



City of Surrey

Regular Council - Land Use

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C
MONDAY, MAY 14, 2007
Time: 5:49 p.m.

Present:

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

Absent:

Councillors Entering Meeting as Indicated:

Staff Present:

City Manager
City Clerk
Acting General Manager, Planning & Development
General Manager, Engineering
General Manager, Parks, Recreation & Culture
General Manger, Human Resources
Manager Current Planning, Area Planning & Development, North Division
Manager, Current Planning, Area Planning & Development, South Division
Land Development Engineer
City Solicitor

A. ADOPTION OF MINUTES

B. LAND USE APPLICATIONS

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

FLEETWOOD/GUILDFORD

1. 7907-0082-00
#801 - 15950 Fraser Highway
Greg Smith, Galaxie Signs/Investors Group Trust co. Ltd., Inc. No. A33060
Development Permit
Development Permit to modify existing fascia signage for one tenant within the Fleetwood Park Village Shopping Centre.

The Acting General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at #801, 15950 Fraser Highway.

The applicant is proposing:

- a Development Permit

in order to permit the modification of the existing fascia signage for Boston Pizza.

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 Council approve the attached
Development Permit No. 7907-0082-00 (Appendix III), authorize the Mayor and Clerk to sign the Development Permit, and authorize the transfer of the Permit to the heirs, administrators, executors, successors and assigns of the title of the land within the terms of the Permit.

RES.R07-1418

CarriedSOUTH SURREY

2. **7907-0064-00**
2444 - 160 Street
Terry Uppal (U Group Entertainment Inc.)/Surrey South Shopping Centres Limited, Inc. No. A63002
New Liquor Primary License
A Liquor Primary License to allow a liquor primary establishment with an indoor occupant load of 200 and an outdoor occupant load of 95.

The Acting General Manager of Planning & Development submitted a report concerning an application for a new Liquor Primary License on property located at 2444 - 160 Street.

The applicant is proposing:

- a new Liquor Primary License

in order to permit a liquor primary establishment with an indoor occupant load of 200 and an outdoor occupant load of 95 with the hours of operation from 11:00 a.m. to 1:00 a.m. Sunday to Thursday and 11:00 a.m. to 2:00 a.m. Friday and Saturday.

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 the Public Hearing on Application
7907-0064-00 be held at the City Hall on May 28, 2007, at 7:00 p.m. to solicit opinions from area residents regarding the proposed liquor primary establishment.

RES.R07-1419

Carried with Councillor Bose and
Councillor Hunt against.

RESIDENTIAL/INSTITUTIONALNEWTON

3. 7905-0332-00

8205 King George Highway
Brian Hart/Kara Homes Ltd.

Rezoning/Development Permit

Rezone from CTA to CD. Development Permit to allow the development of 32 single detached units on bare land strata lots.

The Acting General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on property located at 8205 King George Highway.

The applicant is proposing:

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

in order to permit the development of 32 single family detached residential dwellings on bare land strata 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 Villeneuve
Seconded by Councillor Steele
That:

1. a By-law be introduced to rezone the property from "Tourist Accommodation Zone (CTA)" (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 eliminate the required indoor and reduce the outdoor amenity space.
3. Council authorize staff to draft Development Permit No. 7905-0332-00 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 to the satisfaction of the Approving Officer;
- (c) submission of a finalized tree survey and a statement regarding tree preservation;
- (d) submission of a finalized landscaping plan and cost estimate to the specifications and satisfaction of the City Landscape Architect;
- (e) the applicant adequately address the impact of no indoor and reduced outdoor amenity space;
- (f) the applicant adequately address the impact of the proposed development on the existing park facilities in the neighbourhood;
- (g) registration of a Section 219 Restrictive Covenant against the titles of all the bare land strata lots to ensure that the landscaping approved under Development Permit No. 7905-0332-00 is maintained; and
- (h) registration of a Section 219 Restrictive Covenant and submission of financial securities to ensure future removal of the King George Highway access, when the internal access road (135A Street) is developed in the future.

RES.R07-1420

Carried

It was

Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2007, No. 16397" pass its first reading.

RES.R07-1421

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, 2007, No. 16397" pass its second reading.

RES.R07-1422

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, 2007, No. 16397" be held at the
 City Hall on May 28, 2007, at 7:00 p.m.

