



City of Surrey

Regular Council - Land Use

Minutes

Multi-Purpose Rooms 1 & 2
Surrey Sport & Leisure Complex
16555 Fraser Highway
Surrey, B.C.
MONDAY, JUNE 13, 2005
Time: 5:15 p.m.

Present:

Acting Mayor: Councillor Steele
Councillor Villeneuve
Councillor Tymoschuk
Councillor Priddy
Councillor Bose
Councillor Hunt
Councillor Higginbotham

Absent:

Mayor McCallum

Councillors Entering Meeting as Indicated:

Councillor Watts

Staff Present:

City Manager
City Clerk
General Manager, Planning & Development
General Manager, Engineering
General Manager, Finance, Technology and HR
Manager, Area Planning & Development, North
Division
Manager, Area Planning & Development, South
Division
Land Development Engineer
City Solicitor

A. ADOPTION OF MINUTES

B. LAND USE APPLICATIONS

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

CLOVERDALE/CLAYTON

1. 7905-0113-00

17755 - 60 Avenue

Jeff Dion, c/o John Peachey & Associates/City of Surrey

Development Permit/Development Variance Permit

DP to permit new signage at Fraser Downs. DVP to increase the height of the new free-standing entrance sign, permit a sign on a canopy roof and to vary the number of fascia signs from 3 to 5.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 17755 - 60 Avenue.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following Sign By-law regulations:
 - to vary the height of the main entrance free-standing sign, from 4.5 metres (15 ft.) to 5.5 metres (18 ft.);

- to permit a canopy roof sign at the main entrance canopy; and
- to vary the number of fascia signs from three (3) to five (5) signs

in order to permit the development of signage at the Fraser Downs 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 Villeneuve
Seconded by Councillor Hunt
That:

1. Council authorize staff to draft Development Permit No. 7905-0113-00 in accordance with the attached drawings (Appendix III).
2. Council approve Development Variance Permit No. 7905-0113-00 (Appendix V), varying the following to proceed to Public Notification:
 - (a) to vary the maximum height of the main entrance free-standing sign in the Sign By-law, from 4.5 metres (15 ft.) to 5.5 metres (18 ft.);
 - (b) to vary the Sign By-law to permit a sign on a canopy roof; and
 - (c) to vary the maximum number of fascia signs in the Sign By-law, from three (3) to five (5) signs.
3. Council instruct staff to resolve the following issue prior to approval:
 - (a) approval of Development Variance Permit No. 7905-0113-00.

RES.R05-1425

Carried

2. **7905-0036-00**
6039 - 196 Street
Glen Froese, Krawn Engineering Ltd./Bridge Western Properties
Development Permit
Development Permit to allow the construction of a multi-tenant, highway commercial industrial building.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 6039 - 196 Street.

The applicant is proposing:

- a Development Permit

in order to permit the construction of a multi-tenant highway commercial 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 Tymoschuk
That:

1. Council authorize staff to draft Development Permit No. 7905-0036-00 in accordance with the attached drawings (Appendix IV).
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; and
 - (b) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R05-1426

Carried

Councillor Watts entered the meeting at 5:16 p. m.

FLEETWOOD/GUILDFORD

3. **7905-0017-00**
18386 - 96 Avenue
Rick Johnson, Rimark Consulting/Samaritan Holdings Ltd.
OCP Amendment/Temporary Use Permit
An OCP Amendment to declare the site a Temporary Industrial Use Permit Area and a Temporary Use Permit to allow for temporary equipment storage and truck parking.

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, and a Temporary Use Permit on property located at 18386 - 96 Avenue.

The applicant is proposing:

- an OCP amendment to declare the site as a Temporary Industrial Use Permit Area; and
- a Temporary Industrial Use Permit

in order to allow the subject to be used for temporary equipment and truck parking for a period of 2 years.

