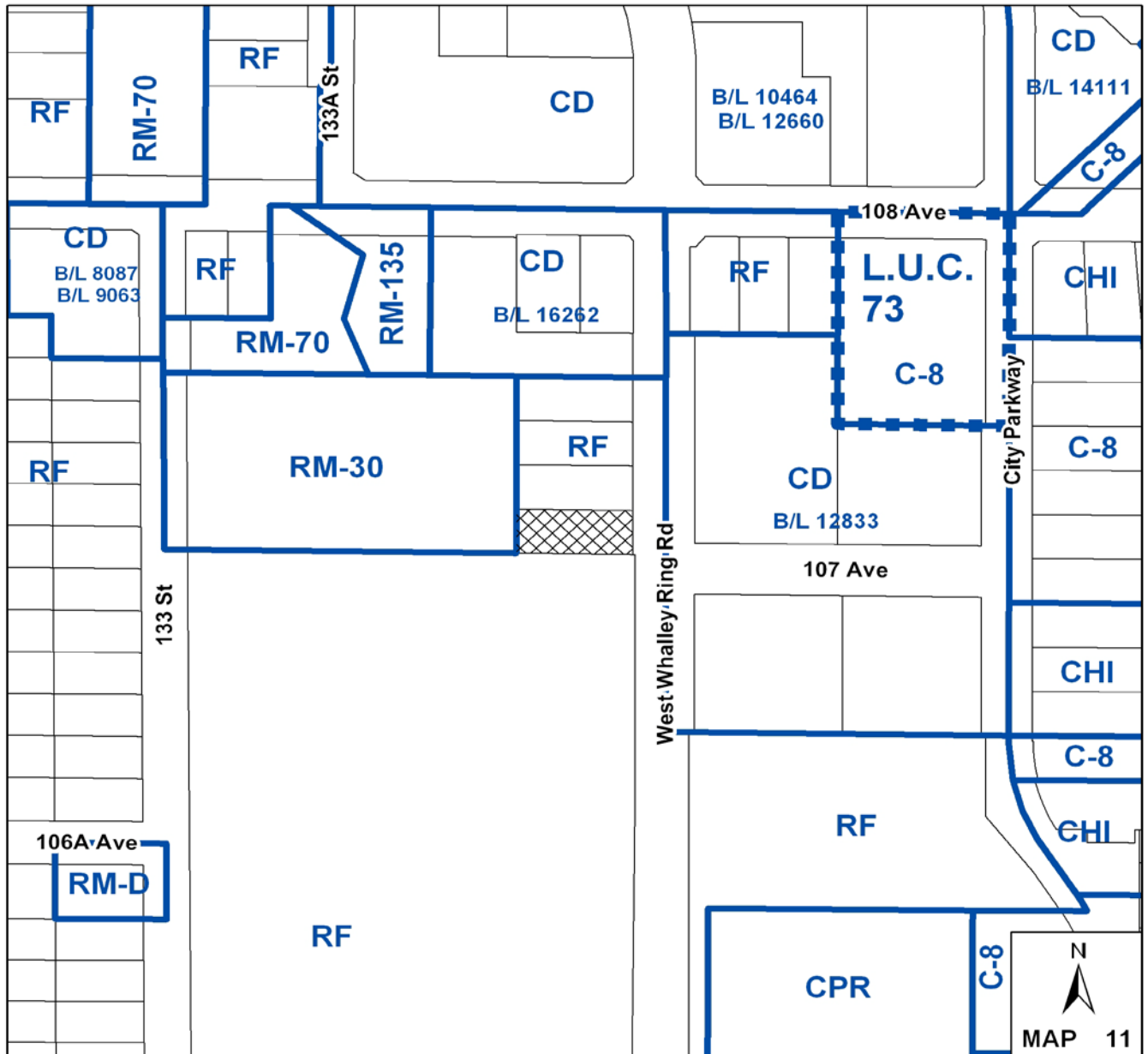


**Proposal:** OCP Amendment to declare the property a Temporary Commercial Use Permit Area. Temporary Commercial Use Permit to permit a temporary sales centre for a nearby, recently approved residential high-rise development.

