



# City of Surrey

## Regular Council - Land Use

### Minutes

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C  
MONDAY, NOVEMBER 3, 2008  
Time: 6:06 p.m.

#### **Present:**

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

#### **Absent:**

Councillor Martin

#### **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  
Deputy City Manager  
Manager, Area Planning & Development,  
North Division  
Manager, Area Planning & Development,  
South Division  
Land Development Engineer  
City Solicitor

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

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

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

#### **CLOVERDALE/CLAYTON**

##### **1. 7907-0109-00**

**19095 - 54 Avenue**

**Taranjit Chana**

**1341699 Holdings Ltd.**

#### **Director Information:**

**Jagdip Dhaliwal**

**Gurdeep Dhaliwal**

**Kuldip Dhaliwal**

#### **No Officer Information Filed as at July 23, 2007**

Development Permit/Development Variance Permit

*in order to permit the development of a multi-tenant warehouse building,  
including heavy truck repair and truck parking.*

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. 7907-0109-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7907-0109-00 (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback of the IL Zone from 7.5 metres (25 ft.) to 3.8 metres (12 ft.) for canopies; and
  - (b) to vary the maximum lot coverage of the IL Zone from 60% to 79.4%.
3. Council instruct staff to resolve the following issues prior to approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) approval of Development Variance Permit No. 7907-0109-00; and
  - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R08-2404

Carried

**FLEETWOOD/GUILDFORD**

2. **7908-0206-00**  
**8585 - 160 Street**  
**Gordon Easton, Colliers International/Wescana Pharmacy Ltd., Inc.**  
**No. 246392**  
Rezoning from CD to CD (based on C-8)/Amend CD By-law No. 11151/  
Zoning Text Amendment to By-law No. 5942  
*in order to allow for general office and retail uses in 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 Higginbotham  
Seconded by Councillor Villeneuve  
That:

1. a By-law be introduced to proceed with text amendments to the Surrey Zoning By-law, 1979, No. 5942, regarding the definitions and location of retail stores, drug stores, small-scale drug stores and methadone dispensaries and a date be set for Public Hearing (Appendix IV).
2. a By-law be introduced to amend Comprehensive Development By-law No. 11151, as amended, and a date be set for Public Hearing (Appendix III).
3. a By-law be introduced to rezone the subject site from "Comprehensive Development Zone (CD)" (Surrey Zoning By-law, 1979, No. 5942, Amendment By-law, 1991, No. 11151, Amendment By-law, 2001, No. 14423, Amendment By-law, 2008, No. 16560) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing (Appendix II).
4. Council instruct staff to resolve the following issue 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.

RES.R08-2405 Carried

It was Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That "Surrey Zoning By-law, 1979,  
No. 5942, Text Amendment By-law, 2008, No. 16804" pass its first reading.

RES.R08-2406 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, 1979,  
No. 5942, Text Amendment By-law, 2008, No. 16804" pass its second reading.

RES.R08-2407 Carried

It was then  
By-law, 1979, No. 5942, Text Amendment By-law, 2008, No. 16804" be held at the City Hall on November 24, 2008, at 7:00 p.m.

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

RES.R08-2408 Carried

It was  
No. 5942, Amendment By-law, 1991, No. 11151, Amendment By-law, 2001, No. 14423, Amendment By-law, 2008, No. 16560, Amendment By-law, 2008, No. 16805A" pass its first reading.

Moved by Councillor Higginbotham  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1979,

RES.R08-2409 Carried

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

It was  
No. 5942, Amendment By-law, 1991, No. 11151, Amendment By-law, 2001, No. 14423, Amendment By-law, 2008, No. 16560, Amendment By-law, 2008, No. 16805A" pass its second reading.

Moved by Councillor Higginbotham  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1979,

RES.R08-2410 Carried

It was then  
By-law, 1979, No. 5942, Amendment By-law, 1991, No. 11151, Amendment By-law, 2001, No. 14423, Amendment By-law, 2008, No. 16560, Amendment By-law, 2008, No. 16805A" be held at the City Hall on November 24, 2008, at 7:00 p.m.

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

RES.R08-2411 Carried

It was  
No. 12000, Amendment By-law 2008, No. 16805B" pass its first reading.

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

RES.R08-2412 Carried

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

It was  
No. 12000, Amendment By-law 2008, No. 16805B" pass its second reading.