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 declare the property a Temporary Industrial Use Permit Area and a date for Public Hearing be set.
2. Council authorize staff to draft Temporary Industrial Use Permit No. 7905-0017-00 (Appendix VI).
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 plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect and submission of appropriate securities to ensure compliance with the landscaping plan;
 - (c) registration of a Section 219 Restrictive Covenant to prohibit on-site truck washing, truck fuel storage or refueling, storage of waste petroleum fluids and vehicle maintenance on the site, and to prohibit the parking and storage of vehicles containing dangerous goods as defined by the Transport of Dangerous Goods Act; and
 - (d) submission of sufficient security to ensure the use is discontinued after the expiry of the Temporary Industrial Use Permit.

RES.R05-1427 Carried with Councillor Villeneuve against.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Official Community Plan
By-law, 1996, No. 12900, Text No. 55 Amendment By-law 2005, No. 15769"
pass its first reading.

RES.R05-1428 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, Text No. 55 Amendment By-law 2005, No. 15769"
 pass its second reading.

RES.R05-1429 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, Text No. 55 Amendment By-law
 2005, No. 15769" be held at the Surrey Sport & Leisure Complex on
 June 27, 2005, at 7:00 p.m.

RES.R05-1430 Carried

SURREY CITY CENTRE/WHALLEY

4. 7905-0114-00
10240 - 135 Street
Tim Konkin, Power Projects/Stardust Enterprises Ltd.
 Development Permit

Development Permit to permit conversion of the existing roller rink into retail units.

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 10240 - 135 Street.

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

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

1. Council authorize staff to draft Development Permit No. 7905-0114-00 generally in accordance with the attached drawings (Appendix III).
2. Council instruct staff to resolve the following issue 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 plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R05-1431

Carried

Councillor Bose left the meeting at 5:19 p.m. due to a conflict of interest as his family owns property across the street from the application.

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

5. 7905-0034-00

6410 - 164 Street; 16423 & 16553 - 64 Avenue

Mr. Carson Nofle, Focus Architecture Inc./Rempel St. Andrews Development Ltd.

NCP Amendment/Rezoning/Development Permit

Amend NCP from Townhouses 8-15 upa to Townhouses/Apt. 15-25 upa. Rezone from RM-15 to CD. DP to allow construction of 8, 3-storey apartment buildings with approximately 219 units in West Cloverdale North.

Councillor Bose left the meeting at 5:20 p.m. due to a potential conflict of interest as his family has property

The General Manager of Planning & Development submitted a report concerning an application to amend the Neighbourhood Concept Plan, a rezoning application, and a Development Permit application on properties located at 6410 - 164 Street, 16423 & 16553 - 64 Avenue.

Delegation

Carson Nofle, Focus Architecture, was in attendance and commented that his firm has worked with staff to address concerns regarding the proposed project.

It was

Moved by Councillor Watts
Seconded by Councillor Hunt
That the information provided by

Carson Nofle be received.

RES.R05-1432

Carried

He continued that the proposed project would be situated adjacent to the existing Ridgewood townhouse development to the east. He noted that the proposed built form is unlike most apartment-type development in Surrey and other communities in that it is not a four storey building, but, in fact, will be a three storey development and of the same building height as the majority of the units on the Ridgewood townhouse site. He added that the proposed height is permitted under the existing RM-15 zone and the buildings have been designed with significant relief in massing. He stated that the architecture designed for the project

emphasizes the scale of the adjacent townhouse development and would be certain to make these buildings compatible in character and form to the neighbourhood. He continued that the average building height would be 9 metres.

With respect to density, he noted that the project would feature less than half the allowable density or units per acres in order to be compatible with the neighbourhood. He clarified that they are requesting 0.72 FAR lot coverage, which is permitted under the RM-15 zone, or 45% lot coverage. He noted that Ridgewood townhouses has a lot coverage of 37% compared to their project's lot coverage of only 33.7%. He added that the outdoor amenity space is 5,100 sq. ft. under the Ridgewood 2 proposal for this land, and that their project's proposed outdoor amenity space would be 150,086 sq.ft – fifteen times the amount of open space required.

