanufacturing Ltd.:

- That there is an existing building on the subject property, which had been constructed with a basic level of insulation in keeping with a pre-fabricated style of building.
- That the lean-to shed had been removed.
- That Advance Lumber Remanufacturing Ltd. bought the property along with 5 adjacent lots on Old Yale Road for the manufacture of pallets and general storage purposes.

- That the subject site had a historical Land Use Contract allowing for auto wrecking only and the removal of the existing Land Use Contract would allow the underlying zoning to create a general industrial use.
- That the manufacture of pallets would take place inside the building.
- That there is no lumber currently stored on site.
- That a program of remediation as identified by the Environmental Consultant has been undertaken and completed since the purchase of the said property and that Certificates of Compliance are en route from Victoria.
- That Advance Remanufacturing Ltd. currently has a milling operation across the street and that the subject property would be the site for the assembly of pallets only.

It was

Moved by Councillor Hunt
 Seconded by Councillor Steele
 That:

1. a By-law be introduced to discharge Land Use Contract No. 456 and a date for Public Hearing be set.
2. Council approve Development Variance Permit No. 7902-0119-00 varying the following to proceed to Public Notification:
 - (a) to reduce the minimum side yard setback on a flanking street of the "Salvage Industrial Zone (IS)" from 7.5 metres (25 ft.) to 3 metres (10 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, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
 - (b) legalization or removal of the "lean-to" addition which was constructed without a building permit.

RES.R02-1426

Carried with Councillors Eddington, Villeneuve, and Bose against.

It was

Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That "Surrey Land Use Contract No. 456,

Authorization By-law, 1978, No. 5548 Discharge By-law, 2002, No. 14737" pass its first reading.

RES.R02-1427

Carried with Councillors Villeneuve, Bose and Eddington against.

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

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Land Use Contract No. 456,
Authorization By-law, 1978, No. 5548 Discharge By-law, 2002, No. 14737" pass
its second reading.

RES.R02-1428

Carried with Councillors Villeneuve,
Eddington, and Bose against.

It was then Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That the Public Hearing on "Surrey Land
Use Contract No. 456, Authorization By-law, 1978, No. 5548 Discharge By-law,
2002, No. 14737" be held at the City Hall on July 22, 2002, at 7:00 p.m.

RES.R02-1429

Carried with Councillors Villeneuve,
Eddington, and Bose against.

RESIDENTIAL/INSTITUTIONAL

NEWTON

10. 7902-0154-00

**5850, 5852, 5860, 5862, 5870, 5872, 5880, 5882, 5890 and 5892 - 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 5850,
5852, 5860, 5862, 5870, 5872, 5880, 5882, 5890 and 5892 - 148 Street.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations:
 - minimum 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.);
 - minimum side yard setback for accessory buildings and structures
shall be 1.8 metres (6 ft.). Only one such setback shall be required;
 - minimum side yard setback for accessory buildings and structures on
flanking street shall be 4.5 metres (14.75 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.

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

1. Council approve Development Variance Permit No. 7902-0154-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side yard setback for a dwelling unit on the side not attached under the Comprehensive Development Zone (CD) (By-law No. 14471), from 2.4 metres (8 ft.) to 1.2 metres (4 ft.);
 - (b) to establish the minimum side yard setback for accessory buildings and structures for at least one of the side yards to be 1.8 metres (6 ft.); and
 - (c) to establish the minimum side yard setback for accessory buildings and structures on flanking street to be 4.5 metres (14.75 ft.).

RES.R02-1430

Carried

SOUTH SURREY

- 11. 7902-0148-00**
13378 Crescent Road
Rene Luc Desrosiers/Aine O'Hagan
Development Variance Permit
To vary the front yard setback from the setback baseline from 7.5 metres (25 ft.) to 5.558 metres (18 ft.) for a single family dwelling.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 13378 Crescent Road.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations:
- In Section F of Part 12, One Acre Residential Zone (RA) of Zoning By-law No. 12000, the minimum front yard setback, from the setback baseline, is reduced from 7.5 metres (25 ft.) to 5.558 metres (18 ft.)

in order to permit the retention of an existing single family dwelling.

