



# City of Surrey

## Regular Council - Land Use

### Minutes

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C  
MONDAY, JANUARY 14, 2008  
Time: 5:46 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  
General Manager, Planning & Development  
General Manager, Engineering  
General Manager, Parks, Recreation & Culture  
General Manager, Human Resources  
General Manager, Finance & Technology  
Manager, Current Planning, Area Planning & Development, North Division  
Manager, Current Planning, Area Planning & Development, South Division  
Manager, Land Development Engineering  
City Solicitor

#### **A. ADOPTION OF MINUTES**

#### **B. LAND USE APPLICATIONS**

#### **COMMERCIAL/INDUSTRIAL/AGRICULTURAL**

#### **CLOVERDALE/CLAYTON**

- 7907-0121-00**  
**19265 Highway No. 10 (Langley By-pass)**  
**Teck Construction/  
649907 BC Ltd.**  
**Director Information:**  
**Michael Jerry Hacquard**  
**Gordon D. Wolfe**  
**Officer Information: (as at June 21, 2007)**  
**Michael Jerry Hacquard (Secretary, Vice President)**  
**Gordon D. Wolfe (President)**  
Development Permit  
*in order to allow a free-standing sign.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 19265 Highway No. 10 (Langley By-pass).

**PROPOSAL**

- **Development Permit**

in order to allow a free-standing sign.

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. 7907-0121-00 generally in accordance with the attached drawings.
2. Council instruct staff to resolve the following issue prior to approval:
  - (a) submission by the owner of a sign permit application for the free-standing sign.

RES.R08-1

Carried

**FLEETWOOD/GUILDFORD****2. 7907-0333-00**

**14835 Fraser Highway**

**Toby Harper, National Signcorp./Sycamore Properties Ltd.**

Development Permit/Development Variance Permit

*in order to permit one (1) replacement free-standing sign on a commercial site.*

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 14835 Fraser Highway.

**PROPOSAL**

- **Development Permit**
- **Development Variance Permit**

in order to permit one (1) replacement free-standing sign on a commercial 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. Council authorize staff to draft Development Permit No. 7907-0333-00 in accordance with the attached drawings (Appendix III - Schedule A).
2. Council approve Development Variance Permit No. 7907-0333-00, (Appendix III) varying the following, to proceed to Public Notification:
  - (a) to vary the Sign By-law to allow a relaxation in the minimum required setback from the property line for the proposed free-standing sign from 2.0 metres (6.6 ft.) to 0.0 metres (0.0 ft.).
3. Council instruct staff to resolve the following issue prior to final approval:
  - (a) issuance of Development Variance Permit No. 7907-0333-00.

RES.R08-2

Carried

**NEWTON**

3. **7907-0356-00**  
**7322 King George Highway**  
**Dieter Bohnert, Artistic Sign Services/Centre of Newton Property Inc.**  
Development Variance Permit  
*in order to permit one (1) additional fascia sign in an existing commercial shopping centre.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 7322 King George Highway.

**PROPOSAL**

- **Development Variance Permit**

in order to permit one (1) additional fascia sign in an existing commercial shopping centre.

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

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

1. Council approve Development Variance Permit No. 7907-0356-00, (Appendix III) varying the Surrey Sign By-law (No. 13656) as follows to proceed to Public Notification:
  - (a) to permit one (1) additional fascia sign on a premises frontage (south elevation) within Building C for an existing tenant (Blockbuster Video) in the Centre of Newton commercial development.

RES.R08-3

Carried

**SOUTH SURREY**

4. **7907-0279-00**  
**2444 - 160 Street**  
**Nathan Hildebrand, Surrey South Shopping Centres Limited/Surrey South Shopping Centres Limited, Inc. No. A63002**  
 Development Permit/Development Variance Permit  
*in order to permit the development of a retail commercial building in the northeast quadrant of the Grandview Corners Shopping District, and to permit a canopy sign to be located above a canopy.*

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 2444 - 160 Street.

**PROPOSAL**

- **Development Permit**
- **Development Variance Permit**

in order to permit the development of a retail commercial building in the northeast quadrant of the Grandview Corners Shopping District, and to permit a canopy sign to be located above a canopy

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. 7907-0279-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7907-0279-00, (Appendix V) varying the following, to proceed to Public Notification:
  - (a) vary the Sign By-law to allow a canopy sign to be located on the canopy roof on the southwest elevation of the proposed retail building.