He continued that the proposed development site would be less dense providing 2.5x more indoor amenity space. He indicated the project would also feature more open space, dense landscaping and create another housing choice for a growing Cloverdale area. He added that his client has chosen to develop this type of project in recognition of people in an age group who want one-level living as opposed to multi-level living. He advised that views over the golf course are critical and that they have offered to install a traffic light at the intersection to the Ridgewood development and 64 Avenue. He noted that if the application is approved, the client will pay for the traffic light.

He continued that the project has been designed carefully to ensure smaller scale, and he also noted that he recognized this type of built form is not desirable for families, however, there would be no impact on local schools. He stressed the positive contribution his client had made in making a genuine effort to keep density controlled and have an agreement-in-principle with neighbours. He added that the buffer zone would be greater than the Ridgewood development by increasing it from 7.5 metres to approximately 9.5 metres. He continued that the project would interface with the golf course, which is included in the ALR, but is not being used for farming.

He noted that the project would not prevent access to any farmland; that the project would be situated about 100 feet away from the ALC. He added that the proposed pricing would be in the \$300,000 to \$400,000 price range, would feature left turn access to the site, and a multipurpose pathway through 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 Tymoschuk
That:

1. a By-law be introduced to rezone the site from "Multiple Residential 15 Zone (RM-15)" (By-law No. 12000) to "Comprehensive Development

- Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing (Appendix III).
2. staff be authorized to draft Development Permit No. 7905-0034-00 generally in accordance with the drawings attached as Appendix IV to this report.
 3. staff 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 land consolidation plan to the satisfaction of the Approving Officer;
 - (c) registration of a Section 219 Restrictive Covenant advising prospective homeowners of the proximity to farmlands and the possible implications of the adjacent farm uses;
 - (d) resolution of concerns of the Agricultural Advisory Committee;
 - (e) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (f) registration of a right-of-way agreement to allow rights of public passage on the proposed Greenway parallel to 64 Avenue;
 - (g) registration of an easement agreement in favour of the Ridgewoods site to the east (Lot A LMP 51095) allowing full access to the 12 parking spaces located on the subject site; and
 - (h) registration of a maintenance agreement pertaining to the entrance gate between the subject site and the adjoining Ridgewoods site.
 4. Council adopt a resolution to amend the West Cloverdale North Neighbourhood Concept Plan to redesignate the subject site from Townhouses 8 - 15 upa to Townhouses/Apartments 15 - 25 upa when the project is considered for final adoption (Appendix V).

RES.R05-1433

Carried

The suggestion was made that staff review concerns raised relative to amenity agreement and non-family orientation.

SURREY CITY CENTRE/WHALLEY**6. 7905-0111-00****13909 - 102 Avenue****Bahadar Sandhu/646902 B.C. Ltd.**

Development Variance Permit

To permit second floor balconies to encroach into the western side yard setback.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 13909 - 102 Avenue.

The applicant is proposing:

- a Development Variance Permit to vary the following Zoning By-law regulation:
 - to permit second floor balconies to encroach up to 1.2 metres (4 ft.) into the western side yard setback

in order to permit construction of 1.2-metre (4 ft.) deep second floor balconies in a townhouse development currently under construction.

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. 7905-0111-00 (Appendix IV), varying the following to proceed to Public Notification:
 - (a) In Part 1 Definitions, the definition of setbacks is varied to permit balconies to encroach up to 1.2 metres (4 ft.) into the western side yard setback for Buildings 3, 4 and 5.

RES.R05-1434

Carried

7. 7903-0455-01**11635 and 11645 - 99 Avenue and 9924 - 116 Street****H.Y. Engineering Ltd./679419 B.C. Ltd.; Devinder Dhillon, Mohinder Dhillon and Pawanjit Dhillon; Sehjinder Sahota**

Development Variance Permit

To reduce the minimum lot depth and setbacks of the RF Zone in order to allow subdivision into approximately 7 RF lots and to allow the retention of 3 existing single family dwellings.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on properties located at 11635 and 11645 - 99 Avenue and 9924 - 116 Street.