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. Council approve Development Variance Permit No. 7902-0148-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the RA Zone from 7.5 metres (25 ft.) to 5.558 metres (18 ft.).

RES.R02-1431

Carried

It was Moved by Councillor Bose
Seconded by Councillor Eddington
That all relevant expenses incurred by the
property owner with respect to the Development Variance Permit process be
waived.

Delegation

Rene Luc Desrosiers was in attendance and reported the following:

- That he was not prepared to pay any additional costs because the building permit was issued without taking into consideration a setback base line provision in the Zoning By-law.
- That the house was then designed to be placed with a front yard setback of 5.558 metres (18 feet).
- That the house and landscaping has been completed and he is waiting for final building inspection.
- That the direct costs have already been waived in this circumstance.

The above motion was then WITHDRAWN by the Mover and the Secunder.

12. **7901-0260-01**
15236 - 36 Avenue & 15233 - 34 Avenue
Ramsay Worden Architects (Andrea Bolin)/Sundance Projects Ltd.
(Inc. No. 638806)
Development Permit
Amendment to Development Permit No. 7901-0260-00 to permit concrete tile roofing materials.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on properties located at 15236 - 36 Avenue and 15233 - 34 Avenue.

The applicant is proposing:

- a Development Permit amendment

in order to permit shake-style concrete tile roofing material.

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 Council approve the attached

Development Permit No. 7901-0260-01 (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.R02-1432

Carried

3. 7902-0113-00

15190 - 101 Avenue

John Gustavson, Gustavson Wylie Architects/

Canadian Tire Corporation Limited

Development Permit/Development Variance Permit

DP to allow renovations of the existing building to accommodate a bank and two retail units. DVP to increase the maximum building height and to vary four Sign By-law regulations.

Councillor Eddington withdrew from the meeting at 5:18 p.m. due to a potential conflict of interest, as a family member is currently employed by the Canadian Tire Corporation Limited.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 15190 - 101 Avenue.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following by-law regulations:
 - to increase the maximum building height of the CHI Zone from 9.0 metres (30 ft.) to 11.2 metres (36.8 ft.) to allow a tower element;
 - to vary the Sign By-law to increase the width of a free-standing sign in a Special Sign Area from 1.6 metres (5.3 ft.) to 3 metres (10 ft.);
 - to vary the Sign By-law to increase the number of fascia signs on the north side of the building from one (1) fascia sign to four (4) fascia signs for the proposed bank;

- to vary the Sign By-law to increase the number of fascia signs on the east side of the building from one (1) fascia sign to three (3) fascia signs for the proposed bank; and
- to vary the Sign By-law to allow one (1) fascia sign on the south side of the building where there is no road frontage.

in order to permit renovations of the existing building to accommodate a bank and two commercial retail units in the Guildford Town 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 Steele
That:

1. Council authorize staff to draft Development Permit No. 7902-0113-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7902-0113-00, varying the following, to proceed to Public Notification:
 - (a) to increase the maximum building height of the CHI Zone allowed from 9.0 metres (30 ft.) to 11.2 metres (36.8 ft.) to allow a tower element;
 - (b) to vary the Sign By-law to increase the width of a free-standing sign in a Special Sign Area from 1.6 metres (5.3 ft.) to 3.0 metres (10 ft.);
 - (c) to vary the Sign By-law to increase the number of fascia signs on the north side of the building from one (1) fascia sign to four (4) fascia signs for the proposed bank;
 - (d) to vary the Sign By-law to increase the number of fascia signs on the east side of the building from one (1) fascia sign to three (3) fascia signs for the proposed bank; and
 - (e) to vary the Sign By-law to allow one fascia sign on the south side of the building where there is no road frontage.
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) compliance with the site profile requirements to the satisfaction of the Ministry of Water, Land and Air Protection;
 - (b) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and

- (c) issuance of Development Variance Permit No. 7902-0113-00.

RES.R02-1433

Carried

Councillor Eddington returned to the meeting at 5:20 p.m.

Delegation

The representative displayed a rendering of the proposed building and indicated the placement of signage. He stated that the signage would be attractive and consistent along the length of the building.

