



# City of Surrey

## Regular Council - Land Use

### Minutes

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
MONDAY, JUNE 26, 2006  
Time: 4:35 p.m.

#### Present:

Mayor Watts  
Councillor Villeneuve  
Councillor Steele  
Councillor Gill  
Councillor Martin  
Councillor Hepner  
Councillor Bose  
Councillor Higginbotham

#### Absent:

Councillor Hunt

#### Staff Present:

Acting City Manager  
City Clerk  
Acting General Manager, Planning & Development  
General Manager, Engineering  
Manager, Current Area Planning & Development, North Division  
Manager, Current Area Planning & Development, South Division  
Manager, Land Development, Engineering  
City Solicitor

#### Councillors Entering Meeting as Indicated:

#### A. ADOPTION OF MINUTES

#### B. LAND USE APPLICATIONS

#### COMMERCIAL/INDUSTRIAL/AGRICULTURAL

#### SOUTH SURREY

##### 1. 7903-0160-00

**16823 Peace Park Drive; Portion of 256 Highway No. 99; Portion of Peace Arch Provincial Park; and Portion of Highway No. 99**  
**Bunting Coady Architects/Canada Customs & Revenue Agency, Peace Portal Properties Limited, Crown in the Right of the Province of BC**  
For Council Information  
*Redevelopment of the Douglas (Peace Arch) Border Crossing.*

The Acting General Manager of Planning & Development submitted a report for Council information on properties located at 16823 Peace Park Drive; Portion of 256 Highway No. 99; Portion of Peace Arch Provincial Park; and Portion of Highway No. 99.

The applicant is proposing the redevelopment of the Douglas (Peace Arch) Border Crossing Station that includes:

- Phased development of various Douglas (Peace Arch) Border Station buildings, including a temporary station, while the permanent facilities are being constructed;

- A permanent Douglas Border Station, including a secured main building with Canada Customs and Revenue Agency Offices;
- Ten (10) Customs inspection entry to Canada Border Crossing booths;
- A tertiary building for detailed vehicle inspection that includes X-ray capabilities;
- A Public Works building that also houses public washrooms; and
- The acquisition of adjacent properties and lands, including lands from the Peace Portal Golf Course, and rerouting Peace Park Drive.

The Acting General Manager of Planning & Development was recommending that the report be received for information.

It was

Moved by Councillor Higginbotham  
Seconded by Councillor Villeneuve  
That Application No. 7903-0160-00 be

received for information.

RES.R06-1420

Carried

## RESIDENTIAL/INSTITUTIONAL

### NEWTON

#### 2. 7906-0045-00

**6260 - 142 Street**

**Mike Helle, Coastland Engineering & Surveying Ltd./Jarnail Purewall**  
Rezoning

*Rezone from RA to RF-12 and RF-9C to allow subdivision into approximately 15 single family small lots.*

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 6260 - 142 Street.

The applicant is proposing:

- a rezoning from RA to RF-12 and RF-9C

in order to allow subdivision into approximately 15 single family small lots.

The Acting 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. a By-law be introduced to rezone the portion of the property defined as "Block A" from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Coach House Zone (RF-9C)" (By-law No. 12000) and the portion of property defined as "Block B" from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing (Appendix XIII).
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 a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
  - (d) registration of a Section 219 Restrictive Covenant for "no build" on portions of proposed Lots 6, 7 and 15 until future consolidation with the adjacent property (6250 - 142 Street).

RES.R06-1421 Carried

It was Moved by Councillor Higginbotham  
Seconded by Councillor Villeneuve  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2006, No. 16045" pass its first reading.

RES.R06-1422 Carried

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

It was Moved by Councillor Higginbotham  
Seconded by Councillor Villeneuve  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2006, No. 16045" pass its second reading.

RES.R06-1423 Carried

It was then

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

By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16045" be held at the City Hall on July 10, 2006, at 7:00 p.m.

RES.R06-1424

Carried

### SOUTH SURREY

#### 3. 7906-0287-00

**13546 - 14 Avenue**

**Parmjit Kang/Ashiana Homes Ltd.**

Development Variance Permit

*Development Variance Permit to relax the front and rear yard setbacks for a new single family dwelling to allow for the retention of six (6) protected trees.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 13546 - 14 Avenue.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations in the RF Zone:
  - Part 16 Section F. Front Yard Setback from 7.5 metres (25 ft.) to 6.0 metres (19.7 ft.) and Rear Yard Setback from 7.5 metres (25 ft.) to 5.5 metres (18 ft.)

in order to permit the development of a single family residential dwelling and allow for the retention of six (6) mature trees on site.

The Acting 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. Council approve Development Variance Permit No. 7906-0287-00 (Appendix V) varying the following, to proceed to Public Notification, subject to siting and construction of a dwelling with increased westerly side yard setbacks to retain the six (6) mature trees on site in accordance with Schedule 7906-02087-00(A) of the Development Variance Permit.

