

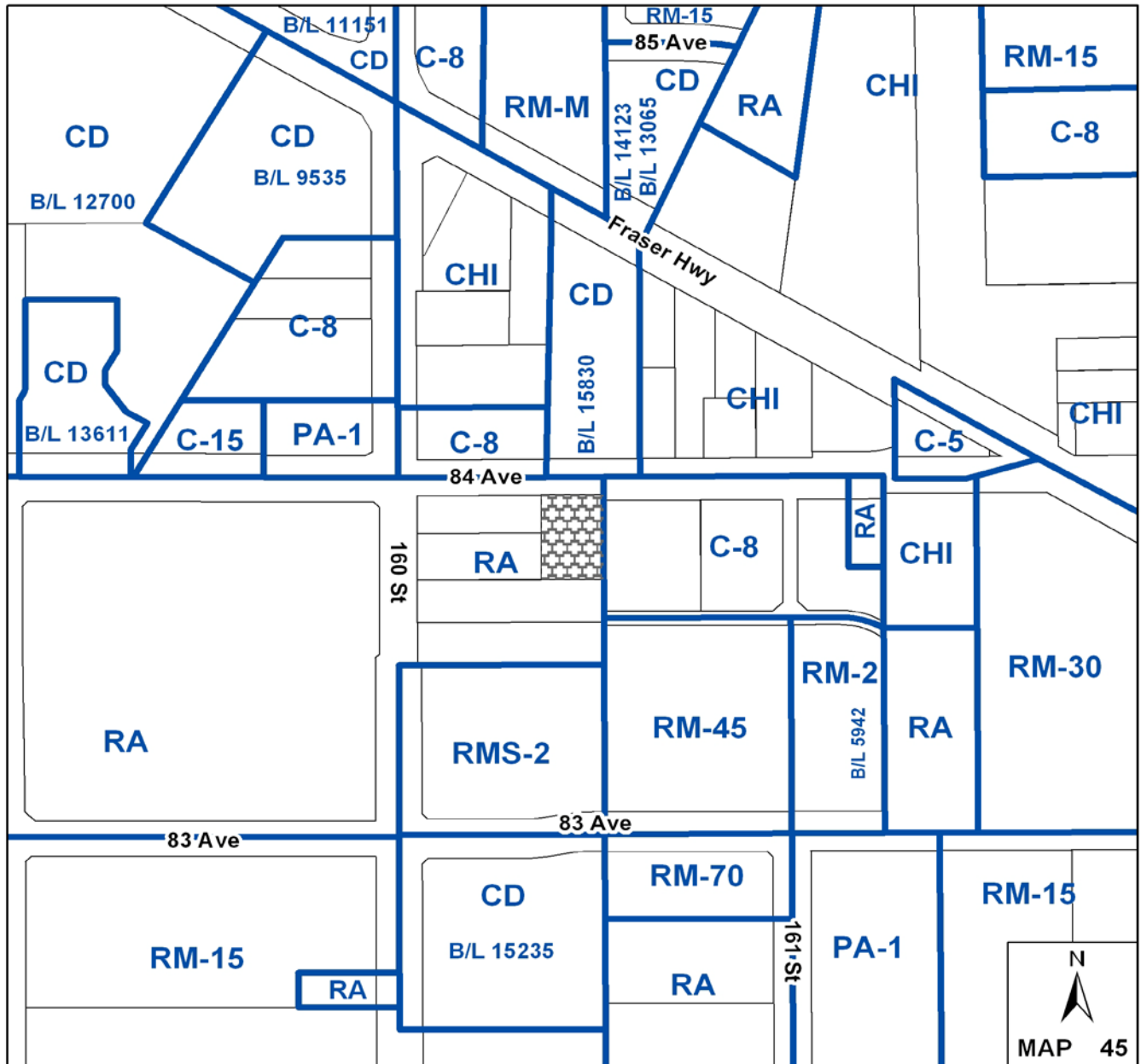
Proposal: OCP Amendment to declare the site a Temporary Commercial Use Permit Area and a Temporary Commercial Use Permit to allow for staff parking for a period not to exceed two years.

Recommendation: Approval to Proceed

Location: 16042 - 84 Avenue **Zoning:** RA

OCP Designation: Town Centre

TCP Designation: Community Commercial **Owner:** Philmon Properties Ltd.



PROJECT TIMELINE

Completed Application Submission Date: November 8, 2005
Planning Report Date: February 20, 2006

PROPOSAL

The applicant is proposing:

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

in order to allow the subject site to be used for additional staff parking for the Fleetwood Arms Pub for a period not to exceed two years.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to declare the property a Temporary Commercial Use Permit Area and a date for Public Hearing be set.
2. Council approve Temporary Commercial Use Permit No. 7905-0353-00 (Appendix V) to proceed to Public Notification.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) submission of a landscaping plan and cost estimate to the satisfaction of the City's Landscape Architect;
 - (b) submission of adequate security to ensure the installation of landscaping; and
 - (c) submission of sufficient security to ensure the use is discontinued after the expiry of the Temporary Commercial Use Permit.