C. CORPORATE REPORTS

D. ITEMS TABLED BY COUNCIL

E. DELEGATIONS

- 1. **Benny Wolfe, Director**
Benny's Family Internet Lounge Corporation
File: 0550-20-10; 3900-30

Benny Wolfe, Director, Benny's Family Internet Lounge Corporation was not in attendance to request Council give consideration to amending Zoning By-law 12000, regarding Part 36, C-8.

Note: The delegation requested that the item be rescheduled from the June 10, 2002 Council Meeting to the June 24, 2002 Council Meeting but the City has been unable to contact the delegation by telephone to confirm the June 24, 2002 date.

Mr. Wolfe was not in attendance.

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

FINAL ADOPTIONS

1. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 8 Amendment By-law, 1998, No. 13492"

7997-0209-00 - 629282 BC Ltd., c/o Don Andrew, Creekside Architect

To authorize the redesignation of 17501 - 2 Avenue from "Industrial (IND)" and "Commercial (COM)" to "Urban (URB)"

This By-law is proceeding in conjunction with By-law 13493.

Approved by Council: July 6, 1998

It was Moved by Councillor Hunt
 Seconded by Councillor Villeneuve
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 8 Amendment By-law, 1998, No. 13492" be finally
 adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R02-1434

Carried with Councillors Eddington, and
 Bose against.

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1998, No. 13493"

7997-0209-00 - 629282 BC Ltd., c/o Don Andrew, Creekside Architect

RA (BL 12000) to CD (BL 12000) - 17501 - 2 Avenue - to permit a 72-unit senior's townhouse development.

This By-law is proceeding in conjunction with By-law 13492.

Approved by Council: July 6, 1998

Note: The Public Hearing on this application was held on July 27, 1998. As more than two years have passed since the Public Hearing, Council may wish to hold a new Public Hearing.

Planning & Development advise that the reason for the delay in bringing this application to Final Adoption was due to the need to resolve some servicing related issues and pending more favourable economic conditions. The site ownership has also changed.

- * Planning & Development advise (reference memorandum dated June 19, 2002 in by-law back-up) that it is now in order for Council to pass a resolution amending

the Douglas Community Plan (1987) to redesignate the site from Trucking and Tourist Village to Multiple Residential.

It was Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That the Douglas Community Plan (1987)
be amended to redesignate the site from Trucking and Tourist Village to Multiple Residential.

RES.R02-1435 Carried with Councillors Eddington, Villeneuve, and Bose against.

It was Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 1998, No. 13493" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R02-1436 Carried with Councillors Eddington, Villeneuve, and Bose against.

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14648"

7901-0310-00 - Kelly and Matteo Francilia

RF (BL 12000) to CCR (BL 12000) - 15783 - 106 Avenue - to permit the development of a child care centre, within a single family dwelling, for a maximum of 15 children.

Approved by Council: March 4, 2002

It was Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14648" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R02-1437 Carried

I. CLERK'S REPORT**1. Formal Approval of Development Permits**

- (a) **Development Permit No. 7901-0271-00**
337805 BC Ltd. (Inc. No. 337805)
Newton Shopping Plaza Inc. (Inc. No. 424432C)
13790 - 72 Avenue

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

"That Development Permit No. 7901-0271-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

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

No. 7901-0271-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R02-1438

Carried

- (b) **Development Permit No. 7901-0027-00**
Polygon Carrington Homes Ltd., Inc. No. 528758
15450 Rosemary Heights Crescent

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

"That Development Permit No. 7901-0027-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

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

No. 7901-0027-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R02-1439

Carried

J. ADJOURNMENT

It was

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

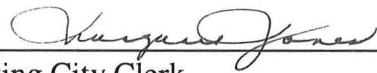
meeting do now adjourn.

RES.R02-1440

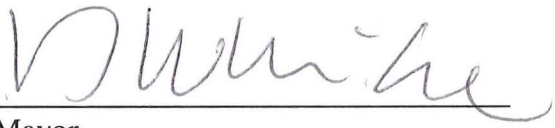
Carried

The Regular Council- Land Use meeting adjourned at 5:22 p.m.

Certified Correct:



Acting City Clerk



Mayor