- (a) to vary the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 5.5 metres (18.0 ft.); and

- (b) to vary the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 6.0 metres (19.7 ft.).

RES.R06-1425

Carried

4. **7906-0163-00**  
**15306, 15312 and 15322 - 18 Avenue**  
**Derek Neale, NSDA Architects/Samson Developments Ltd.**  
Rezoning/Development Permit  
*Rezone from RF to CD and Development Permit to permit the development of a four-storey, 30-unit apartment building.*

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on properties located at 15306, 15312 and 15322 - 18 Avenue.

The applicant is proposing:

- a rezoning from RF to CD; and
- a Development Permit

in order to permit the development of a four-storey, 30 unit apartment building.

The Acting 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 Steele  
That:

1. a By-law be introduced to rezone the property from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 89.2 square metres (960 sq. ft.) to 56.1 square metres (604 sq. ft.).
3. Council authorize staff to draft Development Permit No. 7906-0163-00 in accordance with the attached drawings (Appendix III).
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 (lot consolidation plan) to the satisfaction of the Approving Officer;
- (c) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
- (d) the applicant adequately address the impact of reduced indoor amenity space; and
- (e) ensure that all the concerns raised by the Parks, Recreation & Culture Department are addressed.

RES.R06-1426

Carried

It was

Moved by Councillor Higginbotham  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2006, No. 16046" pass its first reading.

RES.R06-1427

Carried

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

It was

Moved by Councillor Higginbotham  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2006, No. 16046" pass its second reading.

RES.R06-1428

Carried

It was then

Moved by Councillor Higginbotham  
 Seconded by Councillor Gill  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16046" be held at the  
 City Hall on July 10, 2006, at 7:00 p.m.

RES.R06-1429

Carried

5. **7905-0349-00**  
**Portion of 16100 - 32 Avenue and 3164 - 160 Street**  
**Wendy Whelen, The Viridian Planning Group Ltd./662347 B.C. Ltd., Inc.**  
**No. 662347/0729734 B.C. Ltd., Inc. No. 0729734**  
 OCP Amendment/Rezoning/Development Permit  
*An OCP Amendment from Suburban to Urban. Rezone from RA to CD.*  
*Development Permit to permit development of 98 townhouse units.*

The Acting General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, and applications for a rezoning and Development Permit on properties located at portion of 16100 - 32 Avenue and 3164 - 160 Street.

The applicant is proposing:

- an OCP amendment from Suburban to Urban;
- a rezoning from RA to CD; and
- a Development Permit

in order to permit the development of 98 townhouse housing units.

The Acting 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 Gill  
That:

1. a By-law be introduced to amend the Official Community Plan by redesignating all of 3164 - 160 Street and a portion of 16100 - 32 Avenue as shown on the plan attached as Appendix XII from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the *Local Government Act*.
3. a By-law be introduced to rezone all of 3164 - 160 Street and the portion of 16100 - 32 Avenue defined as Block 1 on the plan attached as Appendix X from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (by-law No. 12000) and a date be set for Public Hearing.
4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 294 square metres (3,165 sq. ft.) to 144 square metres (1,550 sq. ft.).
5. Council authorize staff to draft Development Permit No. 7905-0349-00 in accordance with the attached drawings (Appendix III).

- 6. 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) final endorsement from the Department of Fisheries and Oceans (DFO) on watercourse protection measures and habitat compensation;
  - (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 landscaping plan and cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (f) the applicant adequately address the impact of reduced indoor amenity space; and
  - (g) the applicant adequately address Parks, Recreation & Culture requirements related to maintenance and installation of habitat restoration works and landscaping within the linear buffer strips along 32 Avenue.

RES.R06-1430

Carried

It was

Moved by Councillor Higginbotham  
Seconded by Councillor Gill

That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 139 Amendment By-law 2006, No. 16047" pass its first reading.

RES.R06-1431

Carried

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

It was

Moved by Councillor Higginbotham  
Seconded by Councillor Gill  
That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 139 Amendment By-law 2006, No. 16047" pass its second reading.

RES.R06-1432

Carried



It was then  
 Moved by Councillor Higginbotham  
 Seconded by Councillor Gill  
 That the Public Hearing on "Surrey Official  
 Community Plan By-law, 1996, No. 12900, No. 139 Amendment By-law 2006,  
 No. 16047" be held at the City Hall on July 10, 2006, at 7:00 p.m.  
 RES.R06-1433 Carried

It was  
 Moved by Councillor Higginbotham  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2006, No. 16048" pass its first reading.  
 RES.R06-1434 Carried

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

It was  
 Moved by Councillor Higginbotham  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2006, No. 16048" pass its second reading.  
 RES.R06-1435 Carried

It was then  
 Moved by Councillor Higginbotham  
 Seconded by Councillor Gill  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16048" be held at the  
 City Hall on July 10, 2006, at 7:00 p.m.  
 RES.R06-1436 Carried

### SURREY CITY CENTRE/WHALLEY

6. **7905-0383-00**  
**9277 - 121 Street**  
**Joe Dhaliwal, c/o Doon Developments Ltd./Doon Developments Ltd., Inc.**  
**No. 469310**  
 Rezoning/Development Permit  
*Rezone from CD (By-law No. 12892) to a new CD Zone. Development Permit to allow for the development of 26 townhouse units.*

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on property located at 9277 - 121 Street.