RES.R07-1423

Carried

SURREY CITY CENTRE/WHALLEY

4. **7905-0377-00**
14918 - 108 Avenue
Alan Brown, Alan Brown Architect/715607 B.C. Ltd., Inc. No. BC0715607
Director Information:
Navjeet Dhillon
Officer Information: (as at February 3, 2007)
Navjeet Dhillon (President, Secretary)
Development Variance Permit
Development Variance Permit to reduce parking requirements of the Zoning By-law to allow renovations to an existing apartment building.

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 14918 - 108 Avenue.

The applicant is proposing:

- a Development Variance Permit to vary the following Zoning By-law regulation:
 - to reduce the minimum number of required off-street parking spaces from 178 stalls to 94 stalls

in order to permit three (3) additional dwelling units within an existing rental 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 Higginbotham
Seconded by Councillor Steele
That:

1. Council approve Development Variance Permit No. 7905-0377-00, (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum number of required off-street parking spaces of Surrey Zoning By-law No. 12000 from 178 stalls to 94 stalls to accommodate three additional dwelling units.

RES.R07-1424

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, 2006, No. 15982"

7905-0401-00 - Ethical Real Estate Ventures Ltd., c/o Focus Architecture Inc.
(Carson Nofle)

RF to CD (BL 12000) - 10235 - 133 Street - to permit the development of
a 4-storey, 63-unit apartment building in Surrey City Centre.

Approved by Council: March 27, 2006

Note: A Development Permit (7905-0401-00) on the site is to be considered for
Final Approval under Clerk's Report, Item I.1(a) of this agenda.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 15982" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1425

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 15962"

7905-0210-00 - Surinder and Sukhchain Saran, c/o CitiWest Consulting Ltd.

RA to CD (BL 12000) - 6155 Killarney Drive - to allow subdivision into
five half-acre gross density single family lots.

Approved by Council: February 20, 2006

* Planning & Development advise that (see memorandum dated May 9, 2007 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 Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 15962" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1426

Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1999, No. 13712, Amendment By-law, 2007, No. 16343"

7906-0467-00 - SPE BT Holdings Limited, c/o Michael Ward
(South Point BT Holdings Ltd.)

To Amend CD By-law No. 13712 in Section 2, Sub-section B.1 - to allow an increased number of small-scale retail units within a large format commercial retail complex on property located at 3033 - 152 Street and additional landscaping along Highway No. 99.

Approved by Council: April 16, 2007

Note: A Development Permit (7906-0467-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(b).

- * Planning & Development advise that (see memorandum dated May 9, 2007 in by-law backup) the landscape plan has been approved by the City Landscape Architect. Financial securities for the landscaping have also been provided.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 1999, No. 13712, Amendment By-law, 2007,
No. 16343" be finally adopted, signed by the Mayor and Clerk, and sealed with
the Corporate Seal.

RES.R07-1427

Carried

4. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 151 Amendment By-law, 2006, No. 16166"

7906-0218-00 - 664860 B.C. Ltd., c/o H.Y. Engineering Ltd. (Richard Brooks)

To authorize the redesignation of the property located at 16433 - 110 Avenue from Suburban (SUB) to Urban (URB).

Approved by Council: November 20, 2006

This by-law is proceeding in conjunction with By-law 16167.

It was
By-law, 1996, No. 12900, No. 151 Amendment By-law, 2006, No. 16166" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Official Community Plan

RES.R07-1428

Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16167"

7906-0218-00 - 664860 B.C. Ltd., c/o H.Y. Engineering Ltd. (Richard Brooks)

RA to CD (BL 12000) - 16433 - 110 Avenue - to allow subdivision into approximately 8 large urban single family residential lots.

Approved by Council: November 20, 2006

This by-law is proceeding in conjunction with By-law 16166.

* Planning & Development advise that (see memorandum dated May 10, 2007 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 it is now in order for Council to pass a resolution amending the Fraser Heights Local Area Plan to redesignate the land from Suburban Residential (½ Acre) to Urban Residential

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That Council amend the Fraser Heights
 Local Area Plan to redesignate the land from Suburban Residential (½ Acre) to
 Urban Residential.

