



# Regular Council - Land Use Minutes

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
MONDAY, FEBRUARY 7, 2011  
Time: 5:40 p.m.

**Present:**

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

**Absent:**

Councillor Villeneuve

**Staff Present:**

City Clerk  
City Solicitor  
Deputy City Clerk  
Deputy City Manager  
General Manager, Engineering  
General Manager, Finance & Technology  
General Manager, Human Resources  
General Manager, Parks, Recreation & Culture  
General Manager, Planning & Development  
Land Development Engineer  
Manager, Area Planning & Development, North Division  
Manager, Area Planning & Development, South Division

**A. ADOPTION OF MINUTES**

**B. LAND USE APPLICATIONS**

**RESIDENTIAL/INSTITUTIONAL**

**CLOVERDALE/CLAYTON**

1. **7910-0274-00**  
**18788 - 71 Avenue**  
**Milton Koop, Koop Consulting Ltd. / Clayton Heights Care Holdings Ltd., Inc. No. 758819**  
Development Permit / Development Variance Permit  
*in order to permit the development of a 131-bed residential care facility in East Clayton.*

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

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

1. Council rescind resolution R10-1271 giving approval to Development Permit No. 7906-0103-00.
2. Council rescind resolution R07-2357 giving approval to Development Variance Permit No. 7906-0103-00.

- 3. Council authorize staff to draft Development Permit No. 7910-0274-00 in accordance with the attached drawings (Appendix II).
- 4. Council approve Development Variance Permit No. 7910-0274-00, (Appendix VI) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front (east) yard setback of the RMS-2 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.);
  - (b) to reduce the minimum north side yard on a flanking street setback of the RMS-2 Zone from 7.5 metres (25 ft.) to 2.9 metres (9.5 ft.) to the column, and 2.0 metres (6.6 ft.) to the roof overhang of the porte-cochère; and
  - (c) to reduce the minimum number of on-site parking spaces from 80 to 59.
- 5. Council instruct staff to resolve the following issues prior to approval:
  - (a) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (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; and
  - (d) issuance of Development Variance Permit No. 7910-0274-00.

RES.R11-231

Carried

It was

Moved by Councillor Martin  
Seconded by Councillor Hunt  
That Council rescind Resolution No. R10-1271

of the July 12, 2010 Regular Council – Land Use Meeting approving Development Permit No. 7906-0103-00.

RES.R11-232

Carried

It was

Moved by Councillor Martin  
Seconded by Councillor Hunt  
That Council rescind Resolution

No. R07-2357 of the July 23, 2007 Regular Council – Public Hearing Meeting approving Development Variance Permit No. 7906-0103-00.

RES.R11-233

Carried

FLEETWOOD/GUILDFORD

2. **7910-0284-00**  
**15893 - 91 Avenue**  
**Balraj Gill / Parmjit Singh Gill and Balraj Kaur Gill**  
 Rezoning from RF to CCR  
*in order to permit a child care centre within a single family dwelling, for a maximum of 25 children.*

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Martin  
 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 "Child Care Zone (CCR)" (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) submission of building permit drawings that satisfactorily address Building Code requirements.

RES.R11-234 Carried

It was Moved by Councillor Martin  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2011, No. 17363" pass its first reading.

RES.R11-235 Carried

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

It was Moved by Councillor Martin  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2011, No. 17363" pass its second reading.

RES.R11-236 Carried

It was then Moved by Councillor Steele  
 Seconded by Councillor Hepner  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17363" be held at the City  
 Hall on February 28, 2011, at 7:00 p.m.

RES.R11-237 Carried

3. **7904-0309-00**  
**10593 – 160 Street**  
**Mike Helle, Coastland Engineering & Surveying Ltd. / Chimney Ridge Investments Ltd. Inc. No. BC0594823**  
 Rezoning from RA to RF-12  
*in order to permit development of six single family small lots and one remnant parcel for riparian protection purposes.*

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

RES.R11-238	It was  subject site 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.	Moved by Councillor Hunt Seconded by Councillor Steele That a By-law be introduced to rezone the
		<u>Carried</u>

RES.R11-239	It was  Amendment By-law, 2011, No. 17364" pass its first reading.	Moved by Councillor Hunt Seconded by Councillor Steele That "Surrey Zoning By-law, 1993, No. 12000,
		<u>Carried</u>

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

RES.R11-240	It was  Amendment By-law, 2011, No. 17364" pass its second reading.	Moved by Councillor Hunt Seconded by Councillor Steele That "Surrey Zoning By-law, 1993, No. 12000,
		<u>Carried</u>

RES.R11-241	It was then  By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17364" be held at the City Hall on February 28, 2011, at 7:00 p.m.	Moved by Councillor Hunt Seconded by Councillor Steele That the Public Hearing on "Surrey Zoning
		<u>Carried</u>



