

Regular Council - Land Use Minutes

Council Chamber City Hall 14245 - 56 Avenue Surrey, B.C. MONDAY, JANUARY 9, 2012 Time: 5:35 p.m.

Present:

Mayor Watts Councillor Gill Councillor Hayne Councillor Hepner Councillor Hunt Councillor Martin Councillor Rasode Councillor Steele Councillor Villeneuve

Absent:

Staff Present:

City Manager City Solicitor 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. 7911-0206-00

17850 Highway No. 10 (56 Avenue) Thomas S. Annandale / Energrated Holdings Ltd., Inc. No. 325809 Development Permit / Development Variance Permit *in order to permit the expansion of a surface parking lot and the installation of a new free-standing sign on a commercial site.*

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:

- 1. Council authorize staff to draft Development Permit No. 7911-0206-00 generally in accordance with the attached drawings (Appendix II).
- 2. Council approve Development Variance Permit No. 7911-0206-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to vary the Sign By-law to increase the width of the free-standing sign to exceed two-thirds of its height.

- 3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, 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 Planning and Development Department;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a sign permit application for the existing fascia sign on the north face of the building; and
 - (e) approval of Development Variance Permit No. 7911-0206-00. <u>Carried</u>
- 2. 7911-0284-00
 4948 168 Street
 Gilles Lefebure / Rani Walia / Jasbir S Walia
 Development Variance Permit
 in order to reduce the south side yard setback to permit the construction of a new
 farm 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 Hunt
	That Council approve Development Variance
Permit No. 7911-0284-00 (Append	dix III) to proceed to Public Notification to reduce
the minimum south yard setback	t of the A-1 Zone from 15 metres (50 ft.) to 3.6
metres (12 ft.) to permit construc	tion of a new farm building.
	Carried

RES.R12-4

RES.R12-3

3. 7911-0214-00 5658 - 176 Street Michael Lu / Ted Murray Architect Inc. / Cloverleaf 176 Investments (Nominee) Ltd Development Permit in order to permit the exterior façade upgrade to a commercial building in the Cloverdale Town Centre. It was Moved by Councillor Hunt Seconded by Councillor Gill That Council approve Development Permit No. 7911-0214-00 and that the Mayor and Clerk be authorized to execute the Permit.

RES.R12-5

Carried

SOUTH SURREY

7911-0245-00
 2711 - 192 Street
 David Porte, 0917483 B.C. Ltd. / 0917483 B.C. Ltd., Inc. No. 0917483
 <u>Director Information</u>: David Porte / <u>No Officer Information Filed</u>
 Amend CD By-law No. 16180 / Development Permit
 to accommodate the development of two commercial/retail buildings, including a
 drive through restaurant on a site presently zoned to permit a gas station.

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

It was

Moved by Councillor Martin Seconded by Councillor Gill That:

- 1. a By-law be introduced to amend Comprehensive Development By-law No. 16180 and a date be set for Public Hearing.
- 2. Council authorize staff to draft Development Permit No. 7911-0245-00 generally in accordance with the attached drawings (Appendix IV).
- 3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, 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 Planning and Development Department; and
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department. Carried

RES.R12-6

	It was	Moved by Councillor Martin Seconded by Councillor Gill That "Surrey Zoning By-law, 1993, No. 12000,
RES.R12-7	first reading.	o Amendment By-law, 2012, No. 17540" pass its <u>Carried</u>
	The said By-law was then read for the	ne second time.
	It was Amendment By-law, 2006, No. 1618	Moved by Councillor Martin Seconded by Councillor Gill That "Surrey Zoning By-law, 1993, No. 12000, o Amendment By-law, 2012, No. 17540" pass its
RES.R12-8	second reading.	Carried
	It was then	Moved by Councillor Martin Seconded by Councillor Gill That the Public Hearing on "Surrey Zoning
RES.R12-9	By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16180 Amendment E 2012, No. 17540" be held at the City Hall on Monday, January 23, 2012, at 7:00 <u>Carried</u>	
5.	CD / Development Permit	
	The General Manager, Planning & I the recommendations outlined in h	Development was recommending approval of is report.
	It was	Moved by Councillor Hunt Seconded by Councillor Hepner That:
	-	mend the OCP by re-designating a portion of Application No. 7910-0113-00 from Agricultural Public Hearing be set.
	organizations and authoritie proposed amendment to the	rtunities for consultation with persons, es that are considered to be affected by the e Official Community Plan, as described in the meet the requirement of Section 879 of the