RES.R08-4

Carried

### SURREY CITY CENTRE/WHALLEY

5. **7907-0315-00**  
**10610 Span Road**  
**Peter Hillebrand/Doris Hillebrand**  
OCP Amendment/Temporary Industrial Use Permit  
*in order to declare the site a Temporary Industrial Use Permit Area to allow for a temporary truck parking facility for a period not to exceed 2 years.*

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, and a Temporary Industrial Use Permit application on property located at 10610 Span Road.

### **PROPOSAL**

- **OCP Amendment**
- **Temporary Industrial Use Permit**

in order to declare the site a Temporary Industrial Use Permit Area to allow for a temporary truck parking facility for a period not to exceed 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 Steele  
That:

1. a By-law be introduced to amend the Official Community Plan by declaring the subject site a Temporary Industrial Use Permit Area 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 this Report, to be appropriate to meet the requirements of Section 879 of the Local Government Act.
3. Council approve Temporary Industrial Use Permit No. 7907-0315-00 (Appendix IV) to proceed to Public Notification.
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) registration of a Section 219 Restrictive Covenant to prohibit on-site truck washing, truck fuel storage or refuelling storage of waste petroleum fluids and vehicle maintenance and to prohibit the parking and storage of vehicles containing dangerous goods defined by the Transportation of Dangerous Goods Act; and
  - (c) submission of adequate security to ensure the vehicles are removed and the site is restored to its vacant state upon expiration of the Temporary Industrial Use Permit.

RES.R08-5

Carried

It was Moved by Councillor Higginbotham  
Seconded by Councillor Gill  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, Text No. 80 Amendment By-law 2008, No. 16551"  
pass its first reading.

RES.R08-6

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, Text No. 80 Amendment By-law 2008, No. 16551"  
pass its second reading.

RES.R08-7

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, Text No. 80 Amendment By-law  
2008, No. 16551" be held at the City Hall on January 28, 2008, at 7:00 p.m.

RES.R08-8

Carried

## RESIDENTIAL/INSTITUTIONAL

### FLEETWOOD/GUILDFORD

6. **7906-0300-00**  
**9532 - 152 Street**  
**Hoang Ngoc Ngo/Hoang Ngoc Ngo and Tam-Minh Thi Nguyen**  
Development Permit  
*in order to permit the development of a duplex.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 9532 - 152 Street.

### **PROPOSAL**

- **Development Permit**

in order to permit the development of a duplex.

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 Martin  
Seconded by Councillor Gill  
That Council approve the attached  
Development Permit No. 7906-0300-00 (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.R08-9

Carried

**NEWTON**

7. **7906-0378-00**  
**14482 - 60 Avenue**  
**Dexter Hirabe, CitiWest Consulting Ltd./Kamal Dhami, Kuldip Aujla**  
**and Satnam Aujla**  
**Rezoning from RA and RF-12 to RF-9, RF and RF-12**  
 Development Variance Permit/NCP Amendment  
*in order to allow subdivision into 5 RF-9 lots, 4 RF lots and 1 RF-12 lot and to allow a lot depth variance for one lot and various front yard setback relaxations for tree preservation.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit, and a Neighbourhood Concept Plan Amendment application on property located at 14482 - 60 Avenue.

**PROPOSAL**

- **Rezoning** from RA and RF-12 to RF-9, RF and RF-12
- **Development Variance Permit**
- **NCP Amendment**

in order to allow subdivision into 5 RF-9 lots, 4 RF lots and 1 RF-12 lot and to allow a lot depth variance for one lot and various front yard setback relaxations for tree preservation.

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 Martin  
Seconded by Councillor Gill  
 That:

1. a By-law be introduced to rezone Block A from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000); to rezone Block B and Block D from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000); and to rezone Block C from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000), and to rezone Block E from "One-Acre Residential Zone (RA)" (By-law No. 12000) and "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) (all shown on Appendix VII) and a date be set for Public Hearing.



