



# City of Surrey

## Regular Council - Land Use

### Minutes

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C  
**MONDAY, FEBRUARY 25, 2008**  
Time: 5:37 p.m.

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**Present:**

Chair: Councillor Hunt  
Councillor Steele  
Councillor Gill  
Councillor Martin  
Councillor Hepner  
Councillor Higginbotham

**Absent:**

Mayor Watts  
Councillor Villeneuve  
Councillor Bose

**Councillors Entering**  
**Meeting as Indicated:**

**Staff Present:**

City Manager  
Acting 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  
Current Planning, Manager, South Division  
Land Development Engineer  
City Solicitor

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**A. ADOPTION OF MINUTES**

**B. LAND USE APPLICATIONS**

**COMMERCIAL/INDUSTRIAL/AGRICULTURAL**

**CLOVERDALE/CLAYTON**

- 1. 7907-0261-00**  
**18445 - 53A Avenue**  
**Ken Fung, Ennova/No. 142 Corporate Ventures Ltd., Inc. No. 546622**  
Development Permit  
*in order to permit construction of an industrial building.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 18445 - 53A Avenue.

**PROPOSAL**

- **Development Permit**

in order to permit construction of an 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 Higginbotham  
Seconded by Councillor Steele  
That:

1. Council authorize staff to draft Development Permit No. 7907-0261-00 in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to approval:
  - (a) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
  - (b) registration of a Section 219 Restrictive Covenant to prohibit automotive service uses and automobile painting and body work.

RES.R08-349

Carried

**FLEETWOOD/GUILDFORD**

2. **7907-0353-00**  
**9760 - 190 Street**  
**Jake Power, Power Wood Corp./Perfect Properties Inc.**  
Development Variance Permit  
*in order to permit the development of a dust collection system for an existing lumber yard.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 9760 - 190 Street.

**PROPOSAL**

- **Development Variance Permit**

in order to permit the development of a dust collection system for an existing lumber yard.

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 Steele  
That:

1. Council approve Development Variance Permit No. 7907-0353-00, (Appendix II) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum north side yard setback of the IL Zone from 0.0 metre (0.0 ft.) or 7.5 metres (25 ft.) to 1.5 metres (5.0 ft.); and
  - (b) to increase the maximum height of an accessory structure of the IL Zone from 6.0 metres (20.0 ft.) to 12.8 metres (42.0 ft.).

RES.R08-350

Carried

3. **7907-0255-00**  
**9014 - 152 Street**  
**Wayne Ellis (Atlas Sign & Awning Co.)/Fleetwood Center Investments Ltd., Inc. No. 696972**  
Development Permit/Development Variance Permit  
*in order to allow additional awnings and to allow the awnings to project 0.9 metre (3.0 ft.) from the building façade.*

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 9014 - 152 Street.

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

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

1. Council authorize staff to draft Development Permit No. 7907-0255-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7907-0255-00, (Appendix III) varying the Sign By-law to proceed to Public Notification:
  - (a) to allow the number of awning signs for two businesses located in the same building to be increased from two (2) to four (4); and

- (b) to reduce the minimum projection of the four (4) awnings on the subject building from 1.2 metres (4.0 ft.) to 0.9 metres (3.0 ft.) from the building façade.

RES.R08-351

Carried with Councillor Hunt against.

4. **7906-0046-00**  
**14780 - 108 Avenue**  
**Laura Jones, Pacific-Land Resource Group Inc./Shell Canada Limited, Inc.**  
**No. 48164A**  
 Rezoning from CG-2 to CD (based on CG-2)/Development Permit  
*in order to permit the redevelopment of a gas station and convenience store.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit on property located at 14780 - 108 Avenue.

**PROPOSAL**

- **Rezoning** from CG-2 to CD (based on CG-2)
- **Development Permit**

in order to permit the redevelopment of a gas station and convenience store.

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

It was

Moved by Councillor Higginbotham  
 Seconded by Councillor Steele  
 That application 7906-0049-00 be referred

back to staff.

