



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, SEPTEMBER 16, 2002
Time: 5:30 p.m.

Present:

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

Absent:

Councillors Entering
Meeting as Indicated:

Staff Present:

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

A. ADOPTION OF MINUTES

B. LAND USE APPLICATIONS

COMMERCIAL/INDUSTRIAL

CLOVERDALE

1. 7902-0238-00

19383 - 56 Avenue

Gale Dowd, Teck Construction Ltd./Gordon Wilson Dams

Development Permit/Development Variance Permit

DP to permit the modification of the porte cochere with signage at the front of the building. DVP to vary the Surrey Sign By-law to increase the maximum number of fascia signs on the north side of the building.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 19383 - 56 Avenue.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the Surrey Sign By-law to increase the maximum number of fascia signs on the north side of the building from one (1) to three (3)

in order to permit the construction of an end wall on the porte cochere, with signage, at the front of the existing vehicle dealership 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 Steele
That:

1. Council authorize staff to draft Development Permit No. 7902-0238-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7902-0238-00, varying the following, to proceed to Public Notification:
 - (a) to vary the Sign By-law to increase the maximum number of fascia signs on the north side of the building from one (1) to three (3).
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) removal of the illegal structure located on the south side of the building (56 Avenue) by the owner to the satisfaction of the Building Division; and
 - (b) issuance of Development Variance Permit No. 7902-0238-00.

RES.R02-2054

CarriedNEWTON

2. **7902-0247-00**
12101 - 72 Avenue
Barry Weih, Wensley Architecture Ltd./Westpen Properties Ltd.
Development Permit
To allow the construction of a retail commercial (farm market) building.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 12101 - 72 Avenue.

The applicant is proposing:

- a Development Permit

in order to permit the development of a 232.25 square metre (2,500 sq.ft.) retail commercial building (Kin's Farm Market).

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 Council approve the attached
 Development Permit No. 7902-0247-00 (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.R02-2055

Carried**SURREY CITY CENTRE/WHALLEY****3. 7902-0174-00**

**Various addresses: Portions of 115A Avenue & 130 Street, 113A Avenue,
 113B Avenue, 114 Avenue, 114A Avenue**

City of Surrey, Realty Services Division/City of Surrey

Rezoning

*From I-4 (By-law No. 5942) and A-1 to IL (By-law No. 12000) to permit an
 industrial subdivision and to facilitate future industrial developments.*

The General Manager of Planning & Development submitted a report concerning
 an application for rezoning on properties located at portions of 115A Avenue &
 130 Street, 113A Avenue, 113B Avenue, 114 Avenue, 114A Avenue.

The applicant is proposing:

- a rezoning from I-4 (By-law No. 5942) and A-1 (By-law No. 12000)
 to IL (By-law No. 12000)

in order to facilitate subdivision and future industrial development in Bridgeview.

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 Steele

That:

1. a By-law be introduced to rezone the properties and portions of
 113A Avenue, 113B Avenue, 114 Avenue, 114A Avenue, 115 Avenue,
 115A Avenue, 130 Street and 131 Street as shown on the Survey Plan
 from "Special Industry Zone (I-4)" (By-law No. 5942) and "General
 Agriculture Zone (A-1)" (By-law No. 12000) to "Light Impact Industrial
 Zone (IL)" (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) approval from the Ministry of Water, Land, and Air Protection, Water Management Branch with respect to the minimum floodplain elevations;
- (d) approval from the GVRD with respect to development adjacent to the Sanitary Sewer Trunk Line; and
- (e) completion of a road exchange for portions of 113A Avenue, 113B Avenue, 114 Avenue, 114A Avenue, 115A Avenue and 130 Street.

RES.R02-2056

Carried

It was

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

No. 12000, Amendment By-law, 2002, No. 14808" pass its first reading.

RES.R02-2057

Carried

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

It was

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

No. 12000, Amendment By-law, 2002, No. 14808" pass its second reading.

RES.R02-2058

Carried

It was then

Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14808" be held at the City Hall on October 21, 2002, at 7:00 p.m.