2. Council approve Development Variance Permit No. 7906-0378-00, (Appendix VIII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback of the RF Zone for Lot 8 from 7.5 metres (25 ft.) to 6 metres (19.7 ft.);
  - (b) to reduce the minimum rear yard setback of the RF Zone for Lot 9 from 7.5 metres (25 ft.) to 5 metres (16.4 ft.);
  - (c) to reduce the minimum rear yard setback of the RF-12 Zone for Lot 10 from 7.5 metres (925 ft.) to 5 metres (16.4 ft.); and
  - (d) to reduce the minimum lot depth of the Type II interior lot of the RF-12 Zone for Lot 10 from 22 metres (72.2 ft.) to 18.67 metres (61 ft.).
  
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, 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;
  - (d) registration of a Section 219 "no build" Restrictive Covenant on proposed Lots 6, 7, 8 and 9 to ensure retention of several large trees at the rear of these lots; and
  - (e) purchase and consolidation of the surplus portion of 145 Street adjacent to the proposed RF-12 lot.
  
4. Council pass a resolution to amend South Newton NCP to redesignate a portion of the land from "Single Family Residential" to "Single Family Residential Flex 6 to 14.5" and from "Creek and Riparian Setback" to "Single Family Residential" (Appendix IX) prior to final adoption of the rezoning by-law.

RES.R08-10

Carried

It was

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

No. 12000, Amendment By-law, 2008, No. 16552" pass its first reading.

RES.R08-11

Carried

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

RES.R08-12 It was Moved by Councillor Martin  
Seconded by Councillor Higginbotham  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2008, No. 16552" pass its second reading.  
Carried

RES.R08-13 It was then Moved by Councillor Martin  
Seconded by Councillor Higginbotham  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16552" be held at the  
City Hall on January 28, 2008, at 7:00 p.m.  
Carried

### SOUTH SURREY

8. **7907-0314-00**  
**3313 - 148 Street**  
**Ranjit Aadmi/0778312 B.C. Ltd., Inc. No. BC0778312**

**Director Information:**

**Dean Hamilton**

**No Officer Information Filed**

Rezoning from CD (By-law No. 16350) to RF/Rescind Development Permit  
No. 7906-0316-00

*in order to position this site for future development.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and to rescind DP No. 7906-0316-00 on property located at 3313 - 148 Street.

### **PROPOSAL**

- **Rezoning** from CD (By-law No. 16350) to RF
- **Rescind Development Permit** No. 7906-0316-00

*in order to position this site for future development.*

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

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

1. Council rescind the resolution (No. R07-1702) granting Final Approval of Development Permit No. 7906-0316-00.

2. a By-law be introduced to rezone the subject site from "Comprehensive Development Zone (CD)" (By-law No. 16350) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
3. Council instruct staff to resolve the following issue prior to final adoption:
  - (a) registration of a Section 219 Restrictive Covenant for "no build" on the site until it is consolidated with adjacent properties and rezoned and redeveloped in accordance with the King George Corridor Land Use Plan.

RES.R08-14

Carried

It was

Moved by Councillor Martin  
 Seconded by Councillor Villeneuve  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2008, No. 16553" pass its first reading.

RES.R08-15

Carried

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

It was

Moved by Councillor Martin  
 Seconded by Councillor Villeneuve  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2008, No. 16553" pass its second reading.

RES.R08-16

Carried

It was then

Moved by Councillor Martin  
 Seconded by Councillor Villeneuve  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16553" be held at the  
 City Hall on January 28, 2008, at 7:00 p.m.

RES.R08-17

Carried

9. **7907-0302-00**  
**10411 - 173 Street**  
**Khrahn Engineering PLR Construction, Marcus Productions Inc., Hoffman Properties, Milia Computer Consulting Ltd. and Rapid Developments**  
 Development Permit  
*in order to allow the construction of a multi-tenant industrial building.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 10411 - 173 Street.

**PROPOSAL**

- **Development Permit**

in order to allow the construction of a multi-tenant 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 Villeneuve  
Seconded by Councillor Gill  
That:

1. Council authorize staff to draft Development Permit No. 7907-0302-00 in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to approval:
  - (a) submission of fascia sign details to the satisfaction of the City Architect;
  - (b) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
  - (c) submission of rooftop screening detail to the satisfaction of the City Architect.