RES.R08-352

Carried**NEWTON**

5. **7907-0403-00**  
**7218 King George Highway**  
**Dennis Coates/7218 KG Financial Inc. Inc. No. 492825**  
 Development Permit/Liquor License Amendment to change the hours of operation, increase the capacity, and for a patio addition  
*to an existing liquor primary facility.*

The General Manager of Planning & Development submitted a report concerning an application for a Liquor License Amendment, and a Development Permit application on property located at 7218 King George Highway.



**PROPOSAL**

- **Development Permit**
- **Liquor License Amendment** to change the hours of operation, increase the capacity, and for a patio addition

to an existing liquor primary facility.

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 Steele  
That:

1. Council approve the following proposed liquor primary liquor license amendment to proceed to Public Notification:
  - (a) the addition of a patio with a maximum person capacity of 30 people;
  - (b) the alteration of hours of operation from 12:00 noon to 1:00 a.m. Monday to Thursday and 12:00 noon to 2:00 a.m. Friday and Saturday to 11:00 a.m. to 1:00 a.m. Monday to Saturday; and
  - (c) increase in overall capacity from 80 persons to 110 persons.
2. Council authorize staff to draft Development Permit No. 7907-0403-00 in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issue prior to final approval:
  - (a) the applicant enter into a good neighbour agreement with the City, RCMP, and Surrey Fire Services, as per Section 53.(5) of the Business License By-law 1999, No. 13680.

RES.R08-353

Carried with Councillor Hunt against.

**SOUTH SURREY**

6. **7908-0001-00**  
**298 Highway No. 99**  
**Lark Projects Ltd./Ministry of Transportation - Highway 99**  
For Council Information  
*proposal by Tourism BC and the Ministry of Transportation to develop the Peace Arch Border Crossing Visitor Centre.*

The General Manager of Planning & Development submitted a report for Council Information on property located at 298 Highway No. 99.

### PROPOSAL

- **For Council Information**

proposal by Tourism BC and the Ministry of Transportation to develop the Peace Arch Border Crossing Visitor Centre.

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

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That Application No. 7908-0001-00 be

received for information.

RES.R08-354

Carried

7. **7907-0394-00**  
**15735 Croydon Drive**  
**Dave Sheppard, Morgan Crossing Properties Ltd./Morgan Crossing Properties Ltd., Inc. No. BC0742937**  
 Development Permit  
*in order to permit the development of a 2-storey commercial building in the Morgan Crossing mixed-use lifestyle village centre.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 15735 Croydon Drive.

### PROPOSAL

- **Development Permit**

in order to permit the development of a 2-storey commercial building in the Morgan Crossing mixed-use lifestyle village 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 Gill  
Seconded by Councillor Steele  
That Council approve the attached  
Development Permit No. 7907-0394-00 (Appendix IV), 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.R08-355

Carried

8. **7907-0126-00**  
**2466 King George Highway**  
**Lee Evens, White Rock Honda/McGivern Enterprises Ltd.**  
Development Permit  
*in order to permit the expansion of the vehicle storage area for White Rock  
Honda.*

The General Manager of Planning & Development submitted a report concerning  
an application for a Development Permit on property located at 2466 King George  
Highway.

#### **PROPOSAL**

- **Development Permit**

in order to permit the expansion of the vehicle storage area for White Rock  
Honda.

The General Manager of Planning & Development was recommending that this  
application be referred back to staff.

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That application 7907-0126-00 be referred  
back to staff to work with the applicant and the adjacent townhouse development  
(Totem Co-op) to establish an appropriate landscape buffer and address tree  
retention.

RES.R08-356

Carried Councillor Higginbotham against

**Note:** See separate correspondence in the binder flap regarding this application.

**RESIDENTIAL/INSTITUTIONAL****FLEETWOOD/GUILDFORD**

- 9. 7906-0432-00**  
**14664 St. Andrews Drive**  
**Avnash Banwait, Mainland Engineering Corp./Irene Phan and**  
**Mily Sue Phan**  
 Rezoning from RA to RF  
*in order to allow subdivision into two (2) single family residential lots.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 14664 St. Andrews Drive.