The applicant is proposing:

- a rezoning from CD (By-law No. 12892) to a new CD; and
- a Development Permit

in order to permit the development of 26 townhouse units.

To implement Council's previous decision granting approval to proceed to this project, the Acting 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 Steele  
That:

1. a By-law be introduced to rezone the property from "Comprehensive Development Zone (CD)" (By-law No. 12892) to a new "Comprehensive Development Zone (CD)" (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. 7905-0383-00 in accordance with the attached drawings (Appendix III).
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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (c) submission of a landscaping plan and landscaping cost estimate to the satisfaction of the City Landscape Architect;
  - (d) the applicant adequately addressing the impact of no indoor amenity space;
  - (e) the applicant adequately addressing the concerns of the Parks, Recreation and Culture Department with respect to the impact of the project on neighbourhood community facilities;
  - (f) resolution of all grading interface issues with adjacent properties, to the satisfaction of the General Manager Planning and Development and

- (g) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and into prohibit the conversion of the tandem parking spaces into livable space.

RES.R06-1437

Carried

It was

Moved by Councillor Villeneuve  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2006, No. 16049" pass its first reading.

RES.R06-1438

Carried

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

It was

Moved by Councillor Villeneuve  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2006, No. 16049" pass its second reading.

RES.R06-1439

Carried

It was then

Moved by Councillor Villeneuve  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16049" be held at the  
City Hall on July 10, 2006, at 7:00 p.m.

RES.R06-1440

Carried

**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. 15436"

7904-0075-00 - Marathon Development (Paul Gill)  
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)

RA (BL 12000) to RH-G (BL 12000) - 16496 Bell Road, Portion of  
164 Street - to allow subdivision into approximately 22 clustered suburban  
single family lots with open space adjacent to the ALR.

Councillor Bose left the meeting at 4:45 p.m. due to a potential conflict of interest as his family has property holdings in the area.

Approved by Council: July 5, 2004

**Note:** A Development Permit (7904-0075-00) on the site is to be considered for  
Final Approval under Clerk's Report, Item I.1(a).

- \* Planning & Development advise that (see memorandum dated June 22, 2006 in  
by-law back-up) the building scheme which has been filed with the City Clerk has  
been developed by a Design Consultant based on a character study of the  
surrounding neighbourhood. The building scheme will be registered concurrently  
with the subdivision plan pursuant to Section 220 of the Land Title Act. A 219  
Restrictive Covenant will also be registered to tie the building scheme to the land.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2004, No. 15436" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-1441

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15855"

7905-0169-00 - Cambridge Business Centres Inc. and Benchmark Estate Ltd.,  
c/o Ionic Architecture Inc. (Sam Chan)

RH to IB (BL 12000) - 5463 and 5519 - 152 Street - to permit the  
development of a three-storey 10,453.4 m<sup>2</sup> (112,523 sq. ft.) multi-tenant  
industrial business park building as part of the first phase of a  
business park.

Approved by Council: October 17, 2005

**Note:** A Development Permit (7905-0169-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(b) of this agenda.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Villeneuve  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2005, No. 15855" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R06-1442

Carried

**I. CLERK'S REPORT**

**1. Formal Approval of Development Permits**

- (a) **Development Permit No. 7904-0075-00**  
**Marathon Development, Paul Gill (682991 BC Ltd.)**  
16496 Bell Road and a portion of 164 Street

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

"That Development Permit No. 7904-0075-00 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 15436 under Item H.1.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Steele  
That Development Permit No 7904-0075-00  
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.R06-1443

Carried

Councillor Bose returned to the meeting at 4:46 p.m.

- (b) **Development Permit No. 7905-0169-00**  
**Ionic Architecture Inc., c/o Sam Chan/Cambridge Business Centres Inc. & Benchmark Estates Ltd.**  
5463 and 5519 - 152 Street

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

"That Development Permit No. 7905-0169-00 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 15855 under Item H.2.

It was  
Moved by Councillor Higginbotham  
Seconded by Councillor Steele  
That Development Permit No 7905-0169-00  
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.R06-1444

Carried

**J. OTHER BUSINESS**

**K. ADJOURNMENT**


It was  
meeting do now adjourn.  
Moved by Councillor Higginbotham  
Seconded by Councillor Villeneuve  
That the Regular Council - Land Use

RES.R06-1445

Carried

The Regular Council- Land Use meeting adjourned at 4:47 p.m.

Certified Correct:

  
\_\_\_\_\_  
City Clerk

  
\_\_\_\_\_  
Mayor