RES.R08-18

Carried**10. 7907-0263-00**

**Portion of 14650 - 104 Avenue, 10340 - 146 Street  
and Portion of 10330 - 146 Street**

**Robert Traylen, Loblaw Properties West Inc. Loblaw Properties West Inc.**

OCP Amendment from Multiple Residential to Commercial

Rezoning from C-35 and RF to CD (based on C-15)

Development Permit

*in order to establish the appropriate OCP designation for an existing Superstore  
and to facilitate the construction of additional parking spaces for Superstore.*

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit, a Development Variance Permit and an application to amend the Official Community Plan on properties located at Portion of 14650 - 104 Avenue, 10340 - 146 Street and Portion of 10330 - 146 Street.

**PROPOSAL**

- **OCP Amendment** from Multiple Residential to Commercial
- **Rezoning** from C-35 and RF to CD
- **Development Permit**

in order to establish the appropriate OCP designation for an existing Superstore and to facilitate the construction of additional parking spaces for Superstore.

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 Hepner

Seconded by Councillor Gill

That:

1. a By-law be introduced to amend the OCP be redesignating the subject site from Multiple Residential to Commercial and a date for Public Hearing be set (Appendix III).
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 portions of the subject site shown in the Survey Plan from "Downtown Commercial Zone (C-35)" (By-law No. 12000) and "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 (Appendix VI).
4. Council authorize staff to draft Development Permit No. 7907-0263-00 in accordance with the attached drawings (Appendix II).
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 a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and

- (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R08-19

Carried

It was

Moved by Councillor Higginbotham

Seconded by Councillor Villeneuve

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 200 Amendment By-law 2008, No. 16554" pass its first reading.

RES.R08-20

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. 200 Amendment By-law 2008, No. 16554" pass its second reading.

RES.R08-21

Carried

It was then

Moved by Councillor Higginbotham

Seconded by Councillor Villeneuve

That the Public Hearing on "Surrey Official

Community Plan By-law, 1996, No. 12900, No. 200 Amendment By-law 2008, No. 16554" be held at the City Hall on January 28, 2008, at 7:00 p.m.

RES.R08-22

Carried

It was

Moved by Councillor Higginbotham

Seconded by Councillor Villeneuve

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2008, No. 16555" pass its first reading.

RES.R08-23

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, 2008, No. 16555" pass its second reading.

RES.R08-24

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, 2008, No. 16555" be held at the  
 City Hall on January 28, 2008, at 7:00 p.m.

RES.R08-25

Carried**SOUTH SURREY**

11. **7907-0307-00**  
**3237 King George Highway**  
**Toby Harper, SignCorp, 235870 B.C. Ltd.**

**Director Information:****Robert S. Davidson****Officer Information: (as at June 1, 2007)****Robert S. Davidson (President, Secretary)**

Development Permit/Development Variance Permit

*in order to permit one (1) free-standing sign and additional fascia signs on an existing commercial 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 3237 King George Highway.

**PROPOSAL**

- **Development Permit**
- **Development Variance Permit**

in order to permit one (1) free-standing sign and additional fascia signs on an existing commercial 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 Martin  
 Seconded by Councillor Hepner  
 That:

1. Council authorize staff to draft Development Permit No. 7907-0307-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7907-0307-00, (Appendix III) varying the following, to proceed to Public Notification:
  - (a) to vary Surrey's Sign By-law No. 13656 as follows:

- i. to allow a permitted fascia sign and an additional fascia sign, fronting King George Highway (north elevation), both to be located on a non-building face;
- ii. to allow a permitted premises frontage fascia sign, fronting King George Highway (north elevation), to be located on a non-premises frontage (second floor); and
- iii. to allow three (3) fascia signs on the east elevation of the building, for three (3) interior tenants that do not have a premises or lot frontage.

RES.R08-26

Carried**SURREY CITY CENTRE/WHALLEY****12. 7906-0171-00****10870 Scott Road****Aplin & Martin Consultants/Shingara and Kashmir Khangura**

Rezoning from IL-1 to CHI

Development Permit/Development Variance Permit

*in order to allow automotive sales, to upgrading of the existing building and to vary signage regulations.*

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit, Development Variance Permit and Rezoning on property located at 10870 Scott Road.