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 Steele  
 Seconded by Councillor Martin  
 That:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer; and
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect.

RES.R08-357

Carried

It was Moved by Councillor Steele  
 Seconded by Councillor Higginbotham  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2008, No. 16588" pass its first reading.

RES.R08-358

Carried



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

RES.R08-359 It was Moved by Councillor Steele  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2008, No. 16588" pass its second reading.  
Carried

RES.R08-360 It was then Moved by Councillor Steele  
 Seconded by Councillor Higginbotham  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16588" be held at the  
 City Hall on March 10, 2008, at 7:00 p.m.  
Carried

## NEWTON

- 10. 7907-0299-00**  
**6062 - 132 Street**  
**Chad Marlatt, Bell Mobility/Berea Baptist Church (Inc. No. 7993S)**  
 Development Variance Permit  
*to vary the maximum permitted height and setbacks in the PA-1 Zone in order to  
 permit the construction of a telecommunications tower within a new church  
 belfry.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 6062 - 132 Street.

## **PROPOSAL**

- **Development Variance Permit**

to vary the maximum permitted height and setbacks in the PA-1 Zone in order to permit the construction of a telecommunications tower within a new church belfry.

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 Hepner  
 That:

1. Council approve Development Variance Permit No. 7906-0299-00 (Appendix III) varying the following, to proceed to Public Notification:

- (a) to vary the maximum building height of the PA-1 Zone allowed from 9 metres (30 ft.) to 17.1 metres (56 ft.) for the proposed belfry only; and
- (b) to vary the minimum front and westerly side yard setback of the PA-1 Zone from 17.1 metres (56 ft.) to 9 metres (30 ft.).

RES.R08-361

Carried**11. 7906-0313-00****5882 - 144 Street****Dwight Heintz, McElhanney Consulting Services Ltd./****Rawlins Enterprises Ltd.**

NCP Amendment on a portion of the site from Single Family Residential to Single Family Residential Flex 6 to 14.5/Rezoning a portion of the site from RA to RF-12

*in order to allow subdivision into 3 single family small lots and a remnant lot for future development.*

The General Manager of Planning & Development submitted a report concerning an application to amend the Neighbourhood Concept Plan, and a rezoning application on property located at 5882 - 144 Street.

**PROPOSAL**

- **NCP Amendment** on a portion of the site from Single Family Residential to Single Family Residential Flex 6 to 14.5
- **Rezoning** a portion of the site from RA to RF-12

*in order to allow subdivision into 3 single family small lots and a remnant lot 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 Hepner  
Seconded by Councillor Steele  
That:

1. a By-law be introduced to rezone the portion of the subject site shown as Block "B" on Appendix VII 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.
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;
- (d) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 3 until future consolidation with the adjacent property (5904 - 144 Street);
- (e) registration of a Section 219 Restrictive Covenant for creek protection for the westerly portion of the creek to ensure protection and future dedication of this riparian area when the westerly portion of the subject site develops in the future; and
- (f) applicant address the shortfall in the number of replacement trees.

3. Council pass a resolution to amend the South Newton NCP to redesignate the portion of the land east of the watercourse as shown on Appendix VII from Single Family Residential to Single Family residential Flex 6 to 14.5 when the project is considered for final adoption.

RES.R08-362

Carried

It was

Moved by Councillor Hepner  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2008, No. 16589" pass its first reading.

RES.R08-363

Carried

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

It was

Moved by Councillor Hepner  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2008, No. 16589" pass its second reading.

RES.R08-364

Carried

It was then

Moved by Councillor Hepner  
 Seconded by Councillor Gill  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16589" be held at the  
 City Hall on March 10, 2008, at 7:00 p.m.

RES.R08-365

Carried



SURREY CITY CENTRE/WHALLEY**12. 7906-0419-00****12028 - 99 Avenue****Mr. Avnash Banwait (Mainland Engineering Corp.)/BJP Enterprises Inc.,  
Inc. No. 0750731***Amending CD By-law No. 12740/Rezoning from CD (By-law No. 12740) to RF  
in order to permit the construction of a single family dwelling.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and an Amending CD By-law on property located at 12028 - 99 Avenue.