The applicant is proposing:

- a Development Variance Permit to vary the following RF Zone regulations:
 - for proposed Lot 1, to reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 2.68 metres (8.8 ft.);
 - for proposed Lot 2, reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 2.36 metres (7.7 ft.), the minimum front yard setback from 7.5 metres (25 ft.) to 4.68 metres (15 ft.) and the minimum lot depth from 28 metres (90 ft.) to 26.63 metres (87.4 ft.); and
 - for proposed Lot 7, reduce the minimum side yard setback from 1.8 metres (6 ft.) to 1.15 metres (3.8 ft.) and the minimum front yard setback from 7.5 metres (25 ft.) to 6.94 metres (23 ft.)

in order to allow subdivision into approximately 7 RF lots and retain 3 existing single family dwellings.

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 file Zoning By-law Amendment No. 15608 (Application No. 7903-0455-00).
2. Council file Development Variance Permit No. 7903-0455-00.
3. Council approve Development Variance Permit No. 7903-0455-01 (Appendix V), varying the following, to proceed to Public Notification:
 - (a) for proposed Lot 1, to reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 2.68 metres (8.8 ft.);
 - (b) for proposed Lot 2, vary the RF Zone by reducing the minimum rear yard setback from 7.5 metres (25 ft.) to 2.36 metres (7.7 ft.), the minimum front yard setback from 7.5 metres (25 ft.) to 4.68 metres (15 ft.) and the minimum lot depth from 28 metres (90 ft.) to 26.63 metres (87.4 ft.); and
 - (c) for proposed Lot 7, vary the RF Zone by reducing the minimum side yard setback from 1.8 metres (6 ft.) to 1.15 metres (3.8 ft.) and

the minimum front yard setback from 7.5 metres (25 ft.) to 6.94 metres (23 ft.).

RES.R05-1435

Carried

It was

Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15608" be filed.

RES.R05-1436

Carried

It was

Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Development Variance Permit

No. 7903-0455-00 be filed.

RES.R05-1437

Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

SOUTH SURREY

8. **7904-0390-00**
1210/1222/1238 King George Highway
David Cheung, Gustavson Wylie Architects/403083 B.C. Ltd., Strata Lots 1 - 184 Common Property of Strata Plan LMS2925 and CPAC (Crescent Gardens) Inc.
Land Use Contract Discharge/Rezoning/Development Permit
Partial discharge of Land Use Contract No. 544. Rezone from CD (By-law No. 9577) to CD & DP to permit two 4-storey senior's oriented buildings & related commercial retail units.

The General Manager of Planning & Development submitted a report concerning an application to partially discharge Land Use Contract No. 544, a rezoning application, and a Development Permit application on properties located at 1210/1222/1238 King George Highway.

The applicant is proposing:

- a Land Use Contract partial discharge from Lot 2 and the Strata;
- a rezoning from CD (By-law No. 9577) to CD; and
- a Development Permit

in order to permit the development of an expansion of Crescent Gardens Senior's Facility with two four-storey buildings with senior's units, licensed care and four accessory commercial/retail units.

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 discharge Land Use Contract No. 544 and a date be set for Public Hearing.
2. a By-law be introduced to rezone the property from "Comprehensive Development Zone (CD)" (By-law No. 9577) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
3. Council authorize staff to draft Development Permit No. 7904-0390-00 generally in accordance with the attached drawings.
4. Council instruct staff to resolve the following issues prior to final adoption/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) input from Department of Fisheries & Oceans on the setback from the top-of-bank and compensation scheme;
 - (c) submission of an acceptable finalized tree survey and a statement regarding tree preservation;
 - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) address Parks, Recreation & Culture concerns related to the pressure this development places on existing facilities in South Surrey;
 - (f) resolution of outstanding legal and parking issues to the satisfaction of the City;
 - (g) discharge of Restrictive Covenant No. 168768 registered in 1989 securing land uses on the property;
 - (h) registration of mutual access and shared amenity agreements on properties involved in the zoning; and
 - (i) the applicant enter into a Housing Agreement with the City.