**PROPOSAL**

- **Rezoning** from IL-1 to CHI
- **Development Permit**
- **Development Variance Permit**

in order to allow automotive sales, to upgrade the existing building and to vary signage regulations.

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 Martin

Seconded by Councillor Gill

That:

1. a By-law be introduced to rezone the subject site from "Light Impact Industrial 1 Zone (IL-1)" (By-law No. 12000) to "Highway Commercial Industrial Zone (CHI)" (By-law No. 12000) and a date be set for Public Hearing.



2. Council authorize staff to draft Development Permit No. 7906-0171-00 in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7906-0171-00, (Appendix IV) varying the following Sign By-law regulations, to proceed to Public Notification:
  - (a) to allow a fascia sign to extend above the roof line of a building; and
  - (b) increase the maximum fascia sign area from 0.3 metre (3 sq. ft.) per lineal foot of the premise frontage to 1.45 square metres (15.6 ft.) per lineal foot of premise frontage.
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 plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (c) removal of all unauthorized buildings and structures to the satisfaction of the Building Division; and
  - (d) relocation of the free-standing sign.

RES.R08-27

Carried

It was

Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2008, No. 16556" pass its first reading.

RES.R08-28

Carried

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

It was

Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2008, No. 16556" pass its second reading.

RES.R08-29

Carried

It was then  
 Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16556" be held at the  
 City Hall on January 28, 2008, at 7:00 p.m.  
 RES.R08-30 Carried

## RESIDENTIAL/INSTITUTIONAL

### FLEETWOOD/GUILDFORD

- 13. 7907-0173-00**  
**14970 and 14975 - 101A Avenue and 10160 - 149 Street**  
**Foad Rafii, Rafii Architects Inc./Cartier Place Developments Inc.**  
 Rezoning from CD to CD (based on RM-135)/Development Permit  
*in order to permit the development of 637 apartment units within 3 high-rise buildings in Guildford.*

The General Manager of Planning & Development submitted a report concerning applications for a development permit and rezoning on properties located at 14970 and 14975 - 101A Avenue and 10160 - 149 Street.

### **PROPOSAL**

- **Rezoning** from CD to CD (based on RM-135)
- **Development Permit**

*in order to permit the development of 637 apartment units within 3 high-rise buildings in Guildford.*

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

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

1. a By-law be introduced to rezone the subject site from "Comprehensive Development Zone (CD)" (By-law No. 11805) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. The notification area for the Public Hearing be increased from 100 metres (300 ft.) to 500 metres (0.3 mile).
3. Council approve the applicant's request to reduce the amount of required indoor amenity space from 1,911 square metres (20,570 sq. ft.) to 1,907.5 square metres (20,532 sq. ft.).

4. Council authorize staff to draft Development Permit No. 7907-0173-00 in accordance with the attached drawings (Appendix II).
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 a finalized tree survey and a statement regarding tree preservation to the satisfaction of the Planning and Development Department;
  - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (f) the applicant adequately address the impact of reduced indoor amenity space in accordance with Council Policy 0-48;
  - (g) registration of a Statutory Right-of-Way for right of pedestrian passage on the 2.4-metre (8 ft.) wide east-west walkway;
  - (h) discharge of Restrictive Covenant BG327892, which regulates the design of a 20-storey high-rise apartment tower with a maximum of 115 dwelling units on Lot 3 (14970 - 101A Avenue);
  - (i) discharge of Restrictive Covenant BG327894, which regulates the design of a 22-storey high-rise apartment tower, with a maximum 127 units on Lot 4 (14975 - 101A Avenue);
  - (j) discharge of Restrictive Covenant BG327896, which regulates the design of one 18-storey high-rise apartment building, with a maximum of 103 dwelling units on Lot 5 (10160 - 149 Street);
  - (k) the applicant to register reciprocal access easements between proposed Lots A, B and C to allow for reciprocal pedestrian and vehicular access for residents and visitors of the development; and

- (l) the applicant to provide community amenities equivalent to 75% of the lift in land value from 2.95 FAR to 4.0 FAR in accordance with the interim Bonus Density Policy (Council Policy 0-54).

RES.R08-31

Carried

It was

Moved by Councillor Higginbotham  
 Seconded by Councillor Villeneuve  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2008, No. 16557" pass its first reading.