- **Amending CD By-law (No. 12740)**
- **Rezoning** from CD (By-law No. 12740) to RF

in order to permit the construction of a single family dwelling.

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 amend Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1995, No. 12740, Amendment By-law, 2002, No. 14852, to remove the following legal description and civic address, and a date be set for Public Hearing.  
  
"Lot 18, Block 2, Section 21, Block 5 North, Range 2 West, New Westminster District, Plan 673. (12028 - 99 Avenue).
2. a By-law be introduced to rezone the subject site from "Comprehensive Development Zone (CD)" (Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1995, By-law No. 12740, Amendment By-law, 2002, No. 14852,) 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 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 road dedication plan to the satisfaction of the Approving Officer; and



(c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect.

RES.R08-366 Carried

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 1995, No. 12740, Amendment By-law, 2002,  
No. 14852, Amendment By-law, 2008, No. 16590A" pass its first reading.

RES.R08-367 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, 1995, No. 12740, Amendment By-law, 2002,  
No. 14852, Amendment By-law, 2008, No. 16590A " pass its second reading.

RES.R08-368 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, 1995, No. 12740, Amendment  
By-law, 2002, No. 14852, Amendment By-law, 2008, No. 16590A " be held at  
the City Hall on March 10, 2008, at 7:00 p.m.

RES.R08-369 Carried

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2008, No. 16590" pass its first reading.

RES.R08-370 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. 16590B" pass its second reading.

RES.R08-371 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. 16590B" be held at the  
City Hall on March 10, 2008, at 7:00 p.m.

RES.R08-372 Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURALCLOVERDALE/CLAYTON**13. 7907-0310-00****18642 Fraser Highway and a Portion of 186 Street****Peter Lovick, c/o PJ Lovick Architect/Hillcrest Crossing Ltd., Inc.****No. 783620**

OCP Amendment from Urban to Commercial/NCP Amendment from Townhouse Cluster (8 to 15 upa) and Open Space to Commercial/Rezoning from CHI and CD (By-law No. 15044) to CD (based on CHI and C-8)/Development

Permit/Development Variance Permit

*in order to permit a neighbourhood commercial development consisting of 2 buildings.*

The General Manager of Planning & Development submitted a report concerning an applications to amend the Official Community Plan, and the Neighbourhood Concept Plan, a rezoning application, and applications for a Development Permit and a Development Variance Permit on property located at 18642 Fraser Highway and a portion of 186 Street.

**PROPOSAL**

- **OCP Amendment** from Urban to Commercial
- **NCP Amendment** from Townhouse Cluster (8 to 15 upa) and Open Space to Commercial
- **Rezoning** from CHI and CD (By-law No. 15044) to CD (based on CHI and C-8)
- **Development Permit**
- **Development Variance Permit**

*in order to permit a neighbourhood commercial development consisting of 2 buildings.*

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

It was

Moved by Councillor Higginbotham

Seconded by Councillor Steele

That:

1. a By-law be introduced to amend the OCP by redesignating the subject site from Urban to Commercial 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 the subject site from "Highway Commercial Industrial Zone (CHI)" (By-law No. 12000) and "Comprehensive Development Zone (CD)" (By-law No. 15044) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7907-0310-00 in accordance with the attached drawings (Appendix II).
5. Council approve Development Variance Permit No. 7907-0310-00, (Appendix VII) varying the following, to proceed to Public Notification:
  - (a) to vary Part 5, Section 27(2)(a) of Sign By-law, 1999, No. 13656 by increasing the number of fascia signs on Building A from 2 to 7.
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) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (e) the applicant address Parks Department concerns related to the greenway relocation, greenway design along Fraser Highway and planting within the park, to the satisfaction of the General Manager, Parks, Recreation and Culture;
  - (f) completion of the road closure and acquisition of a portion of 186 Street; and
  - (g) modification of existing Restrictive Covenant BW540916 with the property owner (Trademark Property Group) of 18682/18696 Fraser Highway (Hillcrest Shopping Centre) to deal with shared access, parking and landscape treatment.



