



# City of Surrey

## Regular Council - Land Use

### Minutes

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C  
MONDAY, JANUARY 19, 2009  
Time: 6:15 p.m.

#### Present:

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

#### Absent:

Councillor Hunt

#### Councillors Entering Meeting as Indicated:

#### Staff Present:

City Manager  
City Clerk  
Acting City Clerk  
General Manager, Planning & Development  
General Manager, Engineering  
General Manager, Parks, Recreation & Culture  
General Manager, Human Resources  
General Manager, Finance & Technology  
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

#### SOUTH SURREY

##### 1. 7909-0003-00

##### **Portion of 3075 - 188 Street**

##### **Gary Breaks, B&B Contracting Ltd./Casey and Teresa Van Gool**

Local Area Plan Amendment on a portion of the site from "Open Space Corridors/  
Buffers" to "Business Park" / Soil Deposition Permit

*to enable a soil processing operation in accordance with the zone and future  
business park uses.*

It was

Moved by Councillor Bose  
Seconded by Councillor Steele  
That:

1. Council approve an amendment to the Campbell Heights Local Area Plan to redesignate a portion of the land from "Open Space Corridor / Buffers" to "Business Park" generally as shown on Appendix III subject to a Soil Deposition Permit being issued for the site.

2. Council instruct staff to resolve the following issues prior to approval of the Soil Deposition Permit:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
  - (c) submission and completion of geotechnical, hydrological, environmental and associated technical information required for the Soil Deposition Permit to the satisfaction of the General Manager, Engineering and the Department of Fisheries and Oceans (DFO).

RES.R09-1

Carried**SURREY CITY CENTRE/WHALLEY**

2. **7908-0253-00**  
**12885 and 12877 - 112B Avenue**  
**Wayne Power, Realty Services Division, City of Surrey/City of Surrey**  
Rezoning from I-4 (By-law No. 5942) to IL (By-law No. 12000)  
*in order to consolidate two lots with an existing IL-zoned lot to facilitate industrial development in the Bridgeview area.*

It was

Moved by Councillor Martin  
Seconded by Councillor Steele  
That:

1. a By-law be introduced to rezone the subject site from "Special Industry Zone (I-4)" (By-law No. 5942) to "Light Impact Industrial Zone (IL)" (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) registration of a Section 219 Restrictive Covenant to specifically require a minimum building coverage of 25% of the lot area and

the combined truck parking and outside storage area does not exceed 35% of the lot area;

- (d) registration of a Section 219 Restrictive Covenant to prohibit driveway access from Bridgeview Drive; and
- (e) registration of a Section 219 Restrictive Covenant with respect to minimum floodproofing elevations.

RES.R09-2

Carried

It was

Moved by Councillor Martin  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law 2009, No. 16872" pass its first reading.

RES.R09-3

Carried

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

It was

Moved by Councillor Martin  
 Seconded by Councillor Hepner  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law 2009, No. 16872" pass its second reading.

RES.R09-4

Carried

It was then

Moved by Councillor Martin  
 Seconded by Councillor Steele  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law 2009, No. 16872" be held at the  
 City Hall on February 9, 2009, at 7:00 p.m.

RES.R09-5

Carried

## RESIDENTIAL/INSTITUTIONAL

### CLOVERDALE/CLAYTON

3. **7908-0215-00**  
**16313, 16323, 16333 and 16345 - 84 Avenue**  
**Kevin Dhaliwal, Legendary Developments Ltd./Amardeep Dhaliwal,**  
**Kulvir Thandi and Narinderpal Thandi, Shawn Gurmail Sandhu, Kamaljit**  
**Bassi**  
 OCP Amendment from Urban to Multiple Residential  
 Rezoning from RA to CD (based on RM-30) / Development Permit  
*in order to permit the development of approximately 54 townhouse units.*

It was

Moved by Councillor Martin  
Seconded by Councillor Hepner  
That:

1. a By-law be introduced to amend the OCP by redesignating the subject site 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 "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council approve the applicant's request to eliminate the required indoor amenity space.
5. Council authorize staff to draft Development Permit No. 7908-0215-00 in accordance with the attached drawings (Appendix II).
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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (g) registration of a Section 219 Restrictive Covenant to specifically prohibit the conversion of the tandem parking spaces into livable space; and
- (h) the applicant adequately address the impact of no indoor amenity space.

RES.R09-6

Carried

It was

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

By-law, 1996, No. 12900, No. 235 Amendment By-law 2009, No. 16873" pass its first reading.

RES.R09-7

Carried

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

It was

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

By-law, 1996, No. 12900, No. 235 Amendment By-law 2009, No. 16873" pass its second reading.

RES.R09-8

Carried

It was then

Moved by Councillor Martin  
 Seconded by Councillor Steele  
 That the Public Hearing on "Surrey Official

Community Plan By-law, 1996, No. 12900, No. 235 Amendment By-law 2009, No. 16873" be held at the City Hall on February 9, 2009, at 7:00 p.m.

RES.R09-9

Carried

It was

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

No. 12000, Amendment By-law 2009, No. 16874" pass its first reading.

RES.R09-10

Carried

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

It was

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

No. 12000, Amendment By-law 2009, No. 16874" pass its second reading.