RES.R02-2059

Carried

RESIDENTIAL/INSTITUTIONAL**CLOVERDALE**

4. **7902-0175-00**
6870, 6900 and 6940 - 188 Street
Bradley Hughes, Park Ridge Homes (Clayton) Inc./
Benchmark Management Ltd. and Progressive Construction Ltd.
Rezoning/Development Permit/NCP Amendment
Rezone from RA to CD, Development Permit and NCP Amendment from
15 - 25 upa to 10 - 15 upa to allow the construction of 23 detached residential
units in a comprehensive design.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, a Development Permit application, and an NCP Amendment on properties located at 6870, 6900 and 6940 - 188 Street.

The applicant is proposing:

- a rezoning from RA to CD;
- a Development Permit; and
- an NCP amendment from 15 - 25 upa to 10 - 15 upa

in order to permit the development of 23 detached residential units in a comprehensive design in East Clayton.

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

Delegation

The applicant's representative was in attendance and reported that, except in drier periods, the water table is high in the area. He continued that, upon completion of construction and with the additional drainage systems in place, the water table would drop. He added that monitoring of the sustainable drainage systems would take place once construction ends. He pointed out that the site had been divided into two areas, one of which utilizes a normal drainage system commonly used in development and the other system, which features the same base system but would also have on-lot drainage system. He commented that a comparative analysis of the two drainage systems would not be available until next fall.

He continued that the site extends from 188 Street to 190 Street and is split down the middle at 189 Street. He pointed out that the easterly side of the site would have a conventional storm sewer drainage system and that the neighbouring site would feature a sustainable drainage system.

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 "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) (Block "A" on Survey Plan in Appendix I) and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the provision of the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7902-0175-00 generally in accordance with the attached drawings (Appendix II).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (c) applicant agreeing to construct a 2.5-metre (8-ft.) wide walkway bordering the site within the parkland to the north-east, to the satisfaction of the General Manager, Parks, Recreation & Culture;
 - (d) applicant incorporating accent colour in addition to or other than black colour in the proposed colour scheme to provide visual interest, to the satisfaction of the City Architect;
 - (e) approval of the Stage II report of the East Clayton Neighbourhood Concept Plan; and
 - (f) the applicant agreeing to pay amenity contributions in accordance with the draft East Clayton Neighbourhood Concept Plan at building permit stage in the event the Stage II report approval and subsequent Zoning By-law amendment are not achieved by that date.
5. Council pass a resolution to amend the East Clayton NCP Land Use Plan to redesignate the land from 15 - 25 upa to 10 - 15 upa, when the project is considered for Final Adoption.

RES.R02-2060

Carried

(16 ft.), which may be encroached by decks located at the minimum setback of 3.0 metres (10 ft.);

- the restriction on the encroachment of a setback by a maximum of 3 stair risers so to allow up to 6 stair risers within the north setback, up to 7 stair risers within the west setback and up to 8 stair risers within the south setback; and
- the visitor parking requirement to reduce the required parking from 14 off-street parking spaces to 10 off-street parking spaces

in order to permit the development of 72 townhouse units in East Clayton.

Delegation

Mr. Turner was in attendance and reported that at the time of construction on the larger site, 13 trees were cut down by the contractor. He continued that additional, older trees would be planted on the site.

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 redesignate a portion of the property from Urban to Multiple Residential (Appendix VII) and a date for Public Hearing be set.
2. a By-law be introduced to rezone a portion of the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) (Block "A" on Survey Plan in Appendix I) and a date be set for Public Hearing.
3. Council approve the applicant's request to eliminate the provision of the required indoor amenity space.
4. Council authorize staff to draft Development Permit No. 7902-0085-00 generally in accordance with the attached drawings (Appendix II).
5. Council approve Development Variance Permit No. 7902-0085-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback (north) of the RM-30 Zone from 7.5 metres (25 ft.) to 4.8 metres (16 ft.), which may be encroached by decks located at the minimum setback of 3.0 metres (10 ft.);
 - (b) to reduce the minimum rear side yard setback (south) of the RM-30 Zone from 7.5 metres (25 ft.) to and 4.8 metres (16 ft.),