RES.R07-1429

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2006, No. 16167" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1430

Carried

6. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 123 Amendment
 By-law, 2005, No. 15813"

7904-0435-00 - Harjinderpal Bhatia, c/o Aplin & Martin Consultants Ltd.
 (M. Sanderson)

To authorize the redesignation of the property located at 15074 - 76A Avenue
 from Suburban (SUB) to Urban (URB).

Approved by Council: July 25, 2005

This by-law is proceeding in conjunction with By-law 15814.

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 123 Amendment By-law, 2005, No. 15813" be
 finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate
 Seal.

RES.R07-1431

Carried

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15814"

7904-0435-00 - Harjinderpal Bhatia, c/o Aplin & Martin Consultants Ltd.
 (M. Sanderson)

RA to RF (BL 12000) - 15074 - 76A Avenue - to allow subdivision into
 2 single family lots.

Approved by Council: July 25, 2005

This by-law is proceeding in conjunction with By-law 15813.

- * Planning & Development advise that (see memorandum dated May 9, 2007 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 it is now in order for Council to pass a resolution amending the Newton Local Area Plan from "Suburban Residential" to "Urban Residential".

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That Council amend the Newton Local Area
 Plan from "Suburban Residential" to "Urban Residential".
 RES.R07-1432 Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2005, No. 15814" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R07-1433 Carried

8. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 139 Amendment By-law, 2006, No. 16047"

7905-0349-00 - 662347 B.C. Ltd., 0729734 B.C. Ltd., c/o The Viridian Planning Group Ltd. (Wendy Whelen)

To authorize the redesignation of the site located at 3164 - 160 Street, Portion of 16100 - 32 Avenue from Suburban (SUB) to Urban (URB).

Approved by Council: June 26, 2006

This by-law is proceeding in conjunction with By-law 16048.

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 139 Amendment By-law, 2006, No. 16047" be
 finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate
 Seal.
 RES.R07-1434 Carried

- 9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16048"
7905-0349-00 - 662347 B.C. Ltd., 0729734 B.C. Ltd., c/o The Viridian Planning Group Ltd. (Wendy Whelen)

RA to CD (BL 12000) - 3164 - 160 Street, Portion of 16100 - 32 Avenue - to permit the development of 98 townhouse housing units.

Approved by Council: June 26, 2006

This by-law is proceeding in conjunction with By-law 16047.

Note: A Development Permit (7905-0349-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(c).

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2006, No. 16048" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R07-1435

Carried

I. CLERK'S REPORT

1. Formal Approval of Development Permits

- (a) **Development Permit No. 7905-0401-00**
Carson Noffle, Focus Architecture/Ethical Real Estate Ventures Ltd.
10235 - 133 Street

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

"That Development Permit No. 7905-0401-00 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 15982 under Item H.1.

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That Development Variance Permit
 No. 7905-0401-00 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.R07-1436

Carried

- (b) **Development Permit No. 7906-0467-00**
Michael Ward (South Point BT Holdings Ltd.)
SFE BT Holdings Limited, Inc. No. 585656
 3033 - 152 Street

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

"That Development Permit No. 7906-0467-00 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 16343 under Item H.3.

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That Development Variance Permit
 No. 7906-0467-00 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.R07-1437

Carried

- (c) **Development Permit No. 7905-0349-00**
Wendy Whelen, The Viridian Planning Group Ltd./662347 B.C. Ltd.,
Inc. No. 662347/0729734 B.C. Ltd., Inc. No. 0729734
 16100 - 32 Avenue and 3164 - 160 Street

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

"That Development Permit No. 7905-0349-00 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. 16048 under Item H.91.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Development Variance Permit
No. 7905-0349-00 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.R07-1438

Carried

J. OTHER BUSINESS

K. ADJOURNMENT

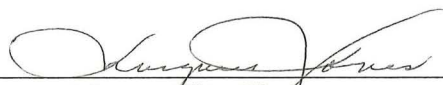
It was Moved by Councillor Hunt
Seconded by Councillor Steele
That the Regular Council - Land Use
meeting do now adjourn.


RES.R07-1439

Carried

The Regular Council- Land Use meeting adjourned at 5:59 p.m.

Certified Correct:


Margaret Jones, City Clerk


Mayor Dianne Watts