5. Council pass a resolution to amend the King George Highway Corridor Land Use Plan to redesignate the subject site from Tourist Commercial to Multifamily/Care Facility when the project is considered for final adoption.

RES.R05-1438 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Land Use Contract No. 544,
Authorization By-law, 1978, No. 5769 Partial Discharge By-law, 2005,
No. 15771A" pass its first reading.

RES.R05-1439 Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Land Use Contract No. 544,
Authorization By-law, 1978, No. 5769 Partial Discharge By-law, 2005,
No. 15771A" pass its second reading.

RES.R05-1440 Carried

It was then Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That the Public Hearing on "Surrey Land
Use Contract No. 544, Authorization By-law, 1978, No. 5769 Partial Discharge
By-law, 2005, No. 15771A" be held at the Surrey Sport & Leisure Complex on
June 27, 2005, at 7:00 p.m.

RES.R05-1441 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2005, No. 15771B" pass its first reading.

RES.R05-1442 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, 2005, No. 15771B" pass its second reading.

RES.R05-1443 Carried

Councillor Bose returned to the meeting at 5:50 p.m.

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, 2005, No. 15771B" be held at the
 Surrey Sport & Leisure Complex on June 27, 2005, at 7:00 p.m.
 RES.R05-1444 Carried

RESIDENTIAL/INSTITUTIONAL

FLEETWOOD/GUILDFORD

9. **7904-0282-00**
14676 - 102A Avenue
Merlin Wick/Fernco Development Ltd., Norco Development Ltd. and
Lenco Development Ltd.
 Partial Land Use Contract Discharge
Partial discharge of Land Use Contract No. 440 to permit the underlying
RF Zone to come into effect and to allow subdivision into four single family lots.

The General Manager of Planning & Development submitted a report concerning an application for a partial discharge of Land Use Contract No. 440 on property located at 14676 - 102A Avenue.

The applicant is proposing:

- a partial Land Use Contract discharge

in order to allow the underlying RF Zone of the subject lot to come into effect and to permit subdivision into four 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 partially discharge Land Use Contract No. 440 and a date for Public Hearing be set.
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 finalized tree survey and a statement regarding tree preservation; and
- (d) submission of plan showing the location of the temporary turnaround on the lands to the north (10254 - 146 Street) to the satisfaction of the Parks Operations Division and the General Manager, Engineering.

RES.R05-1445

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Land Use Contract No. 440,
 Authorization By-law, 1978, No. 5481 Partial Discharge By-law, 2005,
 No. 15772" pass its first reading.

RES.R05-1446

Carried

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

It was

Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Land Use Contract No. 440,
 Authorization By-law, 1978, No. 5481 Partial Discharge By-law, 2005,
 No. 15772" pass its second reading.

RES.R05-1447

Carried

It was then

Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That the Public Hearing on "Surrey Land
 Use Contract No. 440, Authorization By-law, 1978, No. 5481 Partial Discharge
 By-law, 2005, No. 15772" be held at the Surrey Sport & Leisure Complex on
 June 27, 2005, at 7:00 p.m.

RES.R05-1448

Carried

- 10. 7904-0218-00**
8664, 8672 and 8690 - 159 Street
Maciej Dembek, c/o Barnett Dembek Architects/Pahal Enterprises Ltd., Inc.
No. BC412945; Satnam Singh Paul and Inderjit Kaur Paul
 Rezoning/Development Permit/Development Variance Permit
Rezone from RF to RM-30. Development Permit to permit 40 townhouse units.
Development Variance Permit to vary building setbacks.

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and applications for a Development Permit and a

Development Variance Permit on properties located at 8664, 8672 and 8690 - 159 Street.