- which may be encroached by decks located at the minimum setback of 3.0 metres (10 ft.);
- (c) to reduce the minimum side yard setback on a flanking street (west) of the RM-30 Zone from 7.5 metres (25 ft.) to 4.8 metres (16 ft.), which may be encroached by decks located at the minimum setback of 3.0 metres (10 ft.);
 - (d) to vary Part 4 General Provisions to permit encroachment of the front (north), yard setback by up to 6 stair risers, rear (south) yard setback by up to 7 stair risers and side (west) yard setback on flanking street by up to 8 stair risers; and
 - (e) to reduce the minimum number of off-street visitor parking spaces from 14 to 10.
6. Council instruct staff to resolve the following issues prior to:
- (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) provision of adequate compensation as recommended by the City Landscape Architect for the unauthorized removal of trees from the site;
 - (c) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (d) registration of a Restrictive Covenant to prohibit conversion of the tandem parking spaces into habitable areas of the townhouse units;
 - (e) approval of the Stage II report of the East Clayton Neighbourhood Concept Plan;
 - (f) the applicant agreeing to pay amenity contributions at building permit stage in accordance with the draft East Clayton Neighbourhood Concept Plan in the event that the Stage II report and subsequent amendment of the Zoning By-law incorporating the provision for amenity contributions in accordance with the NCP are not approved by that date.

RES.R02-2064

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 66 Amendment By-law 2002, No. 14810" pass its
first reading.
RES.R02-2065 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. 66 Amendment By-law 2002, No. 14810" pass its
second reading.
RES.R02-2066 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. 66 Amendment By-law 2002,
No. 14810" be held at the City Hall on October 21, 2002, at 7:00 p.m.
RES.R02-2067 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14811" pass its first reading.
RES.R02-2068 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. 14811" pass its second reading.
RES.R02-2069 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. 14811" be held at the
City Hall on October 21, 2002, at 7:00 p.m.
RES.R02-2070 Carried

FLEETWOOD/GUILDFORD

6. **7902-0227-00**
15581/15589 - 112A Avenue
Gordon D. Gram, Morningstar Homes Ltd./Farrell Estates Ltd.
Development Variance Permit
To reduce the front yard setback for two single family lots.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on properties located at 15581/15589 - 112A Avenue.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulation:
 - to relax the minimum front yard setback in the RC Zone from 7.5 metres (25 ft.) to 5.5 metres (18.0 m)

in order to permit the construction of two single family dwellings on two recently created lots.

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

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

1. Council approve Development Variance Permit No. 7902-0227-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the RC Zone from 7.5 metres (25 ft.) to 5.5 metres (18.0 ft.).

RES.R02-2071

Carried

SURREY CITY CENTRE/WHALLEY

7. **7901-0074-01**
9278 - 120 Street
8888 Construction Ltd.
Development Variance Permit
To relax the outdoor amenity space requirement of a proposed conversion to a multiple unit residential use.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 9278 - 120 Street.

The applicant is proposing:

- a Development Variance Permit to relax the following Zoning By-law regulation:
 - to delete the requirement to provide outdoor amenity space

in order to permit conversion of the upper two floors of a commercial building to a multiple unit residential use.

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 Steele
That:

1. Council approve Development Variance Permit No. 7901-0074-01, varying the following, to proceed to Public Notification:
 - (a) delete the requirement to provide outdoor amenity space.
2. Council instruct staff to collect cash-in-lieu of outdoor amenity space prior to building permit issuance.

RES.R02-2072

Carried with Councillor Eddington against

8. **7902-0183-00**
12083 - 92A Avenue
M.L. Cooper, c/o Casula Contracting Ltd./
Azura Management (92A) Corp. Inc. No. 567880
Development Variance Permit

To relax parking requirements and to allow parking within the north and west side yard setbacks for a 4-storey apartment building.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 12083 - 92A Avenue.

The applicant is proposing:

- a Development Variance Permit to vary the following regulations in CD By-law No. 13032:
- reduce the minimum parking requirements from 137 parking spaces to 124; and
- allow parking within the north and west side yard setbacks

to allow the development of a 4-storey, 85-unit apartment 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 Tymoschuk
That:

1. Council approve Development Variance Permit No. 7902-0183-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the number of required on-site parking spaces from 137 to 124; and
 - (b) to allow parking within the north and west side yard setbacks.

RES.R02-2073

Carried

C. CORPORATE REPORTS

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 Tymoschuk
That the Regular Council - Land Use

meeting do now adjourn.

RES.R02-2074

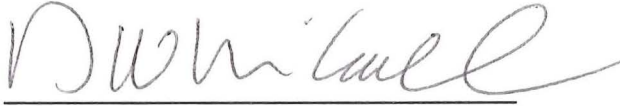
Carried

The Regular Council- Land Use meeting adjourned at 5:45 p.m.

Certified Correct:



Acting City Clerk



Mayor