RES.R08-32

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, 2008, No. 16557" pass its second reading.

RES.R08-33

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, 2008, No. 16557" be held at the  
 City Hall on January 28, 2008, at 7:00 p.m.

RES.R08-34

Carried**SOUTH SURREY****14. 7906-0263-00****15422 - 31 Avenue**

**Julio Gomberoff, Gomberoff Bell Lyon Architects Inc. /0743323 B.C. Ltd.,  
 Inc. No. 0743323**

**Director Information:****Hugh John Porter****Norman Porter****Officer Information: (as at December 15, 2007)****Norman Porter (President)****Hugh John Porter (Secretary)**

Rezoning from RA to CD/Development Permit

*in order to permit the development of a live/work development consisting of two,  
 4-storey apartment buildings.*

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and Rezoning on property located at 15422 - 31 Avenue.

**PROPOSAL**

- **Rezoning** from CD to CD (based on RM-135)
- **Development Permit**

in order to permit the development of 637 apartment units within 3 high-rise buildings in Guildford.

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 Bose  
Seconded by Councillor Steele

That:

1. a By-law be introduced to rezone the subject site 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.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 444 square metres (4,780 sq. ft.) to 106 square metres (1,144 sq. ft.).
3. Council authorize staff to draft Development Permit No. 7906-0263-00 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 subdivision layout to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation;
  - (d) input from Senior Government Environmental Agencies;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;

- (g) resolution of all urban design and architectural design issues to the satisfaction of the Planning and Development Department;
- (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (i) registration of a Section 219 Restrictive Covenant requiring fire sprinklers to NFPA standards and to release and indemnify the City from liability;
- (j) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement, as well as to ensure that tandem underground parking spaces are reserved for 2 or more bedroom units only, and to require any 2 parking spaces provided in a tandem arrangement to be held by the same owner;
- (k) the applicant adequately address the impact of reduced indoor amenity space;
- (l) registration of a Section 219 Restrictive Covenant providing notice to future owners of the live/work uses on the site;
- (m) the applicant undertake a Building Code review to ensure minimum building standards for live/work uses are met and that the buildings are constructed to these standards from the outset;
- (n) final design and alignment of the east-west strata road extending from 31 Avenue, to be confirmed between the subject site and the property to the north;
- (o) registration of a Section 219 Restrictive Covenant to ensure that the "work" area for the ground floor storefront units will not be occupied as a secondary suite; and
- (p) registration of a Section 219 Restrictive Covenant to require a minimum of 1,385 m<sup>2</sup> (15,000 sq. ft.) of "work" space to be provided on the site, and to ensure that only the occupants of the residential units may undertake a permitted business use in the "work" portions of the ground floor storefront units or in the business centre components.

RES.R08-35

Carried



It was Moved by Councillor Steele  
 Seconded by Councillor Gill  
 That Council Amend Surrey Zoning By-law,  
 1993, No. 12000, Amendment By-law, 2006, No. 16353 (the "By-law") by  
 replacing Schedule "B" of the By-law with a new Schedule "B" (Appendix "A")  
 to adjust the minimum building setbacks for the revised subdivision layout.

RES.R08-40 Carried

It was Moved by Councillor Steele  
 Seconded by Councillor Gill  
 That Council endorse additional  
 requirements for the subject development application (No. 7902-0395-00) as  
 documented in this report, as follows:

- (a) revised lot grading along the easterly property line and elimination of the retaining wall;
- (b) satisfactory completion of finalized geotechnical requirements;
- (c) completion of a site filling and truck routing management plan to the satisfaction of the Engineering Department; and
- (d) registration of a Section 219 Restrictive Covenant on the remnant parent farm parcel providing notice of potential long-term flooding risk to future owners and a Right to Flood Covenant to address drainage and flooding issues.

RES.R08-41 Carried

It was Moved by Councillor Steele  
 Seconded by Councillor Gill  
 That Council grant third reading to the  
 By-law, as amended.

RES.R08-41A Defeated with Councillors Martin, Bose,  
 Hunt, Villeneuve and Mayor Watts opposed.