- 3. A By-law be introduced to rezone the subject site No. 7910-0113-00 from "Intensive Agriculture Zone (A-2)" (By-law No. 12000) 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. 7910-0113-00 generally in accordance with the attached drawings (Appendix VII).
- 5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, 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) input from Senior Government Environmental Agencies;
 - (d) resolution of all the issues associated with the soil processing permit for the site to the satisfaction of the General Manager, Engineering;
 - (e) discharge of the Section 219 no-build covenant on the property;
 - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (g) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (h) resolution of all urban design issues to the satisfaction of the Planning and Development Department including screening of the property's outdoor storage areas;
 - (i) completion of a P-15 agreement with the City for maintenance and planting of riparian area;
 - (j) approval of the detailed retaining wall drawings by the Engineering ERC to ensure adequate water infiltration, no point discharge, geotechnical stability, and
 - (k) registration of a statutory right-of-way to ensure City access to the riparian dedicated area at the rear of the property. Carried

RES.R12-10

RES.R12-11	reading.	Moved by Councillor Hunt Seconded by Councillor Steele That "Surrey Official Community Plan nendment By law 2012, No. 17541" pass its first <u>Carried</u>
	The said By-law was then read for th	ne second time.
	It was By-law, 1996, No. 12900, No. 308 Am	Moved by Councillor Hunt Seconded by Councillor Steele That "Surrey Official Community Plan rendment By law 2012, No. 17541" pass its
RES.R12-12	second reading.	Carried
	It was then	Moved by Councillor Hunt Seconded by Councillor Hepner That the Public Hearing on "Surrey Official
RES.R12-13		n Monday, January 23, 2012, at 7:00 p.m. <u>Carried</u>
	It was	Moved by Councillor Hunt Seconded by Councillor Martin That "Surrey Zoning By-law, 1993, No. 12000,
RES.R12-14	Amendment By-law, 2012, No. 17542	" pass its first reading. <u>Carried</u>
	The said By-law was then read for the second time.	
	It was	Moved by Councillor Hunt Seconded by Councillor Martin
RES.R12-15	Amendment By-law, 2012, No. 17542	That "Surrey Zoning By-law, 1993, No. 12000, " pass its second reading. <u>Carried</u>
	It was then	Moved by Councillor Hunt Seconded by Councillor Martin That the Public Hearing on "Surrey Zoning
RES.R12-16	By-law, 1993, No. 12000, Amendmen Hall on Monday, January 23, 2012, at	t By-law, 2012, No. 17542" be held at the City

SURREY CITY CENTRE/WHALLEY

6. 7911-0116-00 12931 and 12939- 112B Avenue Dave Bains, S & H Transport / Harbans K Bains / Sukhdev S Bains Rezoning from I-4 (By-law No. 5942) to IL in order to facilitate a trucking business in Bridgeview.

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

It was

Moved by Councillor Gill Seconded by Councillor Martin That:

- a By-law be introduced to rezone the subject site in Planning Application No. 7911-0116-00 from "Special Industrial 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, dedications, and rights-of-way where necessary are addressed to the satisfaction of the General Manager, Engineering; and
 - (b) submission of a subdivision plan for lot consolidation and road widening, to the satisfaction of the Approving Officer. Carried

	It was	Moved by Councillor Gill Seconded by Councillor Martin
RES.R12-18	Amendment By-law, 2012, No. 17543	That "Surrey Zoning By-law, 1993, No. 12000, " pass its first reading. <u>Carried</u>
	The said By-law was then read for th	e second time.
	It was	Moved by Councillor Gill Seconded by Councillor Martin That "Surrey Zoning By-law, 1993, No. 12000,
RES.R12-19	Amendment By-law, 2012, No. 17543	

