



# Regular Council - Land Use Minutes

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
MONDAY, MARCH 14, 2011  
Time: 5:33 p.m.

**Present:**

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

**Absent:**

Councillor Gill  
Councillor Hunt  
Councillor Steele

**Staff Present:**

City Clerk  
City Manager  
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**

**COMMERCIAL/INDUSTRIAL/AGRICULTURAL**

**CLOVERDALE/CLAYTON**

- 1. 7910-0299-00  
19500 - 56 Avenue  
David Muir, Galaxie Signs /  
Northwest Group Properties Inc., Inc. No. 688886  
Development Permit  
*in order to permit a replacement free-standing sign on an industrial site.***

**Note:** If the Development Permit as presented, is not acceptable to Council in relation to the character of the of the development, including landscaping and siting, form, exterior design and finish of the building and other structures, Council may refer the Development Permit back to staff with direction regarding any of these matters.

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

It was Moved by Councillor Villeneuve  
Seconded by Councillor Hepner  
That the Mayor and Clerk be authorized to  
execute Development Permit No. 7910-0299-00.  
RES.R11-414 Carried

2. **7905-0359-00**  
**18808 – 72 Avenue**  
**Maciej Dembek, Barnett Dembek Architects Inc. /**  
**Mohinder Kaur Sandhu and Sapna Rani Katyal**  
OCP Amendment from Urban to Commercial and Multiple Residential  
NCP Amendment from Commercial/Residential to Neighbourhood Commercial  
and to 22-45 upa (High Density) / Rezoning from RA to CD (based on C-5 and  
RM-30) / Development Permit  
*in order to permit the development of two commercial buildings and 37 townhouse  
units, a portion of which will be live/work units.*

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

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

1. a By-law be introduced to amend the OCP from Urban to Commercial and Multiple Residential, on portions respectively, as shown on the Survey Plan (Appendix I) 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. 7905-0359-00 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 identify the allowable tandem parking arrangement for the proposed townhouses and to prohibit the conversion of the tandem parking spaces into livable space;
- (h) registration of Section 219 "no build" Restrictive Covenant to ensure that the lands within Block B as shown on the Survey Plan (Appendix I) will accommodate dwelling units that will be built incorporating the permitted commercial units in accordance with the BC Building Code;
- (i) the applicant adequately address the impact of no indoor amenity space; and
- (j) registration of a reciprocal access agreement between 18808 - 196 Street and the adjoining properties to the south (7076/7070/7058/7048 - 188 Street), to permit future driveway access for the adjacent properties.

7. Council pass a resolution to amend the East Clayton Neighbourhood Concept Plan from "Commercial/Residential" to "Neighbourhood Commercial" and to "22 - 45 upa (Highway Density)" on portions respectively when the project is considered for final adoption.
- RES.R11-415 Carried  
with Councillor Bose opposed
- It was Moved by Councillor Hepner  
Seconded by Councillor Martin  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 284 Amendment By law 2011, No. 17376" pass its first reading.
- RES.R11-416 Carried  
with Councillor Bose opposed
- The said By-law was then read for the second time.
- It was Moved by Councillor Hepner  
Seconded by Councillor Martin  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 284 Amendment By law 2011, No. 17376" pass its second reading.
- RES.R11-417 Carried  
with Councillor Bose opposed
- It was then Moved by Councillor Hepner  
Seconded by Councillor Martin  
That the Public Hearing on "Surrey Official  
Community Plan By-law, 1996, No. 12900, No. 284 Amendment By law 2011,  
No. 17376" be held at the City Hall on Monday, April 4, 2011, at 7:00 p.m.
- RES.R11-418 Carried  
with Councillor Bose opposed
- It was Moved by Councillor Hepner  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2011, No. 17377" pass its first reading.
- RES.R11-419 Carried  
with Councillor Bose opposed
- The said By-law was then read for the second time.
- It was Moved by Councillor Hepner  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2011, No. 17377" pass its second reading.
- RES.R11-420 Carried  
with Councillor Bose opposed