#### **D. ITEMS TABLED BY COUNCIL**

#### **E. DELEGATIONS**

#### **F. CORRESPONDENCE**



**G. NOTICE OF MOTION**

**H. BY-LAWS**

FINAL ADOPTION

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14941"

7999-0255-00 - Pacific Pentecostal Education and Communication Society,  
c/o David Ho, Architect

RA (BL 12000) to PA-2 (BL 12000) - 16855, 16885, 16917, and  
16981 Barnston Drive West - to consolidate the Pacific Academy School  
lands and to allow additional school parking accessed from Barnston  
Drive West.

Approved by Council: February 17, 2003

**Note:** The Public Hearing on this application was held on March 24, 2003. As  
more than two years have passed since the Public Hearing, Council may  
wish to hold a new Public Hearing.

\* Planning & Development advise that (see memorandum dated January 8, 2008 in  
by-law backup) the reason for the delay in bringing this application to Final  
Adoption was due to resolution of engineering design issues related to a statutory  
right-of-way for public rights of passage, which has now been registered.

\* In addition, Council is advised that the land has been consolidated effective  
October 31, 2003 resulting in a new legal description. It is therefore requested  
that Council rescind third reading of By-law 14941 and amend the by-law  
accordingly.

It was  
Moved by Councillor Hunt  
Seconded by Councillor Steele  
That Council rescind Resolution R03-774 of  
the March 24, 2003 Regular Council-Public Hearing Minutes passing Third  
Reading of By-law No. 14941.

RES.R08-42

Carried

- It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That Council amend By-law No. 14941 in  
Section 1 by deleting the existing legal descriptions and civic addresses and  
inserting the following new land description as follows:
- "Parcel Identifier: 025-798-421  
Parcel 1 Except Part on Plan BCP11386 Section 6 Township 9 New Westminster  
District Plan BCP8062 (10238 - 168 Street)".
- RES.R08-43 Carried
- It was Moved by Councillor Hunt  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2003, No. 14941" pass Third Reading, as  
amended.
- RES.R08-44 Carried
- It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2003, No. 14941" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.
- RES.R08-45 Carried

#### MISCELLANEOUS

2. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 199 Amendment  
By-law, 2007, No. 16548"

7906-0264-00 - Apex Management Services Ltd., 0693108 BC Ltd.,  
546598 BC Ltd., 0762235 BC Ltd. and Span Projects Inc.,  
c/o Coastland Engineering & Surveying Ltd. (Mike Helle)

To authorize the redesignation of a portion of the property located at 17480 and  
17510 - 4 Avenue from Suburban (SUB) to Urban (URB)

Approved by Council: December 17, 2007

This By-law is proceeding in conjunction with By-law Nos. 16459A and 16549B.

- \* Planning & Development advise that (see memorandum dated January 10, 2008 in  
by-law backup) that Application 7906-0264-00 and related by-laws were granted  
first and second readings on December 17, 2007 with a Public Hearing date  
scheduled for January 14, 2008. Due to an error in property description in  
By-law 16549A associated with this application, it is necessary for Council to

approve the amendment to the by-law and set a new Public Hearing date for this application.

It was Moved by Councillor Hunt  
Seconded by Councillor Gill  
That Council rescind Resolution R07-3152  
of the December 17, 2007 Regular Council-Land Use Minutes setting the  
Public Hearing for By-law 16548 on January 14, 2008.

RES.R08-46

Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That Council set the Public Hearing for  
"Surrey Official Community Plan By-law, 1996, No. 12900, No. 199 Amendment  
By-law, 2007, No. 16548" for January 28, 2008 at 7:00 p.m. at the City Hall.

RES.R08-47

Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007,  
No. 16549A"

7906-0264-00 - Apex Management Services Ltd., 0693108 BC Ltd.,  
546598 BC Ltd., 0762235 BC Ltd. and Span Projects Inc.,  
c/o Coastland Engineering & Surveying Ltd. (Mike Helle)

RA to CD (BL 12000) - 17480 and 17510 - 4 Avenue to permit the  
subdivision into 4 Suburban 1/2 acre gross density type lots, 3 urban  
transition lots, 36 RF-12 lots and 12 RF-9 lots.

This By-law is proceeding in conjunction with By-law Nos. 16548 and 16549B.