The applicant is proposing:

- a rezoning from RF to RM-30;
- a Development Permit; and
- a Development Variance Permit to vary the following by-law regulations:
 - to vary the minimum north yard setback of the RM-30 Zone, from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the building face;
 - to vary the minimum south yard (87 Avenue) setback of the RM-30 Zone, from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face; 3.6 metres (12 ft.) to the edge of the porch; and 2.1 metres (7 ft.) to the first stair riser;
 - to vary the minimum west yard (159 Street) setback of the RM-30 Zone, from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face of Unit 8 (Building 5); and 3.0 metres (10 ft.) to the edge of the porch of Unit 8 (Building 5); and
 - to vary the minimum east yard setback of the RM-30 Zone, from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face of Unit 34 (Building 6).

in order to permit the development of 40 townhouse units.

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 "Single Family Residential Zone (RF)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7904-0218-00 in general accordance with the attached drawings (Appendix III).
4. Council approve Development Variance Permit No. 7904-0218-00 (Appendix VI), varying the following, to proceed to Public Notification:
 - (a) to vary the minimum north yard setback from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) to the building face;

- (b) to vary the minimum south yard (87 Avenue) setback of the RM-30 Zone, from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face; 3.6 metres (12 ft.) to the edge of the porch; and 2.1 metres (7 ft.) to the first stair riser;
 - (c) to vary the minimum west yard (159 Street) setback of the RM-30 Zone, from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face of Unit 8 (Building 5); and 3.0 metres (10 ft.) to the edge of the porch of Unit 8 (Building 5); and
 - (d) to vary the minimum east yard setback of the RM-30 Zone, from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face of Unit 34 (Building 6).
5. 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 revised architectural drawings to the satisfaction of the Urban Designer;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a landscape plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (f) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
 - (g) the applicant adequately address the impact of no indoor amenity space; and
 - (h) removal of all existing buildings and structures to the satisfaction of the Building Division.

RES.R05-1449

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2005, No. 15773" pass its first reading.
RES.R05-1450 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, 2005, No. 15773" pass its second reading.
RES.R05-1451 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, 2005, No. 15773" be held at the
Surrey Sport & Leisure Complex on June 27, 2005, at 7:00 p.m.
RES.R05-1452 Carried

SOUTH SURREY

11. **7905-0007-00**
13617 and 13637 - 20 Avenue, and Portion of 136 Street
Hunter Laird Engineering Ltd./Wilma Louise Pryma; Friedrich
Developments Ltd., Robert and Patricia Friedrich and the City of Surrey
Rezoning
From RA to RH-G to permit the development of 25 single family suburban lots.

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 13617 and 13637 - 20 Avenue, and Portion of 136 Street.

The applicant is proposing:

- a rezoning from RA to RH-G

in order to allow subdivision into 25 single family suburban 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 Gross Density Zone (RH-G)" (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) completion of road closure/acquisition of a portion of 136 Street and Chantrell Park Drive;
 - (c) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (d) address issues identified by the Parks, Recreation & Culture Department; and
 - (e) submission of an acceptable finalized tree survey and a statement regarding tree preservation.

RES.R05-1453 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2005, No. 15774" pass its first reading.

RES.R05-1454 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, 2005, No. 15774" pass its second reading.

RES.R05-1455 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, 2005, No. 15774" be held at the Surrey Sport & Leisure Complex on June 27, 2005, at 7:00 p.m.

RES.R05-1456

Carried

Councillor Bose noted that this application is in the vicinity of Dogwood Park and requested that staff review the opportunities for expansion of Dogwood Park.

C. CORPORATE REPORTS

D. ITEMS TABLED BY COUNCIL

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

FINAL ADOPTIONS

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15466"

7903-0288-00 - Beeru Singh and Satinderjit Kaur Mannan
c/o Coastland Engineering & Surveying Ltd

RA (BL 12000) to RF (BL 12000) - 16328 - 88 Avenue - to allow
subdivision into 8 single family lots from 2 parent parcels.