It was then Moved by Councillor Hepner  
 Seconded by Councillor Martin  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17377" be held at the City  
 Hall on Monday, April 4, 2011, at 7:00 p.m.  
 RES.R11-421 Carried

### FLEETWOOD/GUILDFORD

3. **7910-0323-00**  
**10160 - 150 Street and 10181 and 10191 - 152 Street**  
**Mr. Jacques Beaudreault or Celso Stifelmann / Musson Cattell Mackey**  
**Partnership 4239431 Canada Inc., Inc. No. A62628 /**  
**Director Information: Claude Dion / Roman Drohomirecki / Vincent Filion**  
**Lorna Telfer / Pierre Lalonde**  
 Development Variance Permit  
*in order to vary various aspects of the Sign By-law for proposed signage for the*  
*Phase I redevelopment of the Guildford Town Centre shopping mall.*

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

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

1. Council approve Development Variance Permit No. 7910-0323-00, (Appendix III) varying the following sections of Sign By-law, 1999, No. 13656 to proceed to Public Notification:
- (a) to vary Sub-section 27(6) to increase the area for three (3) on-site directional signs from 0.4 square metre (4 sq. ft.) to 0.7 square metre (8 sq. ft.);
  - (b) to vary Sub-section 27(1)(f) to reduce the distance between two sets of free-standing signs (4 signs) on the same lot, from 30 metres (100 ft.) to 28 metres (92 ft.);
  - (c) to vary Sub-section 27(1)(h) to increase the width of four (4) free-standing signs in the "Special Sign Area" for Guildford from 1.8 metres (6 ft.) (based upon a 2/3 width to height ratio) to 4.5 metres (14.8 ft.); and
  - (d) to vary Sub-section 27(2)(e) to permit two (2) signs to extend above the roofline of the building face.

RES.R11-422

Carried

4. **7911-0013-00**  
**15953 Fraser Highway**  
**Brenda Bolwyn, Touchstone Property Management Ltd.**  
**0895414 B.C. Ltd., Inc. No. 0895414/ Director Information: Hans Seok Choi /**  
**No Officer Information Filed**  
 Amend CD By-law No. 11151 as amended (based on C-8)  
*in order to allow additional uses on a commercial property.*

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

It was Moved by Councillor Martin  
Seconded by Councillor Hepner  
That a By-law be introduced to amend  
 Comprehensive Development By-law No. 11151, as amended by By-law Nos. 14423, 16560 and 16805A, and a date be set for Public Hearing.  
 RES.R11-423 Carried

It was Moved by Councillor Martin  
Seconded by Councillor Hepner  
That "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, Amendment By-law, 2008, No. 16805A,  
 Amendment By-law, 2011, No. 17378" pass its first reading.  
 RES.R11-424 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, 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,  
 Amendment By-law, 2011, No. 17378" pass its second reading.  
 RES.R11-425 Carried

It was then Moved by Councillor Martin  
Seconded by Councillor Hepner  
That the Public Hearing on "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, Amendment By-law, 2008,  
 No. 16805A, Amendment By-law, 2011, No. 17378" be held at the City Hall on  
 Monday, April 4, 2011, at 7:00 p.m.  
 RES.R11-426 Carried

**NEWTON**

5. **7911-0036-00**  
**7548 – 120 Street**  
**Joey Matwychuk, Alberta Neon /**  
**Popular Group Investments Ltd., Inc. No. 424541**  
 Development Variance Permit  
*in order to permit four (4) fascia signs, one for each premise frontage and an additional fascia sign at the entrance to the building.*

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

It was Moved by Councillor Martin  
Seconded by Councillor Hepner  
That Council approve Development Variance  
 Permit No. 7911-0036-00, (Appendix III) varying the following to proceed to Public Notification:

- (a) in order to amend Surrey Sign By-law, 1999, No. 13656 to permit a total of four (4) fascia signs, one for each of three premise frontages and an additional fascia sign at the entrance to the building.