7. Council pass a resolution to amend North Cloverdale East NCP to redesignate the land from Townhouse Cluster (8 to 15 upa) and Open Space to Commercial when the project is considered for final adoption.

RES.R08-373 Carried

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 205 Amendment By-law 2008, No. 16591" pass its  
first reading.

RES.R08-374 Carried

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

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 205 Amendment By-law 2008, No. 16591" pass its  
second reading.

RES.R08-375 Carried

It was then Moved by Councillor Gill  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Official  
Community Plan By-law, 1996, No. 12900, No. 205 Amendment By-law 2008,  
No. 16591" be held at the City Hall on March 10, 2008, at 7:00 p.m.

RES.R08-376 Carried

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2008, No. 16592" pass its first reading.

RES.R08-377 Carried

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

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2008, No. 16592" pass its second reading.

RES.R08-378 Carried

It was then Moved by Councillor Gill  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16592" be held at the  
City Hall on March 10, 2008, at 7:00 p.m.

RES.R08-379 Carried



**SOUTH SURREY****14. 7908-0008-00****2715 and 2743 - 156 Street****Karsten Roh/Lloyd and Muriel Bittner**

Partial OCP Amendment to declare a portion of the site a Temporary Use Permit Area/Temporary Use Permit

*to allow for the expansion and extension of temporary use to allow storage of recreational vehicles for a period not to exceed two years.*

The General Manager of Planning & Development submitted a report concerning an application to partially amend the Official Community Plan, and a Temporary Use Permit application on properties located at 2715 and 2743 - 156 Street.

**PROPOSAL**

- **Partial OCP Amendment** to declare a portion of the site a Temporary Use Permit Area
- **Temporary Use Permit**

to allow for the expansion and extension of temporary use to allow storage of recreational vehicles for a period not to exceed two years.

The General Manager, Planning & Development was recommending that the application be denied.

It was

Moved by Councillor Hepner  
Seconded by Councillor Steele  
That maps submitted by the Mr. Karsten

Roh be received.

RES.R08-380

Carried

It was

Moved by Councillor Higginbotham  
Seconded by Councillor Gill  
That Temporary Use

Permit No. 7904-0322-00 extension be referred back to staff.

RES.R08-381

Carried

RESIDENTIAL/INSTITUTIONALSURREY CITY CENTRE/WHALLEY**15. 7907-0094-00**

**11037, 11049, 11057 and 11069 Ravine Road; 11054, 11066 and 11080 - 132 Street**

**Sam Chan, Ionic Architecture Inc./Soraje Capital Inc., Inc. No. 0654816**

OCP Amendment of a portion from Urban to Multiple Residential/Rezoning from RF and RM-D to RM-70/Development Permit/Development Variance Permit *in order to permit the development of 130 apartment units within two 4-storey buildings.*

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, a rezoning application and applications for a Development Permit and a Development Variance Permit on properties located at 11037, 11049, 11057 and 11069 Ravine Road, 11054, 11066, and 11080 - 132 Street.

**PROPOSAL**

- **OCP Amendment** of a portion from Urban to Multiple Residential
- **Rezoning** from RF and RM-D to RM-70
- **Development Permit**
- **Development Variance Permit**

In order to permit the development of 130 apartment units within two 4-storey buildings.

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 Steele  
Seconded by Councillor Higginbotham  
That:

1. a By-law be introduced to amend the OCP by redesignating the three properties at 11054, 11066 and 11080 - 132 Street from Urban to Multiple Residential 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 the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) and "Duplex Residential

Zone (RM-D)" (By-law No. 12000) to "Multiple Residential 70 Zone (RM-70)" and a date be set for Public Hearing.

