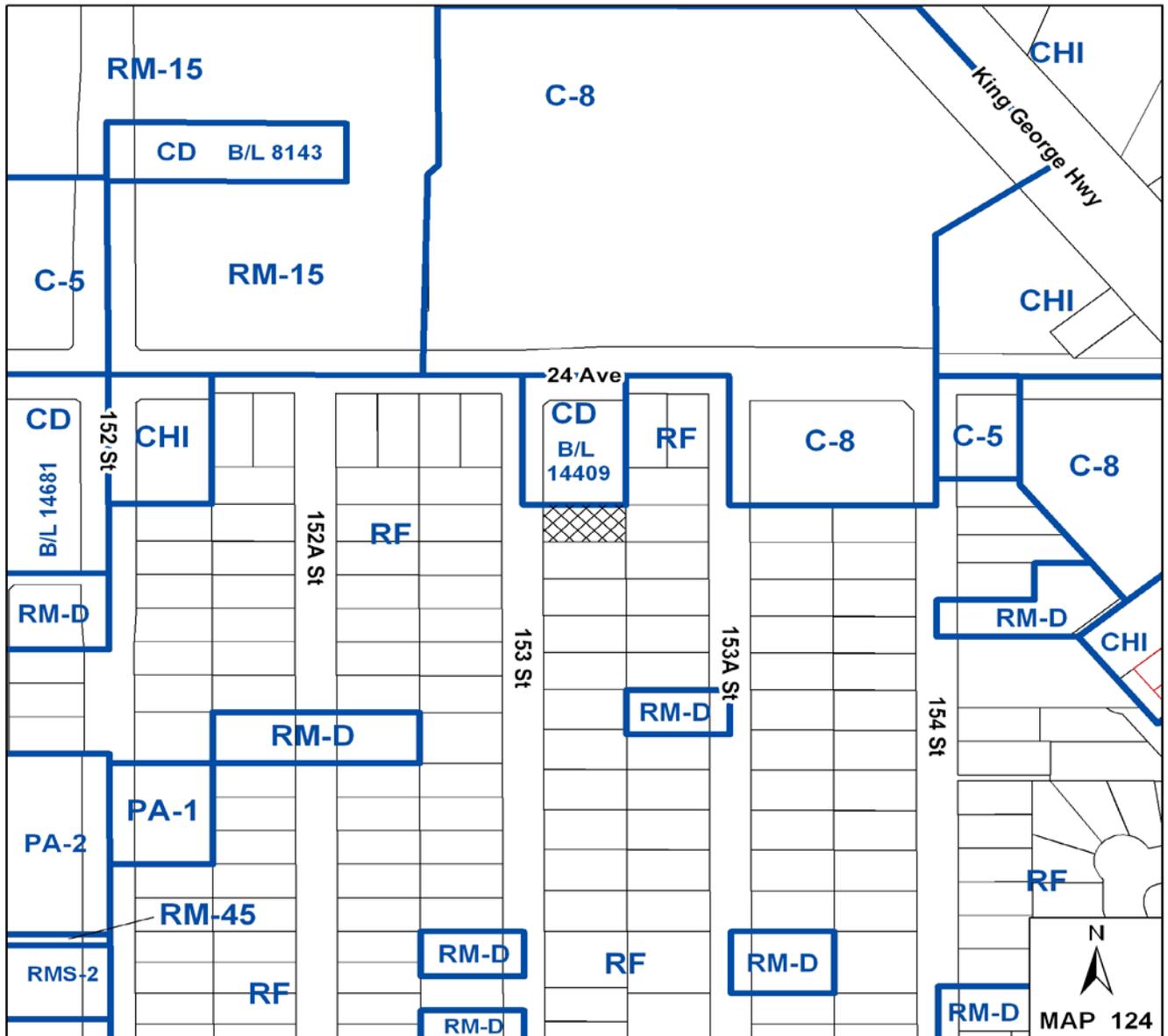


Proposal: OCP Amendment to declare the property a Temporary Commercial Use Permit Area and a Temporary Use Permit to allow a temporary staff and overflow only parking lot.

Recommendation: Approval to Proceed

Location: 2360 - 153 Street **Zoning:** RF

OCP Designation: Urban **Owner:** The Semiahmoo Foundation



PROJECT TIMELINE

Completed Application Submission Date: December 15, 2005
Planning Report Date: March 6, 2006

PROPOSAL

The applicant is proposing:

- an OCP amendment to declare the property a Temporary Commercial Use Permit Area;
- a Temporary Commercial Use Permit

in order allow a temporary staff and overflow only parking lot for Semiahmoo House Society.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to declare the property a Temporary Commercial Use Permit Area in the Official Community Plan and a date for Public Hearing be set (Appendix III).
2. Council approve Temporary Use Permit No. 7905-0308-00 (Appendix V) to proceed to Public Notification.
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 a landscaping plan and a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (c) submission of financial security to ensure the site is returned to its original state upon the expiry of the Temporary Use Permit.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as identified in the attached (Appendix IV).