RES.R11-427

Carried

## RESIDENTIAL/INSTITUTIONAL

### CLOVERDALE/CLAYTON NEWTON

6. **7906-0037-00**  
**5921, 5939 and 5953 – 152 Street and 15148 – 60 Avenue**  
**John C. McDonald / Tarsem Singh Johal and Parvinder Singh Johal /**  
**Dreamstar Developments Ltd., Inc. No. 681792 /**  
**M. & T. Johal Enterprises Ltd., Inc. No. 625902**  
 NCP amendment from "Townhouses 15 upa Max." to "Townhouses 20 upa Max."  
 Rezoning from RA to CD (based on RM-15) / Development Permit  
*to permit the development of an 82 unit townhouse complex.*

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

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

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.

2. Council authorize staff to draft Development Permit No. 7906-0037-00 in accordance with the attached drawings (Appendix VII).
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 (consolidation) 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) the applicant address the replacement tree deficit;
  - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (h) registration of a Section 219 Restrictive Covenant to prohibit the conversion of the tandem parking spaces into livable space.
4. Council pass a resolution to amend the South Newton NCP to redesignate the land from "Townhouses 15 upa Max" to "Townhouses 20 upa Max" when the project is considered for final adoption.

RES.R11-428

Carried

It was

Moved by Councillor Martin  
 Seconded by Councillor Hepner  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2011, No. 17379" pass its first reading.

RES.R11-429

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, 2011, No. 17379" pass its second reading.

RES.R11-430

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, 2011, No. 17379" be held at the City  
 Hall on Monday, April 4, 2011, at 7:00 p.m.  
 RES.R11-431 Carried

**SOUTH SURREY**

7. **7911-0009-00**  
**13462 - 25 Avenue**  
**Laurence Anshell / Laurence Ira Anshell and Jodi Marie Zak**  
 Partial Land Use Contract discharge  
*in order to allow the underlying RA-G Zone to come into effect and permit the  
 construction of an accessory building.*

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

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

1. a By-law be introduced to partially discharge Land Use Contract No. 483  
 from the subject property at 13462 - 25 Avenue and a date for  
 Public Hearing be set.
2. Council instruct staff to resolve the following issue prior to final adoption:
  - (a) registration of a Section 219 Restrictive Covenant to restrict the  
 location of the proposed accessory building to the northeast corner  
 of the subject property, as per the attached site plan (Appendix II).

RES.R11-432 Carried

It was Moved by Councillor Martin  
 Seconded by Councillor Villeneuve  
 That "Surrey Land Use Contract No. 483,  
 Authorization By-law, 1978, No. 5664 Partial Discharge By-law, 2011, No. 17380"  
 pass its first reading.

RES.R11-433 Carried

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

- |             |                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| RES.R11-434 | <p>It was</p> <p>Authorization By-law, 1978, No. 5664 pass its second reading.</p>                                                                                                          | <p>Moved by Councillor Martin<br/>                 Seconded by Councillor Villeneuve<br/>                 That "Surrey Land Use Contract No. 483,<br/>                 Partial Discharge By-law, 2011, No. 17380"</p> <p><u>Carried</u></p>                                                                                                                                                 |
| RES.R11-435 | <p>It was then</p> <p>Contract No. 483, Authorization By-law, 1978, No. 5664 Partial Discharge By-law, 2011, No. 17380" be held at the City Hall on Monday, April 4, 2011, at 7:00 p.m.</p> | <p>Moved by Councillor Martin<br/>                 Seconded by Councillor Villeneuve<br/>                 That the Public Hearing on "Surrey Land Use<br/>                 Contract No. 483, Authorization By-law, 1978, No. 5664 Partial Discharge By-law,<br/>                 2011, No. 17380" be held at the City Hall on Monday, April 4, 2011, at 7:00 p.m.</p> <p><u>Carried</u></p> |