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

RES.R08-2413 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. 16805B" be held at the City Hall on November 24, 2008, at 7:00 p.m.

RES.R08-2414

Carried

**NEWTON**

**3. 7908-0181-00**

**5590 - 152 Street**

**Richard Coulter, Panorama Park Investments Ltd./Panorama Park Investments Ltd., Inc. No. 0806551**

Development Permit

*in order to permit the development of a 4,335 square metre (46,700 sq. ft.) industrial office building, including limited commercial uses, and amend the design of Phase I of an industrial business 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 Higginbotham

Seconded by Councillor Gill

That Council approve the attached

Development Permit No. 7908-0181-00 (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.R08-2415

Carried

**SURREY CITY CENTRE/WHALLEY**

**4. 7908-0078-01**

**13656 - 102 Avenue and Portion of Lane**

**Harp Hoonjan, Platinum Projects Ltd./A.L. Sott Financial (102nd) Inc., Inc. No. 299751**

Development Variance Permit

*in order to defer upgrading of road and servicing requirements along a portion of 102 Avenue and East Whalley Ring Road.*

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 Gill  
That:

1. Council approve Development Variance Permit No. 7908-0078-01, (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to defer the requirement of Surrey Subdivision and Development By-law, 1986, No. 8830 to provide road works and services to the ultimate City Centre standards, as a condition for the issuance of a building permit, along a portion of 102 Avenue and East Whalley Ring Road.

RES.R08-2416

Carried

### RESIDENTIAL/INSTITUTIONAL

#### FLEETWOOD/GUILDFORD

5. **7906-0428-00**  
**16927 Greenway Drive**  
**Richard Brooks, H.Y. Engineering Ltd./Jatinder Singh Gandham, Nafisa Jasmin Ali, Perry Gandham and Ram Singh Gandham**  
 Development Variance Permit  
*in order to reduce lot depth and rear yard setback to allow subdivision into two single family residential lots.*

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

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

1. Council approve Development Variance Permit No. 7906-0428-00, (Appendix III) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot depth of the RF Zone from 28 metres (92 ft.) to 14 metres (46 ft.) for proposed Lot 2; and
  - (b) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for proposed Lot 2.

RES.R08-2417

Carried

**SOUTH SURREY**

6. **7908-0184-00**  
**13567 and 13577 Marine Drive**  
**Roger Jawanda, CitiWest Consulting Ltd.**  
**487678 B.C. Ltd.,**  
**Director Information:**  
**Rajwinder Kaur Samra**  
**Kartoar Samra**  
**Officer Information: (as at January 9, 2007)**  
**Kartoar Samra (President)**  
**Rajwinder Kaur Samra (Secretary)**  
**Rajwinder Kaur Samra**  
Restrictive Covenant Building Scheme amendment  
*to amend the approved lot grading plan in order to permit construction of homes with in-ground basements.*

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 Council approve a Restrictive  
Covenant amendment to amend the approved lot grading plan in order to permit in-ground basements, which must include the authorization of other signatories to the registered building schemes.

RES.R08-2418

Carried

**SURREY CITY CENTRE/WHALLEY**

7. **7908-0223-00**  
**13453 - 111A Avenue**  
**Bob Issac-Renton/Cherington Intercare Inc.**  
Development Permit/Development Variance Permit  
*in order to permit the development of a 68-bed expansion to an existing 75-bed residential care 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 Hunt  
Seconded by Councillor Gill  
That:

1. Council authorize staff to draft Development Permit No. 7908-0223-00 in accordance with the attached drawings (Appendix II).

2. Council approve Development Variance Permit No. 7908-0223-00 (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum north front yard setback (112 Avenue) of the RMS-2 Zone from 7.5 metres (25 ft.) to 4.5 metres (14.8 ft.);
  - (b) to reduce the minimum east side yard setback of the RMS-2 Zone from 7.5 metres (25 ft.) to 6.6 metres (21.7 ft.);
  - (c) to reduce the minimum south rear yard setback (111A Avenue) of the RMS-2 Zone from 7.5 metres (25 ft.) to 5.8 metres (19.0 ft.);
  - (d) to increase the maximum encroachment of eaves into setbacks as regulated in the definition of "setbacks" in the Zoning By-law, from 0.6 metre (2 ft.) to 1.5 metres (4.9 ft.); and
  - (e) to reduce the minimum number of required parking spaces from 87 parking spaces to 65 parking spaces.
  