4. Council authorize staff to draft Development Permit No. 7907-0094-00 in accordance with the attached drawings (Appendix II).
5. Council approve Development Variance Permit No. 7904-0094-00, (Appendix VII) varying the following, to proceed to Public Notification:
  - (a) to increase the maximum lot coverage of the RM-70 Zone from 33% to 41%;
  - (b) to reduce the minimum front yard (Ravine Road) setback of the RM-70 Zone from 7.5 metres (25 ft.) to 5.8 metres (19 ft.); and
  - (c) to reduce the minimum front yard (132 Street) setback of the RM-70 Zone from 7.5 metres (25 ft.) to 6.0 metres (19.7 ft.).
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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture; and
  - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R08-382

Carried



It was Moved by Councillor Higginbotham  
Seconded by Councillor Steele  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 206 Amendment By-law 2008, No. 16593" pass its  
first reading.

RES.R08-383 Carried

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

It was Moved by Councillor Higginbotham  
Seconded by Councillor Steele  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 206 Amendment By-law 2008, No. 16593" pass its  
second reading.

RES.R08-384 Carried

It was Moved by Councillor Higginbotham  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Official  
Community Plan By-law, 1996, No. 12900, No. 206 Amendment By-law 2008,  
No. 16593" be held at the City Hall on March 10, 2008, at 7:00 p.m.

RES.R08-385 Carried

It was Moved by Councillor Higginbotham  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2008, No. 16594" pass its first reading.

RES.R08-386 Carried

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

It was Moved by Councillor Higginbotham  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2008, No. 16594" pass its second reading.

RES.R08-387 Carried

It was 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. 16594" be held at the  
City Hall on March 10, 2008, at 7:00 p.m.

RES.R08-388 Carried



16. **7906-0519-00**  
**13399, 13409, 13419 and 13431 - 103 Avenue;**  
**Portion of rear lane dedicated on Plan NWD 1726**  
**Colin Shrubbs, DYS Architecture/Surrey Campus Residence Corporation**  
 Rezoning from RF to CD (based on RMC-150)  
 Development Permit/Development Variance Permit  
*in order to permit the development of two high-rise residential towers to be operated as residences for Simon Fraser University students (dormitories).*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and applications for a Development Permit and a Development Variance Permit on properties located at 13399, 13409, 13419 and 13431 - 103 Avenue, and portion of rear lane dedicated on Plan NWD 1726.

### PROPOSAL

- **Rezoning** from RF to CD (based on RMC-150)
- **Development Permit**
- **Development Variance Permit**

in order to permit the development of two high-rise residential towers to be operated as residences for Simon Fraser University students (dormitories).

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

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

1. a By-law be introduced to rezone the subject site 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 authorize staff to draft Development Permit No. 7906-0519-00 in accordance with the attached drawings (Appendix III).
3. Council authorize staff to draft a Housing Agreement By-law.
4. Council approve Development Variance Permit No. 7907-0519-00 (Appendix V) varying the following, to proceed to Public Notification:
  - (a) Section 4(1) Definitions of Surrey Zoning By-law, 1999, No. 13656, as amended, is varied to permit fascia signage on a non-building face; and
  - (b) Section 23(2) is varied to permit identification signs in residential areas up to 5 square metres (54 sq. ft.) in sign area on each lot.

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;
  - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (f) completion of the road closure and acquisition of the lane at the rear of the site;
  - (g) approval of a Housing Agreement By-law;
  - (h) registration of a Section 219 Restrictive Covenant to ensure the project is not stratified;
  - (i) registration of a reciprocal access agreement between the two proposed lots; and
  - (j) registration of a right-of-way for public rights of passage from the property line to the face of building along the eastern property line and southeast corner of the site.

RES.R08-389

Carried

It was

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

No. 12000, Amendment By-law, 2008, No. 16595" pass its first reading.

RES.R08-390

Carried





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

1. A By-law be introduced to rezone the subject site from "Comprehensive Development Zone (CD)" (By-law No. 15815) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7906-0375-00 in accordance with the attached drawings (Appendix II).
3. Council authorize staff to prepare a Housing Agreement By-law.
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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (d) discharge Section 219 "No Build" Restrictive Covenant (BA504530);
  - (e) discharge Section 219 Restrictive Covenant (BA504533) for stream protection; and
  - (f) registration of a Section 219 Restrictive Covenant for stream protection.