SITE CHARACTERISTICS

- **Existing Land Use** A single family dwelling to be demolished.
- **Significant Site Attributes** Three mature conifers at the rear of the lot to be retained.
- **East:** Single family residential, zoned RF, designated Urban in the OCP.
- **South:** Single family residential, zoned RF, designated Urban in the OCP.
- **West:** Across 153 Street, single family residential, zoned RF, designated Urban in the OCP.
- **North:** The Semiahmoo House Society, zoned CD (By-law No. 14409), designated Urban in the OCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

Background

- The subject site at 2360 – 153 Street is zoned RF and is designated Urban in the OCP. The site is presently vacant as the existing house was recently demolished. The property is owned by the Semiahmoo Foundation operates Semiahmoo House Society, a non-profit group that provides advocacy, support and other services for people with developmental disabilities at their facility on the adjacent lot to the north at 15306 – 24 Avenue.
- Semiahmoo House Society is in the process of acquiring several of the neighbouring properties with the goal of eventually building an apartment building with market and non-market housing. The applicant views the current application as a temporary measure while acquiring the land necessary for this larger project. Any future redevelopment of the area to multiple residential will require a rezoning and development permit.
- The Semiahmoo House Society property at 15306 - 24 Avenue is zoned CD (By-law No. 14409). The site contains 28 parking stalls, which meets the minimum requirements of the CD Zone. However, 28 stalls is proving insufficient for the operational needs of the Society. Although there is adequate parking for staff, there is insufficient parking to meet the demand for visitors and clients. To help meet this demand, the Society has established an agreement with a neighbouring resident at 2383 – 153 Street to park approximately five (5) vehicles along his property line fronting 153 Street. Visitors and clients also park along 24 Avenue, which is an arterial road and is designated for significant upgrading in the near future.
- To address the parking shortage, the applicant is proposing to extend the existing parking area to the south by constructing a temporary gravel parking lot on the subject property. The applicant therefore proposes a Temporary Use Permit (TUP) to facilitate this temporary use. An

amendment to the Official Community Plan (OCP) is required to designate the site a Temporary Commercial Use Permit Area.

Proposed Temporary Parking Lot

- The proposed parking lot will be surfaced with gravel and have 23 spaces.
- The proposed parking lot will not have direct access on 153 Street. Access will be through the existing Semiahmoo House parking lot at 15306 – 24 Avenue. Modifications to the existing parking lot are proposed to integrate the new site with minimal impact to the neighbourhood.
- The temporary parking lot is proposed to be used only for staff parking during normal hours of operation (Monday to Friday, 8:30 a.m to 4:00 p.m.) to avoid a high turnover of vehicles during that time.
- The Society runs a limited amount of services and programs on weeknights and weekends. The main parking lot is sufficient to handle parking demand at these times. The Society expects that the overflow parking lot would only be used by non-staff members about six (6) times a year, during large Society events.
- To ensure the temporary parking lot is used as intended, the TUP will include restrictions on use as described above (Appendix V).

Tree Preservation and Landscaping

- The existing parking lot at 15306 – 24 Avenue is currently screened from the south by a hedge of cedars, approximately 3 metres (10 feet) high. Except for the area used to provide access to the proposed parking lot, this cedar hedge will be retained. The applicant proposes to plant another cedar hedge along the south property line of the subject site to provide a buffer to the adjacent single family dwelling. This buffer is proposed to be 2.4 metres (8 feet) wide. The existing 1.8 metre (6 feet) wood fence along the south property line will be retained.
- A 1.5 metre (5 feet) landscaping buffer is proposed along 153 Street. This will consist of a double staggered row of evergreen shrubs which will screen the cars but allow for surveillance into the site. This landscaping will connect with the landscaping on the existing parking lot.
- There are three (3) mature conifers near the east property line proposed to be retained in a 5 metre (16.5 feet) landscape buffer. There are two existing deciduous trees in the southeast corner of the site and both are proposed to be retained within the 2.4 metre (8 feet) southern buffer.

PRE-NOTIFICATION

Pre-notification letters were sent out to surrounding residents on October 20, 2005 and staff received the following comments:

- A resident who lives immediately across 153 Street from Semiahmoo House wanted the proposed parking lot to have access to 153 Street to avoid having all traffic using the existing

access on 153 Street. The resident was generally supportive of the application and preferred a parking lot over retention of a vacant house.

(Staff informed the resident that Engineering supports only one access point to the site, and this arrangement would allow for the 153 Street frontage across from the resident's property to be landscaped. In addition, the parking lot restrictions (staff and overflow only) will ensure use only as needed.)

- The owner of the lot immediately south of the subject site expressed concerns regarding privacy impact resulting from the proposed parking lot. The resident also discussed this issue with the applicant and requested that a 1.8 metre (6 feet) chain link fence with landscape screening be installed.

(There is an existing 1.8 metre (6 feet) wood fence along the property line. The applicant has agreed to erect a cedar hedge along the southern property line.)

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Contour Map
Appendix III.	OCP Amendment to Create a Temporary Commercial Use Permit Area
Appendix IV.	Engineering Summary
Appendix V.	Temporary Use Permit No. 7905-0308-00

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated February 23, 2006.
- Soil Contamination Review Questionnaire prepared by Ellen Powell dated September 30, 2005.

Murray Dinwoodie
General Manager
Planning and Development

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CONTOUR MAP FOR SUBJECT SITE