3. Council instruct staff to resolve the following issues prior to approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of an acceptable tree survey and a statement regarding tree preservation;
  - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
  - (d) issuance of Development Variance Permit No. 7908-0223-00.

RES.R08-2419

Carried

8. **7908-0160-00**  
**13410, 13420 and 13430 - 105 Avenue**  
**Carson Nofle, Focus Architecture Inc./Surrey City Development Corporation, Inc. No. 0789162/Newgen Central Properties Inc., Inc. No. 772519**  
Rezoning from RF to CD (based on RM-70)/Development Permit  
*in order to permit the development of a 4-storey apartment building consisting of 105 dwelling units.*



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

It was Moved by Councillor Higginbotham  
Seconded by Councillor Hepner  
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. 7908-0160-00 in accordance with the attached drawings (Appendix II).
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 plan for consolidation of the three lots and road dedication, 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 finalized 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) registration of a reciprocal access easement for the property to the east (13440 - 105 Avenue) for future shared vehicular access.

RES.R08-2420

Carried

It was Moved by Councillor Higginbotham  
Seconded by Councillor Hepner  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law 2008, No. 16806" pass its first reading.  
RES.R08-2421 Carried

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

It was Moved by Councillor Higginbotham  
Seconded by Councillor Hepner  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law 2008, No. 16806" pass its second reading.  
RES.R08-2422 Carried

It was then Moved by Councillor Higginbotham  
Seconded by Councillor Hepner  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law 2008, No. 16806" be held at the  
City Hall on November 24, 2008, at 7:00 p.m.  
RES.R08-2423 Carried

**C. CORPORATE REPORTS**

**D. ITEMS TABLED BY COUNCIL**

**E. DELEGATIONS**

**F. CORRESPONDENCE**

**G. NOTICE OF MOTION**

**H. BY-LAWS**

FINAL ADOPTIONS

- 1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16300"

7905-0182-00 - 679972 B.C. Ltd., c/o Douglas Johnson

RA to CD (BL 12000) - 6070 - 148 Street - to permit the development of a 75-unit townhouse complex.

Approved by Council: February 26, 2007

**Note:** A Development Permit (7905-0182-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(a).

\* Planning & Development advise (see memorandum dated October 17, 2008 in by-law backup) that it is now in order for Council to pass a resolution amending the South Newton Neighbourhood Concept Plan to redesignate the land identified on Schedule I in by-law backup, from "Townhouses 15 upa max", "Creeks Riparian Setback" and "Proposed Park and Walkway" to "Townhouses 25 upa max".

It was Moved by Councillor Hunt  
 Seconded by Councillor Higginbotham  
 That Council amend the South Newton Neighbourhood Concept Plan to redesignate the land identified on Schedule I in by-law backup, from "Townhouses 15 upa max", "Creeks Riparian Setback" and "Proposed Park and Walkway" to "Townhouses 25 upa max".

RES.R08-2424 Carried

It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16300" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R08-2425 Carried

**I. CLERK'S REPORT**

**1. Formal Approval of Development Permits**

- (a) **Development Permit No. 7905-0182-00**  
**Douglas Johnson/679972 BC Ltd.**  
Director Information:  
**Gopal Singh Gill**  
**-Paul Lalli**  
Officer Information: (as at February 1, 2007)  
**Gopal Singh Gill (President)**  
**Paul Lalli (Secretary)**  
 6070 - 148 Street

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

"That Development Permit No. 7905-0182-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

**Note:** See By-law No. 16300 under Item H.1.

It was	Moved by Councillor Hunt Seconded by Councillor Steele That Development Permit No. 7905-0182-00 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.
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RES.R08-2426

Carried

**J. OTHER BUSINESS**

**K. ADJOURNMENT**

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

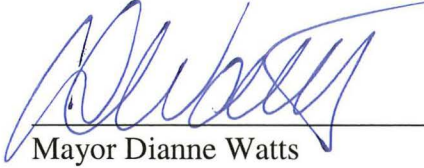
RES.R08-2427

Carried

The Regular Council- Land Use meeting adjourned at 6:10 p.m.

Certified Correct:

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

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