Approved by Council: November 1, 2004

- * Planning & Development advise that (see memorandum dated June 8, 2005 in by-law back-up) the building scheme which has been filed with the City Clerk has been developed by a Design Consultant based on a character study of the surrounding neighbourhood. The building scheme will be registered concurrently

with the subdivision plan pursuant to Section 220 of the Land Title Act. A 219 Restrictive Covenant will also be registered to tie the building scheme to the land.

In addition, Planning & Development advise that the applicant decided not to pursue a road closure to facilitate relocation of the existing lane turn-around. The proposed subdivision has therefore been slightly modified to reflect this decision (see revised plan in by-law back-up).

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15466" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R05-1457

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15703"

7904-0278-00 - Luge Holdings Ltd., c/o Lakewood Group Developments Ltd.
 (Harald Trepke)

RA (BL 12000) to CD (BL 12000) - 7515 - 140 Street - to permit the
 development of 69 ground oriented townhouse units.

Approved by Council: April 4, 2005

Note: A Development Permit (7904-0278-00) on the site is to be considered for
 Final Approval under Item I.1(b).

- * Planning & Development advise that (see memorandum dated June 9, 2005 in
 by-law back-up) during the Public Hearing concern was expressed regarding the
 adequacy of providing access via 138 Street only. Emergency access is provided
 via 140 Street. An Engineering Consultant (Bunt & Associates) retained by the
 applicant has submitted confirmation of the adequacy of the proposed access.
 The Engineering Department has accepted the conclusion of the consultant.

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2005, No. 15703" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R05-1458

Carried

TO BE FILED

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15608"

7903-0455-00 - Devinder Singh/Mohinder Kaur/and Pawanjit Kaur Dhillon,
679419 B.C. Ltd., c/o H.Y. Engineering Ltd.

RF (BL 12000) to RF-12 (BL 12000) - Portions of 11635/45 - 99 Avenue
in order to allow subdivision into approximately 2 lots.

Approved by Council: December 13, 2004

Note: This By-law will be in order for consideration to be Filed, should Council
approve Land Use Application 7903-0455-01, Item B.7 of the Regular
Council Land Use Agenda.

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15608" is filed.

RES.R05-1459

Carried

I. CLERK'S REPORT

1. Formal Approval of Development Permits

- (a) **Development Permit No. 7905-0022-00**
Wojciech Grzybowicz (WG Architecture Inc.)/Ajit Singh Gill,
Dilbagh Singh Gill and Manjit Singh Gill
12126 - 90 Avenue

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

"That Development Permit No. 7905-0022-00 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. 7905-0022-00 be approved; that the Mayor and Clerk be authorized to sign the Development Variance 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.R05-1460

Carried

- (b) **Development Permit No. 7904-0278-00**
Lakewood Group Developments Ltd. (Harald Trepke)
Luge Holdings Ltd., Inc. No. 663896
7515 - 140 Street

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

"That Development Permit No. 7904-0278-00 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."

Note: See By-law No. 15703 under H.2.

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

No. 7904-0278-00 be approved; that the Mayor and Clerk be authorized to sign the Development Variance 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.R05-1461

Carried

- (c) **Development Permit No. 7905-0057-00**
David Graham, Kasian Kennedy Architecture Interior Design and Planning/675243 B.C. Ltd., Inc. No. 675243
13577 - 73 Avenue

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

"That Development Permit No. 7905-0057-00 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."

Note: See Development Variance Permit No. 7905-0057-00 under Clerk's Report, Item I.1(d) of the Regular Council - Public Hearing agenda.

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

No. 7905-0057-00 be approved; that the Mayor and Clerk be authorized to sign the Development Variance 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.R05-1462

Carried

J. OTHER BUSINESS

K. ADJOURNMENT

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

meeting do now adjourn.

RES.R05-1463


Carried

The Regular Council- Land Use meeting adjourned at 5:52 p.m.

Certified Correct:



City Clerk



Mayor