RES.R12-17

	It was then	Moved by Councillor Gill
		Seconded by Councillor Martin
		That the Public Hearing on "Surrey Zoning
	By-law, 1993, No. 12000, Amendment	By-law, 2012, No. 17543" be held at the City
	Hall on Monday, January 23, 2012, at	7:00 p.m.
RES.R12-20		<u>Carried</u>

7.	7910-0160-00	
	13450 - 104 Avenue	
	Jim Cox / Surrey City Deve	elopment Corporation / City of Surrey
	Development Permit	
	in order to permit the constr	uction of a new City Hall and community plaza.
	It was	Moved by Councillor Martin
		Seconded by Councillor Steele
		That Council approve Development Permit
	No. 7910-0160-00 and that t	ne Mayor and Clerk be authorized to execute the
	Permit.	
RES.R12-21		Carried

C. **CORPORATE REPORTS**

The Corporate Reports, under date of January 9, 2012, were considered and dealt 1. with as follows:

Item No. Loo1 Amendments to Proposed Development Permit No. 7909-0116-00 - Proposed Mixed-Use Development at 19240 – 64 Avenue and 19209 Fraser Highway File: 7909-0116-00

The General Manager, Planning and Development submitted a report to advise Council of changes to the design of a proposed mixed-use commercial/residential development on a site in East Cloverdale (Appendix II). Each of the related Official Community Plan ("OCP") amendment by-law and rezoning by-law received third reading on January 24, 2010. The applicant has finalized the majority of the outstanding conditions and it is expected that final adoption of the by-laws and issuance of the Development Permit for the project could occur as part of the agenda for the Regular Council meetings scheduled for January 23, 2012.

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

It was

Moved by Councillor Martin Seconded by Councillor Hunt That Council:

- 1. Receive Corporate Report Loo1 as information;
- 2. Authorize staff to draft a Development Permit for Development Application No. 7909-0116-00, being a proposed mixed-use residential/commercial development at 19240 – 64 Avenue and 19209 Fraser Highway, based on the revised site layout and building design attached as Appendix I to this report; and;
- 3. Instruct the City Clerk to forward a copy of this report and the related Council resolution to the applicant.

RES.R12-22

<u>Carried</u>

Councillor Hayne declared a conflict of interested and left the meeting prior to discussion of Item D1 at 5:40 p.m.

D. ITEMS TABLED BY COUNCIL

NEWTON

1.	7911-0186-00 13453 and 13463 - 76 Avenue; 7630 and 7646 - 134A Street; Portion of Road North of 7646 - 134A Street Maciej Dembek, Barnett Dembek Architects Inc. / Parampal Jaura / Parvinder Jaura / Amarjit Masson / Balwinder Sidhu / Bachittar S Dhaliwal / Kulwant K Dhaliwal Rezoning from RA to CD (based on IL) / Development Permit in order to permit the development of a 1,859 sq.m. (20,000 sq. ft.) industrial building.		
	Note:		ouncil Public Hearing Agenda. Should commendations, Item B.1 of the RCPH Agenda
		eneral Manager, Planning & Decommendations outlined in his	evelopment was recommending approval of s report.
	It was		Moved by Councillor Hunt Seconded by Councillor Martin That Council rescind Resolution No. R11-1866
RES.R12-23			ncil minutes passing second reading of Surrey ndment By-law, 2011, No. 17507" <u>Carried</u>