RES.R09-11

Carried

It was then Moved by Councillor Martin  
Seconded by Councillor Hepner  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law 2009, No. 16874" be held at the  
City Hall on February 9, 2009, at 7:00 p.m.  
RES.R09-12 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. 16491"

7906-0485-00 - Harjit and Baljinder Kaler, c/o Hunter Laird Engineering Ltd.  
(Clarence Arychuk)

RA to RF (BL 12000) - 14969 - 71A Avenue - to permit subdivision into  
two (2) single family residential lots.

Approved by Council: November 19, 2007

- \* Planning & Development advise that (see memorandum dated January 9, 2009 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 Section 219 Restrictive Covenant will also be registered to tie the building scheme to the land.

It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2007, No. 16491" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R09-13

Carried

2. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 82 Amendment By-law, 2008, No. 16807"

3900-20-16807 - Council Initiated Text Amendment

"Surrey Official Community Plan By-law, 1996, No. 12900" as amended, is further amended in Section 3.6 Land Use Designations: Allowable Density by increasing the maximum allowable Floor Area Ratio (FAR) within the Town Centre designation from 1.5 to 2.0 for the Cloverdale Mall site at 5710 - 175 Street.

Approved by Council: November 24, 2008  
Corporate Report Item No. L006

This by-law is proceeding in conjunction with By-law 16808.

It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, Text No. 82 Amendment By-law, 2008, No. 16807" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R09-14

Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16808"

7908-0279-00 - City of Surrey

C-8 to CD (BL 12000) - 5710 - 175 Street - to allow the redevelopment of the site into a multi-family residential development or a mixed-use multi-family residential-commercial development.

Approved by Council: November 24, 2008  
Corporate Report Item No. L006

This by-law is proceeding in conjunction with By-law 16807.

**Note:** A Development Permit (7908-0279-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(a).

- \* Planning & Development advise (reference memorandum dated January 14, 2009 in by-law back-up) that it is now in order for Council to pass a resolution amending the Cloverdale Town Centre Land Use and Urban Design Concept Plan to redesignate the site from "Retail/Service Commercial" to "Residential/Commercial".

It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That Council amend the Cloverdale Town Centre Land Use and Urban Design Concept Plan by redesignating the site from "Retail/Service Commercial" to "Residential/Commercial".

RES.R09-15

Carried

It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16808" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R09-16

Carried

#### MISCELLANEOUS

4. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 233 Amendment By-law, 2008, No. 16862"

3900-20-16862 – Council Initiative

To authorize the redesignation of the lands including Bothwell Park, Crescent Park, Kwomais Point Park, Redwood Park, Latimer Lake Park, Campbell Heights from Suburban, Suburban/Urban, Urban, Rural, Industrial, and Agricultural/Industrial to "Conservation Area".

Approved by Council: December 15, 2008.  
Corporate Report Item No. R248

- \* Council is requested to postpone consideration of By-law 16862 and reschedule the Public Hearing to a future date to allow sufficient time for staff to meet the statutory public notification requirements.



It was Moved by Councillor Martin  
 Seconded by Councillor Steele  
 That Council rescind Resolution R08-2841  
 of the December 15, 2008 Regular Council-Public Hearing Minutes setting the  
 Public Hearing for "Surrey Official Community Plan By-law, 1996, No. 12900,  
 No. 233 Amendment By-law, 2008, No. 16862" to be held at the City Hall on  
 January 19, 2009, at 7:00 p.m.

RES.R09-17 Carried

It was Moved by Councillor Martin  
 Seconded by Councillor Steele  
 That Council set the Public Hearing for  
 "Surrey Official Community Plan By-law, 1996, No. 12900, No. 233  
 Amendment By-law, 2008, No. 16862" for February 23, 2009 at 7:00 p.m. at the  
 City Hall.

RES.R09-18 Carried

## I. CLERK'S REPORT

### 1. Formal Approval of Development Permits

- (a) **Development Permit No. 7908-0279-00**  
**City of Surrey**  
 5710 - 175 Street

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

"That Development Permit No. 7908-0279-00 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. 16808 under Item H.3.

It was Moved by Councillor Hepner  
 Seconded by Councillor Steele  
 That Development Permit  
 No. 7908-0279-00 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.R09-19 Carried

- (b) **Development Permit No. 7908-0223-00**  
**Bob Issac-Renton/Cherington Intercare Inc.**  
 13453 - 111A Avenue

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

"That Development Permit No. 7908-0223-00 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 Hepner  
 Seconded by Councillor Steele  
 That Development Permit  
 No. 7908-0223-00 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.R09-20

Carried

**J. OTHER BUSINESS**

**K. ADJOURNMENT**

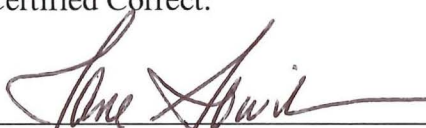
It was Moved by Councillor Hepner  
 Seconded by Councillor Steele  
 That the Regular Council - Land Use  
 meeting do now adjourn.


RES.R09-21

Carried

The Regular Council- Land Use meeting adjourned at 6:18 p.m.

Certified Correct:

  
 \_\_\_\_\_  
 Jane Sowik, Acting City Clerk

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