RES.R08-393

Carried

It was Moved by Councillor Higginbotham  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2008, No. 16596" pass its first reading.

RES.R08-394

Carried



It was Moved by Councillor Steele  
Seconded by Councillor Hepner  
That Council:

1. Receive this report as information; and
2. Bring forward Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16419 ("By-law No. 16419") for second reading and set a date for the related Public Hearing.

RES.R08-397 Carried

**Note:** See By-law 16419 under Item H.7.

**Item No. L003** Crescent Park Annex - Proposed Subdivision  
File: 7907-0048-00; 7907-0184-00

The General Manager, Planning & Development submitted a report concerning the Crescent Park Annex - Proposed Subdivision.

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 exclusion of the property at 12467 - 22 Avenue from the area being considered for potential rezoning, as requested by the Crescent Park Annex Property Owners Association and which Council endorsed for consideration on June 26, 2007.

RES.R08-398 Carried

**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, 2007, No. 16426"

7905-0366-00 - Heritage Corner Holdings Inc.,  
c/o Isle of Mann Construction Ltd. (Henry Yong)

RA to C-5 (BL 12000) - 16793 - 60 Avenue - to permit the development  
of a 2-storey neighbourhood commercial building.

Approved by Council: July 23, 2007

**Note:** A Development Permit (7905-0366-00) on the site is to be considered for  
Final Approval under Clerk's Report, Item I.1(c).

- \* At the September 17, 2007 Regular Council-Public Hearing meeting, Council requested that staff advise them prior to final adoption whether or not a convenience store is part of the proposal. In response, Planning and Development advise that (see memorandum dated February 20, 2008 in by-law backup) the applicant has indicated that there is no proposed convenience store and that there have been no tenants secured at this point.

It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16426" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R08-399

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16010"

7905-0292-00 - Manjit and Surinder Mann, c/o Citiwest Consulting Ltd.  
(Roger Jawanda)

RF to RF-9 (BL 12000) - 10826 - 146 Street - to allow subdivision into  
approximately 4 small single family residential lots.

Approved by Council: April 24, 2006

- \* Planning & Development advise that (see memorandum dated February 21, 2008 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 Martin  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2006, No. 16010" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R08-400 Carried

3. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 185 Amendment  
By-law, 2007, No. 16415"

7906-0311-00 - Oliver Ridge Developments Limited, c/o Coastland Engineering  
& Surveying Ltd. (Greg Sewell)

To authorize the redesignation of the property located at 16238 - 28 Avenue from  
Suburban (SUB) to Urban (URB).

Approved by Council: June 25, 2007

This by-law is proceeding in conjunction with By-law 16416.

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 185 Amendment By law, 2007, No. 16415" be  
finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate  
Seal.

RES.R08-401 Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16416"

7906-0311-00 - Oliver Ridge Developments Limited, c/o Coastland Engineering  
& Surveying Ltd. (Greg Sewell)

RA to RF and RF-12 - 16238 - 28 Avenue - to allow subdivision into  
2 single family RF lots and 5 small RF-12 lots.

Approved by Council: June 25, 2007

This by-law is proceeding in conjunction with By-law 16415.

- \* Planning & Development advise that (see memorandum dated February 25, 2008  
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 Martin  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16416" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R08-402

Carried

- 5. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 188 Amendment  
By-law, 2007, No. 16434"

7907-0005-00 - Mosaic Clayton West Holdings Ltd., c/o Mosaic Homes  
(Ted Dawson)

To authorize the redesignation of properties located at 18879/18891/18927/18959  
and 18969 - 72 Avenue from "Suburban (SUB)" and "Urban (URB)" to  
"Multiple Residential (RM)".

Approved by Council: July 23, 2007

This by-law is proceeding in conjunction with By-law 16435.

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 188 Amendment By-law, 2007, No. 16434" be  
finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate  
Seal.