RES.R12-24	It was 1993, No. 12000, Amendment By-law attached to Planning Report 7911-018	Moved by Councillor Hunt Seconded by Councillor Martin That Council amend "Surrey Zoning By-law, , 2011, No. 17507" as outlined in Appendix III 6-00. <u>Carried</u>
DEC Dia as	It was Amendment By-law, 2011, No. 17507 p	Moved by Councillor Hunt Seconded by Councillor Martin That Surrey Zoning By-law, 1993, No. 12000, bass its second reading as amended. Carried
RES.R12-25		Carried
	It was then	Moved by Councillor Hunt Seconded by Councillor Hepner That the Public Hearing on Surrey Zoning
	By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17507 be held at the City Hall on Monday, January 23, 2012, at 7:00 p.m.	
RES.R12-26	Than on Monday, January 25, 2012, at	Carried
	Operation of the retail component has Staff further explained that the re-zon	eeping with the zoning requirements. as been agreed upon by all parties concerned. ning cannot be achieved through a variance a by-law, which is even stronger than

Councillor Hayne rejoined the meeting following discussion of D1 at 5:44 p.m.

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

 "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16635" 7906-0336-00 - 0808607 B.C. Ltd. c/o Gerry Blonski RF to CD (BL 12000) - 13906 and 13914 Fraser Highway - to permit the development of a four-storey apartment building.

Approved by Council: April 14, 2008

Note: See Development Permit No. 7906-0336-00 under Clerk's Report, Item I. 1(a)

* Planning & Development advise (see memorandum dated January 4, 2012 in by-law back-up) that the project was put on hold in response to the prevailing economic conditions. The new owner of the project has undertaken a number of changes to the original design including an increase in units from 60 to 70. The density remains the same however, revisions to the building setback is required. Moved by Councillor Martin It was Seconded by Councillor Gill That Council rescind Resolution Ro8-994 of the April 28, 2008 Regular Council-Public Hearing meeting passing Third Reading of "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16635" RES.R12-27 Carried Moved by Councillor Martin It was Seconded by Councillor Gill That Council amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16635" in Part 2, Section F. as reflected in the memorandum in by-law back-up. RES.R12-28 Carried It was Moved by Councillor Martin Seconded by Councillor Villeneuve That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16635" pass its third reading as amended. RES.R12-29 Carried Moved by Councillor Martin It was Seconded by Councillor Villeneuve That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16635" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal. Carried RES.R12-30 "Surrey Official Community Plan By-law, 1996, No. 12900, No. 296 Amendment 2. By-law, 2011, No. 17456" 7908-0254-00 - Lakewood Heights Development Ltd. c/o Lakewood Enterprises Ltd. (Harald Trepke) To redesignate the properties 2827, 2853 and 2871 - 156 Street - from Suburban (SUB) to Multiple Residential (RM). Approved by Council: July 11, 2011 This By-law is proceeding in conjunction with By-law No. 17457.

	It was	Moved by Councillor Martin Seconded by Councillor Gill	
RES.R12-31		That "Surrey Official Community Plan nendment By law, 2011, No. 17456" be finally Clerk, and sealed with the Corporate Seal. <u>Carried</u>	
3.	"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17457" 7908-0254-00 - Lakewood Heights Development Ltd. c/o Lakewood Enterprises Ltd. (Harald Trepke) RA to CD (BL 12000) - 2827, 2853 and 2871 - 156 Street - to permit the development of 39 townhouse units and 66 units in a four storey apartment building form.		
	Approved by Council: July 11, 2011		
	This By-law is proceeding in conjun	action with By-law No. 17456.	
	Note: See Development Permit No I. 1(b)	o. 7908-0254-00 under Clerk's Report, Item	
*	Planning & Development advise (see memorandum dated December 23, 2011 in by-law back-up) it is in order for Council to pass a resolution amending the Nord Grandview Heights Neighbourhood Concept Plan to increase the building heigh from three to four storeys.		
	It was	Moved by Councillor Hunt Seconded by Councillor Martin That Council amend the North Grandview	
	Heights Neighbourhood Concept P to four storeys.	lan to increase the building height from three	
RES.R12-32		<u>Carried</u>	
	It was	Moved by Councillor Hunt Seconded by Councillor Martin That "Surrey Zoning By-law, 1993, No. 12000,	
RES.R12-33	Amendment By-law, 2011, No. 17457 Clerk, and sealed with the Corporat	" be finally adopted, signed by the Mayor and e Seal. <u>Carried</u>	
4.	7910-0156-00 - A&B Family Holding (Roger Jawanda)	65 and 14675 - 59A Avenue - to permit	
	Approved by Council: December 13	, 2010	