NEWTON

4. **7910-0009-00**  
**5445 - 144A Street**  
**Coastland Engineering & Surveying Ltd. / Dilbir Singh Banipal and**  
**Surinder Singh Sidhu**  
 Development Variance Permit  
*in order to retain an existing single family dwelling as part of a 3-lot subdivision.*

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Hepner  
 Seconded by Councillor Hunt  
 That Council approve Development Variance  
 Permit No. 7910-0009-00, (Appendix IV) varying the following, to proceed to  
 Public Notification:

- (a) to reduce the minimum rear side yard setback of the RH Zone from 7.5 metres (25 ft.) to 4.6 metres (15.1 ft.).

RES.R11-242

CarriedSOUTH SURREY

5. **7910-0259-00**  
**2948 and 2960 Semiahmoo Trail**  
**Fred Harris, Springer Land Corp. / Nanoose Harbour Holdings Ltd.,**  
**Inc. No. BCo630303**  
 Restrictive Covenant Amendment  
*in order to reduce the front yard setback from 17.5 metres (57 ft.) to a minimum of 10.0 metres (33 ft.).*

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Rasode  
 Seconded by Councillor Hepner  
 That Council approve the proposed  
 amendments to Restrictive Covenant No. BB1692222 and BB1692218 pertaining to 2948 and 2960 Semiahmoo Trail, by reducing the front yard building setback from 17.5 metres (57 ft.) to a minimum of 10.0 metres (33 ft.) from Semiahmoo Trail in accordance with the plans attached in Appendix III.

RES.R11-243

Carried

SURREY CITY CENTRE/WHALLEY

6. **7911-0002-00**  
**10677 - 124 Street**  
**Harinder Singh Sohi / Satnam Education Society of British Columbia,**  
**Inc. No. S0021979**  
 Development Variance Permit  
*in order to relax the side yard setback and the maximum height of an accessory structure to permit a 30.48-metre (100 ft.) high flagpole for a gurdwara.*

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Hepner  
 Seconded by Councillor Steele  
 That Council approve Development Variance Permit No. 7911-0002-00 (Appendix II) varying the following, to proceed to Public Notification:

- (a) to vary Section G.3 of CD By-law No. 16017 to increase the maximum height of an accessory structure from 9 metres (29.5 ft.) to 30.48 metres (100 ft.) in order to permit a flagpole; and
- (b) to vary Section F of CD By-law No. 16017 to decrease the minimum side yard on a flanking street setback from 7.5 metres (25 ft.) to 2.4 metres (8 ft.) for a flagpole.

RES.R11-244

Carried**C. CORPORATE REPORTS**

1. The Corporate Reports under date of February 7, 2011 were considered and dealt with as follows:

**Item No. L001** Rezoning and Development Permit Applications for Properties at 6670 - 138 Street and 13864 Hyland Road - Zoning Amendment By-law No. 17332 - Revisions to the Site Plan and Conditions of Approval  
 File: 7909-0214-00

The General Manager, Planning and Development submitted a report concerning Rezoning and Development Permit Applications for properties at 6670 - 138 Street and 13864 Hyland Road.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

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

1. Receive Corporate Report L001 as information;
2. Rescind Resolution No. R10-2134 granting second reading to Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17332 ("By-law No. 17332");
3. Amend By-law No. 17332 to reflect the revised setbacks as discussed in this report and as documented in Appendix I;
4. Grant second and third reading to By-law No. 17332, as amended;
5. Approve the applicant's request to further reduce the amount of required indoor amenity space from 61 square metres (657 square feet) to 55 square metres (592 square feet) and to address the shortfall by means of a cash in lieu contribution in accordance with City policy;
6. Authorize staff to draft Development Permit No. 7909-0214-00 in accordance with the revised drawings attached as Appendix II to this report; and
7. Approve the following additional requirements to be satisfied prior to final adoption of By-law No. 17332:
  - (a) the applicant's Engineer is to submit a preliminary design and a cost estimate acceptable to the City for the ultimate widening of Hyland Road across the frontage of 13840 Hyland Road and 13864 Hyland Road; and
  - (b) the applicant is to provide security acceptable to the City, proportionate with their unit yield in comparison to the overall unit yield of the development area as described in this report for the widening of Hyland Road across the frontage of 13840 Hyland Road and 13864 Hyland Road.

RES.R11-245

Carried

**D. ITEMS TABLED BY COUNCIL**

**E. DELEGATIONS**

**F. CORRESPONDENCE**

**G. NOTICE OF MOTION**



H. BY-LAWS

TO BE FILED

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15328" 7903-0434-00 - Joyceland Enterprises Ltd., Rajveer Gill and Bableen Rana, c/o McElhanney Consulting Services Ltd. (Dwight Heintz) RA (BL 12000) to CD (BL 12000) - 18782 - 56 Avenue and 5471 - 188 Street - to permit the development of approximately 13 suburban residential lots and retain one existing house.