RES.R08-403

Carried

- 6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16435"

7907-0005-00 - Mosaic Clayton West Holdings Ltd., c/o Mosaic Homes  
(Ted Dawson)

RF-9 and RA to CD (based on RM-30) - 18879/18891/18927/18959 and  
18969 - 72 Avenue - to permit the construction of approximately  
97 townhouse units with limited commercial uses in approximately 19 of  
the dwelling units (Block A) in the East Clayton-North Extension area.

Approved by Council: July 23, 2007

This by-law is proceeding in conjunction with By-law 16434.

**Note:** A Development Permit (7907-0005-00) on the site is to be considered for  
Final Approval under Clerk's Report, Item I.1(d) of this agenda.



- \* Planning & Development advise (see memorandum dated February 19, 2008 in by-law backup) that it is now in order for Council to pass a resolution amending the East Clayton NCP - North Extension area on portions, from Commercial Residential, 15-25 upa (Medium-High Density) and 10-15 upa (Special Residential) to 22-45 upa (High Density).

It was Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That Council amend the East Clayton NCP -  
 North Extension area on portions, from Commercial Residential, 15-25 upa  
 (Medium-High Density) and 10-15 upa (Special Residential) to 22-45 upa (High  
 Density).

RES.R08-404 Carried

It was Moved by Councillor Martin  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2007, No. 16435" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R08-405 Carried

#### MISCELLANEOUS

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16419"  
 3900-20-16419/4520-01 - Royal Heights

To rezone the Royal Heights Parks Area from RF to CD (BL 12000) to restrict the size, height, and building setbacks for single family dwellings as follows:

- (a) Reduce the maximum house size from 3,550 square feet (330 square metres) to 3,200 square feet (297 square metres) *including* basement, garage/carport and all accessory buildings;
- (b) Reduce the maximum height of the house from 30 feet (9 metres) to 22 feet (6.7 metres);
- (c) Establish the minimum side yard setback at 6 feet (1.8 metres) regardless of whether the other side yard setback is 8 feet (2.4 metres) or larger; and
- (d) Establish a minimum roof pitch of 2:12 and maximum of 6:12. There are no roof pitch requirements in the current RF Zone.

Approved by Council: June 26, 2007  
 Corporate Report Item No. CC027



- (b) **Development Permit No. 7907-0275-00**  
**Stantec Consulting/Pepsico Canada ULC**  
11811 - 103A Avenue

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

"That Development Permit No. 7907-0275-00 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 Gill  
Seconded by Councillor Higginbotham  
That Development Permit  
No. 7907-0275-00 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.R08-409

Carried

- (c) **Development Permit No. 7905-0366-00**  
**Henry Yong, c/o Isle of Mann Construction Ltd./**  
**Heritage Corner Holdings Inc.**  
16793 - 60 Avenue

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

"That Development Permit No. 7905-0366-00 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 16426 under Item H.1.



It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That Development Permit

No. 7905-0366-00 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.R08-410

Carried

(d) **Development Permit No. 7907-0005-00**  
**Ted Dawson, Mosaic Homes/Mosaic Clayton West Holdings Ltd.,**  
**Inc. No. 723802**

18879, 18891, 18927, 18959 and 18969 - 72 Avenue

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

"That Development Permit No. 7907-0005-00 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 16435 under Item H.6.

It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That Development Permit

No. 7907-0005-00 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.R08-411

Carried

**J. OTHER BUSINESS**

It was

Moved by Councillor Hepner  
Seconded by Councillor Steele

That staff examine original approaches that could be used in place of the current "down-zoning" process for addressing the concerns of neighbourhoods such as Royal Heights and St Helen's Park where redevelopment of individual lots under current zoning is viewed as negatively affecting the character of the neighbourhood and that a report on the optional approaches complete with recommendations be forwarded to Council.

RES.R08-412

Carried

**K. ADJOURNMENT**

It was

Moved by Councillor Martin  
Seconded by Councillor Steele  
That the Regular Council - Land Use

meeting do now adjourn.

RES.R08-413

Carried

The Regular Council- Land Use meeting adjourned at 6:15 p.m.

Certified Correct:



Jane Sowik, Acting City Clerk



Mayor Dianne Watts