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	It was	Moved by Councillor Hepner Seconded by Councillor Martin
RES.R12-34	That "Surrey Zoning By-law, 1993, No. 12 Amendment By-law, 2010, No. 17333" be finally adopted, signed by the Mayor a Clerk, and sealed with the Corporate Seal. <u>Carried</u>	
5.	"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16619" 7906-0324-00 - 0693791 B.C. Ltd., c/o Barnett Dembek Architects Inc. (Maciej Dembek) RA to CD (BL 12000) - Portion of 6308 - 142 Street - to permit the development of 83 townhouse units and protection of riparian area as ope space.	
	Approved by Council: March 31, 200	58
	Note: See Development Permit No I. 1(c)	. 7906-0324-00 under Clerk's Report, Item
*	Planning & Development advise (see memorandum dated January 3, 2012 in by-law back-up) that the subdivision to facilitate the proposed development needed to be modified. As a result the Setback plan, Schedule B of proposed By-law No. 16619 needs to be replaced. This revision does not change the use, density or building siting.	
	It was	Moved by Councillor Hunt Seconded by Councillor Hepner That Council rescind Resolution Ro8-871 of
RES.R12-35		Public Hearing meeting passing Third Reading 12000, Amendment By-law, 2008, No. 16619". <u>Carried</u>
	It was	Moved by Councillor Hunt Seconded by Councillor Martin That Council amend "Surrey Zoning By-law,
		7, 2008, No. 16619" in by replacing the B as reflected in the memorandum in by-law
RES.R12-36	- T .	<u>Carried</u>
	It was	Moved by Councillor Hunt Seconded by Councillor Steele That "Surrey Zoning By-law, 1993, No. 12000,
RES.R12-37	Amendment By-law, 2008, No. 16619	

RES.R12-38	Neighbourhood Concept plan to redes to Townhouses 25 upa max.	Moved by Councillor Hunt Seconded by Councillor Steele That Council amend the South Newton signate the site from Townhouses 15 upa max <u>Carried</u>	
RES.R12-39	Amendment By-law, 2008, No. 16619" l Clerk, and sealed with the Corporate S	Moved by Councillor Hunt Seconded by Councillor Steele That "Surrey Zoning By-law, 1993, No. 12000, be finally adopted, signed by the Mayor and Geal. <u>Carried</u>	
I. CLER	RK'S REPORT		
1.	Formal Issuance of Development P	ermits	
RES.R12-40	Division, Planning & Developm following resolution: It was S execute Development Permit N	y nder Item H.1 ger, Area Planning & Development North nent, requesting Council to pass the Moved by Councillor Hunt Seconded by Councillor Hepner That the Mayor and Clerk be authorized to	
	Lakewood Heights Developm 2827, 2871 and 2853 – 156 Street Note: See By-law No. 17456 an Memo received from the Mana	Lakewood Heights Development Ltd. 2827, 2871 and 2853 – 156 Street Note: See By-law No. 17456 and 17457 under Item H.2 and H.3 Memo received from the Manager, Area Planning & Development South Division, Planning & Development, requesting Council to pass the	

RES.R12-41		It was execute Development Permit	Moved by Councillor Hunt Seconded by Councillor Hepner That the Mayor and Clerk be authorized to No. 7908-0254-00. <u>Carried</u>
	(c)	Development Permit No. 7 Garcha Properties Ltd. (Inc 6308 – 142 Street	
		Note: See By-law No. 16619	under Item H.5
			nager, Area Planning & Development South oment, requesting Council to pass the
RES.R12-42		It was execute Development Permit	Moved by Councillor Hunt Seconded by Councillor Hepner That the Mayor and Clerk be authorized to No. 7906-0324-00. <u>Carried</u>

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.R12-43

Carried

The Regular Council- Land Use meeting adjourned at 5:46 p.m.

Certified Correct:

Claudia Jesson, Deputy City Clerk

Mayor Dianne Watts