Approved by Council: March 22, 2004

- \* Planning & Development advise that (see memorandum dated January 28, 2011 in by-law back-up) the file has been inactive for over three years. A registered letter was sent to the applicants on August 24, 2009 advising that unless outstanding requirements were addressed within 30 days, the file would be closed.
- \* A review of the title of one subject site, 18782 - 56 Avenue, indicates there are new owners of this property.
- \* A new application (7911-0019-00) has been received for the second subject site, 5471 - 188 Street.

**Note:** The associated Development Variance Permit 7903-0434-00 is no longer applicable.

RES.R11-246 It was Moved by Councillor Hunt  
 Seconded by Councillor Hepner  
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15328" be filed.  
Carried  
 with Councillor Bose opposed

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1998, No. 13462" 7997-0207-00 - Arnold and Elizabeth Neufeld, c/o Don Smith A-1 (BL 12000) to CD (BL 12000) - 19353 - 16 Avenue - to allow the development of a 12 unit seniors' support housing project and accessory uses.

Approved by Council: June 22, 1998

- \* Planning & Development advise that (see memorandum dated January 28, 2011 in by-law back-up) Mr. Arnold and Mrs Elizabeth Neufeld have passed away.





- RES.R11-249 It was Moved by Councillor Hunt  
Seconded by Councillor Hepner  
That Council amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17187" by deleting the portion of lane contributing 144.1 square metres as shown on the Preliminary Survey Plan from the subject site as stated in the memorandum in by-law back-up.  
Carried  
with Councillor Bose opposed
- RES.R11-250 It was Moved by Councillor Hunt  
Seconded by Councillor Hepner  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17187" pass its third reading as amended.  
Carried  
with Councillor Bose opposed
- RES.R11-251 It was Moved by Councillor Hunt  
Seconded by Councillor Hepner  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17187" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.  
Carried  
with Councillor Bose opposed

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17129" 7910-0003-00 – Quadri Properties Ltd., c/o McElhanney Consulting Services Ltd. (Dwight Heintz)  
RA to RF-12 and RF-9 (BL 12000) - 64 – 170 Street and Portion of 61 - 170 Street - to allow subdivision into 42 single family small lots and parkland.

Approved by Council: January 25, 2010

- \* Planning & Development advise that (see memorandum dated February 3, 2011 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. This 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.
- \* Planning & Development further advise that (see memorandum dated February 3, 2011 in by-law back-up) that it is now in order for Council to pass a resolution amending the Douglas Neighbourhood Concept Plan to redesignate a portion of the site from "Urban Single Family (6 u.pa.)" and "Detention Pond" to "Single Family Residential Flex".

- RES.R11-252
- It was Moved by Councillor Hunt  
Seconded by Councillor Martin  
That Council amend the Douglas  
Neighbourhood Concept Plan to redesignate a portion of the site from "Urban  
Single Family (6 u.pa.)" and "Detention Pond" to "Single Family Residential Flex"  
Carried  
with Councillor Bose opposed
- RES.R11-253
- It was Moved by Councillor Hunt  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2010, No. 17129" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.  
Carried  
with Councillor Bose opposed
5. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 253 Amendment  
By-law, 2009, No. 17090"  
7906-0001-00 and 7906-0001-01 – Nemat Sidhu, Nazir Gundhra,  
555 Investments Ltd., Peace Initiatives Ltd., c/o Peace Initiatives Ltd.  
(Luvdeep James Randawa)  
To redesignate a portion of the site - Portion of 17162 – 4 Avenue, 310 – 171 Street,  
Portion of 3<sup>rd</sup> Avenue - from Suburban (SUB) to Urban (URB).
- Approved by Council: November 30, 2009
- Note:** This By-law is proceeding in conjunction with By-laws 17091, 17092 & 17093.
- RES.R11-254
- It was Moved by Councillor Hunt  
Seconded by Councillor Martin  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 253 Amendment By law, 2009, No. 17090" be finally  
adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.  
Carried  
with Councillor Bose opposed
6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17091"  
7906-0001-00 and 7906-0001-01 – Nemat Sidhu, Nazir Gundhra,  
555 Investments Ltd., Peace Initiatives Ltd., c/o Peace Initiatives  
Ltd. (Luvdeep James Randawa)  
RA to CD (BL 12000) – Blocks C and D – Portion of 17162 – 4 Avenue to  
allow the development of 2 half-acre gross density type lots and 6 urban  
transition lots.
- Approved by Council: November 30, 2009
- Note:** This By-law is proceeding in conjunction with By-laws 17090, 17092  
& 17093.