**C. CORPORATE REPORTS**

**D. ITEMS TABLED BY COUNCIL**

**E. DELEGATIONS**

**F. CORRESPONDENCE**

**G. NOTICE OF MOTION**

**H. BY-LAWS**

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17159" 7907-0376-00 - Owners of Strata Plan BCS2221, c/o Gerry Blonski CD (15263) to CD (BL 12000) - 15255 and 15299 - 68 Avenue - in order to clarify the permitted range of industrial and ancillary retail uses to allow expansion of a temple use within the existing assembly/wedding palace building.

Approved by Council: March 22, 2010

**Note:** See Development Permit No. 7907-0376-00 under Clerk's Report, Item I.1 (a).

**Note:** See Development Variance Permit No. 7909-0043-00 under Clerk's Report, Item I.2 (a).

- \* Planning & Development advise that (see memorandum dated March 9, 2011 in by-law back-up) all subject conditions have been met.

It was Moved by Councillor Martin  
Seconded by Councillor Villeneuve  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2010, No. 17159" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.  
RES.R11-436 Carried

**I. CLERK'S REPORT**

**1. Formal Issuance of Development Permits**

- (a) **Development Permit No. 7907-0376-00**  
**All Owners in Strata Plan BCS2221**  
**c/o Gerry Blonski**  
**15299 - 68 Avenue and 15255 - 68 Avenue**

**Note:** If the Development Permit as presented, is not acceptable to Council in relation to the character of the development, including landscaping and siting, form, exterior design and finish of the building and structures, Council may refer the Development Permit application back to staff with direction regarding any of these matters.

**Note:** See By-law No. 17159 under Item H.1

**Note:** See Development Variance Permit No. 7909-0043-00 under Item I.2(a)

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

It was Moved by Councillor Martin  
Seconded by Councillor Villeneuve  
That the Mayor and Clerk be authorized to  
execute Development Permit No. 7907-0376-00.  
RES.R11-437 Carried

- (b) **Development Permit No. 7910-0246-00**  
**o875519 B.C. Ltd., Inc. No. BCo875519**  
**c/o Rodney C. Lyons of Rodney C. Lyons Architect**  
**12850 - 87 Avenue**

**Note:** If the Development Permit as presented is not acceptable to Council in relation to the character of the development, including landscaping and siting, form, exterior design and finish of the building and structures, Council may refer the Development Permit application back to staff with direction regarding any of these matters.

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

It was Moved by Councillor Martin  
Seconded by Councillor Villeneuve  
That the Mayor and Clerk be authorized to  
execute Development Permit No. 7910-0246-00.  
Carried

RES.R11-438

**2. Approval of Development Variance Permit**

It is in order for Council to now pass resolutions authorizing the Mayor and Clerk to sign the following permit:

- (a) **Development Variance Permit No. 7909-0043-00**  
**Owners of Common Property of Strata Plan BCS2221**  
**c/o Anup Loodu**  
**15255 - 68 Avenue**

**Note:** This Development Variance Permit was referred back to staff at the Regular Council - Public Hearing meeting of June 15, 2009.

**Note:** See By-law No. 17159 under Item H.1

**Note:** See Development Permit No. 7907-0376-00 under Item I.1(a)

To increase the maximum permitted height requirement for a structure from 6.0 metres (20 ft.) to 30.5 metres (100 ft.) to permit a flagpole for the existing Sikh temple.

It was Moved by Councillor Martin  
Seconded by Councillor Villeneuve  
That Development Variance Permit  
No. 7909-0043-00 be approved; that the Mayor and Clerk be authorized to sign the Development Variance 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.R11-439

Carried

**J. OTHER BUSINESS**

**K. ADJOURNMENT**

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


RES.R11-440

Carried

The Regular Council- Land Use meeting adjourned at 5:40 p.m.

Certified Correct:

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

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