REFERRALS

Engineering: No concerns (Appendix IV).

SITE CHARACTERISTICS

- **Existing Land Use** Single family home.
- **East:** Vacant land, zoned C-8, designated Community Commercial in the Fleetwood Town Centre Plan, under Development Application No. 7998-0259-00 to allow a three-storey commercial retail office building, currently at Third Reading.
- **South:** Single family residential, zoned RA, designated Commercial in the Fleetwood Town Centre Plan.
- **West:** Single family residential, zoned RA, designated Community Commercial in the Fleetwood Town Centre Plan.
- **North:** Across 84 Avenue, Fleetwood Arms Pub, zoned C-8 and mixed commercial use building, including Bank Shot Billiards Pub, zoned CD (By-law No. 15830), designated Community Commercial in the Fleetwood Town Centre Plan.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

TCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

- The applicant has requested a Temporary Commercial Use Permit to allow the short-term parking of vehicles less than 5,000 kilograms of gross vehicle weight on the subject property, for staff of the Fleetwood Arms Pub located across the street.
- The site is currently zoned "One-Acre Residential Zone (RA)" and is designated Town Centre in the OCP. It is designated Community Commercial development in the Fleetwood Town Centre Plan; intended for pedestrian-oriented commercial uses.
- There is a single family dwelling on the property which will remain for the duration of the Temporary Commercial Use Permit (TUP).
- The owner of the subject property currently owns and operates the Fleetwood Arms Pub, located across the street at 8410 – 160 Street. In 1986, when the Fleetwood Arms Pub was constructed, Surrey Zoning By-law No. 5942 required a total of 29 parking spaces to be provided on site for patrons and employees of the business. If the pub were to be built today, under the current Surrey Zoning By-law No. 12000, a total of 47 parking spaces would be required.
- The owner advised Planning staff that the City of Surrey has completed road works on both 84 Avenue and 160 Street. These road works, which involved construction of curbs, a bicycle lane and new asphalt, eliminated the on-street parking that was previously used by the pub employees and patrons. The owner has, therefore, requested a Temporary Commercial Use Permit to allow for staff parking on the subject property.

Site Plan Proposal

- Vehicular access to the subject site is provided from 84 Avenue. This access will have to be upgraded to commercial standards, as identified in the Engineering Comments . Approximately 18 angled parking spaces are proposed along the east property line, with a one-way internal drive aisle around the property, which connects back to the driveway crossing to egress the property (Appendix III).
- The applicant has cleared the blackberries and scrub from the site and placed gravel on the site in anticipation of this Temporary Commercial Use Permit being approved.
- The site has some existing trees south of the single family dwelling. As a requirement of this proposed TUP, the applicant is to provide a landscaping plan for the front of the property to screen the driveway and the parking.
- City staff initially had some concerns with respect to surveillance of the parked cars on the subject site, and the potential pedestrian conflicts with people crossing 84 Avenue mid-block. The owner advised that this parking is intended only for his employees. Having a central parking area for them close to the pub is safer for his staff when they are returning to their vehicles late in the evening or in the early morning hours.
- The owner has expressed interest in developing the subject property in accordance with the Fleetwood Town Centre Plan in the next few years. At that time, he will re-assess the development options and the parking situation around the pub.
- The Fleetwood Town Centre Plan envisions this area for street-fronting commercial development. Short-term parking is to be provided along both 160 Street and 84 Avenue away from the major intersections. Additional off-street parking areas will be located at the back of the buildings, preferably access from a lane.
- Until the site is ultimately developed, the driveway and parking area will be finished with compacted gravel.

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.	Site Plan
Appendix IV.	Engineering Summary
Appendix V.	OCP Amendment By-law
Appendix VI.	Temporary Commercial Use Permit No. 7905-0353-00

Murray Dinwoodie
General Manager
Planning and Development

LAP/kms

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Nolan Fisher, Philmon Properties Ltd.
 Address: 13187 - 13 Avenue
 Surrey, B.C. V4A 1C1
 Tel: 604-535-3039

2. Properties involved in the Application
 - (a) Civic Address: 16042 - 84 Avenue

 - (b) Civic Address: 16042 - 84 Avenue
 Owner: Philmon Properties Ltd.
 PID: 012-702-820
 Parcel "C" (N99040E) Northerly Half of Lot 1 Section 25 Township 2 New
 Westminster District Plan 2425

3. Summary
 - (a) Introduce a By-law to amend the Official Community Plan and declare the property a
 Temporary Commercial Use Permit Area and set a Public Hearing date.

 - (b) Proceed with Public Notification for Temporary Use Permit No. 7905-0353-00.

CONTOUR MAP FOR SUBJECT SITE