- \* Planning & Development advise that (see memorandum dated January 10, 2008 in  
by-law backup) that Application 7906-0264-00 and related by-laws were granted  
first and second readings on December 17, 2007 with a Public Hearing date  
scheduled for January 14, 2008. Due to an error in property description in  
By-law 16549A associated with this application, it is necessary for Council to  
approve the amendment to the by-law and set a new Public Hearing date for this  
application.

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That Council rescind Resolution R07-3155  
of the December 17, 2007 Regular Council-Land Use Minutes setting the  
Public Hearing for By-law 16549A on January 14, 2008.

RES.R08-48

Carried

- RES.R08-49 It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That Council rescind Resolution R07-3154  
of the December 17, 2007 Regular Council-Land Use Minutes passing Second  
Reading of By-law 16549A.  
Carried
- RES.R08-50 It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That Council amend By-law 16549A by  
replacing Section 1 as shown in the revised by-law in by-law backup.  
Carried
- RES.R08-51 It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16549A" pass Second Reading, as  
amended.  
Carried with Councillor Bose opposed.
- RES.R08-52 It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That Council set the Public Hearing for  
"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007,  
No. 16549A" for January 28, 2008 at 7:00 p.m. at the City Hall.  
Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007,  
No. 16549B"

7906-0264-00 - Apex Management Services Ltd., 0693108 BC Ltd.,  
546598 BC Ltd., 0762235 BC Ltd. and Span Projects Inc.  
c/o Coastland Engineering & Surveying Ltd. (Mike Helle)

RA to RF-12 and RF-9 (BL 12000) - 17480 and 17510 - 4 Avenue to  
permit the subdivision into 4 Suburban 1/2 acre gross density type lots,  
3 urban transition lots, 36 RF-12 lots and 12 RF-9 lots.

Approved by Council: December 17, 2007

This By-law is proceeding in conjunction with By-law Nos. 16548 and 16549A.

- \* Planning & Development advise that (see memorandum dated January 10, 2008 in  
by-law backup) that Application 7906-0264-00 and related by-laws were granted  
first and second readings on December 17, 2007 with a Public Hearing date  
scheduled for January 14, 2008. Due to an error in property description  
By-law 16549A associated with this application, it is necessary for Council to

approve the amendment to the by-law and set a new Public Hearing date for this application.

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That Council rescind Resolution R07-3158  
of the December 17, 2007 Regular Council-Land Use Minutes setting the  
Public Hearing for By-law 16549B on January 14, 2008.

RES.R08-53 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That Council set the Public Hearing for  
"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007,  
No. 16549B" for January 28, 2008 at 7:00 p.m. at the City Hall.

RES.R08-54 Carried

## I. CLERK'S REPORT

### 1. Formal Approval of Development Permits

- (a) **Development Permit No. 7907-0030-00**  
**Teck Construction/Carib Holdings Ltd.**  
5278 - 185A Street

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

"That Development Permit No. 7907-0030-00 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 Steele  
That Development Permit  
No. 7907-0030-00 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.R08-55 Carried

**J. OTHER BUSINESS****1. Required Indoor and Outdoor Amenity Space Infinity Multi-Tower Residential Project – 100 Avenue and King George Highway – Surrey City Centre**

It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That the memo regarding the required indoor and outdoor Amenity Space Infinity Multi-Tower Residential Project be updated and provided on table to be dealt with under Other Business in the Public Hearing meeting of this evening.

RES.R08-56

Carried**2. MOTION TO HOLD A MEETING IN A CLOSED SESSION**

It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That following Regular Council Public Hearing, Council close the meeting to the public pursuant to Section 90 (1) (a) (c) (e) (g) and (i) of the *Community Charter*, which states:

*"A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:*

- (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;*
- (c) labour relations or other employee relations;*
- (e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interest of the municipality;*
- (g) litigation or potential litigation affecting the municipality; and,*
- (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose."*

RES.R08-57

Carried**K. ADJOURNMENT**


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


RES.R08-58

Carried

The Regular Council- Land Use meeting adjourned at 6:35 p.m.

Certified Correct:

  
\_\_\_\_\_  
Margaret. Jones, City Clerk

  
\_\_\_\_\_  
Mayor Dianne Watts