It was Moved by Councillor Hunt  
 Seconded by Councillor Martin  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2009, No. 17091" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.

RES.R11-255 Carried  
 with Councillor Bose opposed

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17092"  
 7906-0001-00 and 7906-0001-01 – Nemat Sidhu, Nazir Gundhra,  
 555 Investments Ltd., Peace Initiatives Ltd., c/o Peace Initiatives  
 Ltd. (Luvdeep James Randawa)  
 RA to CD (BL 12000) – Block F – Portions of 17162 – 4 Avenue, 287 and  
 311 - 172 Street to allow subdivision into 49 townhouse units.

Approved by Council: November 30, 2009

**Note:** This By-law is proceeding in conjunction with By-laws 17090, 17091 & 17093.

It was Moved by Councillor Hunt  
 Seconded by Councillor Martin  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2009, No. 17092" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.

RES.R11-256 Carried  
 with Councillor Bose opposed

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17093"  
 7906-0001-00 and 7906-0001-01 – Nemat Sidhu, Nazir Gundhra,  
 555 Investments Ltd., Peace Initiatives Ltd., c/o Peace Initiatives  
 Ltd. (Luvdeep James Randawa)  
 RA to RF-12 (BL 12000) – Blocks A, B & E - Portion of 3rd Avenue,  
 300 - 171 Street, 310 - 171 Street and Portion of 17162 – 4 Avenue - to allow  
 subdivision into 26 small single family lots and open space.

Approved by Council: November 30, 2009

**Note:** This By-law is proceeding in conjunction with By-laws 17090, 17091 & 17092.

**Note:** See Development Permit 7906-0001-00 and 7906-0001-01 under Clerk's  
 Report, Item I.1 (a).



- \* Planning & Development advise that (see memorandum dated February 4, 2011 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. This 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.

- \* Planning & Development further advise that (see memorandum dated February 4, 2011 in by-law back-up) it is now in order for Council to pass a resolution to amend the Douglas Neighbourhood Concept Plan to redesignate portions of the land from "Suburban 1/2 Acre", "Urban Single Family (6 u.p.a)", "Small Lot Single Family (10 u.p.a)" and "Townhouse (15 upa)" to "Urban Single Family (6 u.p.a)", "Single Family Flex (6-14.5 u.p.a)", "Townhouse (30 upa)" and "Open Space".

It was Moved by Councillor Hunt  
Seconded by Councillor Martin  
That Council amend the Douglas

Neighbourhood Concept Plan to redesignate portions of the land from "Suburban 1/2 Acre", "Urban Single Family (6 u.p.a)", "Small Lot Single Family (10 u.p.a)" and "Townhouse (15 upa)" to "Urban Single Family (6 u.p.a)", "Single Family Flex (6-14.5 u.p.a)", "Townhouse (30 upa)" and "Open Space".

RES.R11-257

Carried  
with Councillor Bose opposed

It was Moved by Councillor Hunt  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17093" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R11-258

Carried  
With Councillor Bose opposed

9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17348"  
7910-0282-00 - All Owners Under Strata Plan LMS 0853,  
c/o Golden View Developments Corp. (Bob Chandi)  
CD (BL 13835) to CD (BL 12000) - 7728 - 128 - Street to include a distribution centre as a permitted use and specific general service uses for Strata Lot 24 (Block B) in addition to the permitted uses on Blocks A and B as listed.

Approved by Council: January 10, 2011

- \* Planning & Development advise that (see memorandum dated February 7, 2011 in by-law back-up) all subject conditions have been met.

It was Moved by Councillor Hunt  
 Seconded by Councillor Martin  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2011, No. 17348" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.  
 RES.R11-259 Carried

**I. CLERK'S REPORT**

**1. Formal Issuance of Development Permits**

(a) **Development Permit No. 7906-0001-00 & 7906-0001-01**  
**Peace Initiatives Ltd., Inc. No. 0738733**  
 287 - 172 Street, 311 - 172 Street, and 17162 - 4 Avenue

**Note:** See By-law Nos. 17090, 17091, 17092 & 17093 under Item H.5/6/7/8.

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

It was Moved by Councillor Hunt  
 Seconded by Councillor Hepner  
 That the Mayor and Clerk be authorized to  
 execute Development Permit Nos. 7906-0001-00 and 7906-0001-01.  
 RES.R11-260 Carried  
 with Councillor Bose opposed


**J. OTHER BUSINESS**


**K. ADJOURNMENT**

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That the Regular Council - Land Use meeting  
 do now adjourn.  
 RES.R11-261 Carried

The Regular Council- Land Use meeting adjourned at 5:53 p.m.

Certified Correct:

  
 \_\_\_\_\_  
 Jane Sullivan, City Clerk

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