**Recommendation:** Approval to Proceed

**Location:** 10725 - 134 Street (West Whalley Ring Road)      **Zoning:** RF

**OCP Designation:** City Centre      **Owner:** City of Surrey



## PROJECT TIMELINE

Completed Application Submission Date: June 6, 2007  
Planning Report Date: July 9, 2007

## PROPOSAL

The applicant is proposing:

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

in order to permit the development of a temporary sales centre for a residential high-rise residential project in Surrey City Centre.

## 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 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. Council approve Temporary Commercial Use Permit No. 7907-0161-00 (Appendix V) to proceed to Public Notification.
4. Council instruct staff to resolve the following issue prior to final adoption:
  - (a) submission of security to ensure that the site is restored following termination of the Temporary Commercial Use Permit.

## REFERRALS

Engineering: No Engineering requirements (Appendix IV).

### SITE CHARACTERISTICS

- **Existing Land Use** Vacant.
- **East:** Across West Whalley Ring Road, vacant lot, zoned CD (By-law No. 12833), designated City Centre.
- **South:** Whalley Ball Park, zoned RF, designated Multiple Residential.
- **West:** Townhouse development, zoned RM-30, designated City Centre.
- **North:** Vacant, single family lot zoned RF, designated City Centre.

### PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

### DEVELOPMENT CONSIDERATIONS

- The subject site at 10725-134 Street in Surrey City Centre is designated City Centre under the Official Community Plan (OCP) and is zoned Single Family Residential Zone (RF).
- The applicant has applied for a Temporary Commercial Use Permit to permit the development of a temporary sales centre on the site.
- The proposed temporary sales centre will be used as a sales office for the twin, high-rise residential tower project on the southwest corner of 108 Avenue and West Whalley Ring Road that received approval from Council on June 25, 2007 (Application No. 7906-0254-00).
- The 250-square metre (2,700 sq. ft.) sales centre will contain a sales area, an area for a model of the project, and offices, as well as mock-ups of a one-bedroom suite and a two-bedroom suite.
- A surface parking lot with spaces for 8 vehicles, will be constructed in front of the sales centre along West Whalley Ring Road. The parking lot will be surfaced with asphalt.
- Access to the parking lot will be from West Whalley Ring Road.
- In order to accommodate the proposal, an Official Community Plan Text Amendment will be required to declare the subject lot a Temporary Commercial Use Permit Area.
- The Temporary Commercial Use Permit will be in effect for two years, which should be more than enough time for the applicant to finalize the sale of all 452 apartment units in the project.

### PRE-NOTIFICATION

- Pre-notification letters were sent on June 22, 2007. Staff received one telephone call in response that requested additional information about the project.

## PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

- Pursuant to Section 879 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

## 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.	Proposed Site Plan and Building Layout
Appendix IV.	Engineering Summary
Appendix V.	Temporary Commercial Use Permit No. 7907-0161-00

## INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated June 29, 2007.
- Soil Contamination Review Questionnaire prepared by Ken Woodward dated June 27, 2007.

How Yin Leung  
Acting General Manager  
Planning and Development

GAG/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:                    Ken Woodward, City of Surrey  
                         Address:                    14245 - 56 Avenue  
   Surrey, BC  
   V3X 3A2  
                         Tel:                            604-598-5722
  
2.      Properties involved in the Application
  - (a)      Civic Address:            10725 - 134 Street (West Whalley Ring Road)
  
  - (b)      Civic Address:            10725 - 134 Street (West Whalley Ring Road)  
                 Owner:                            City of Surrey  
                 PID:                                011-384-191  
                 Lot 7 Section 22 Block 3 North Range 2 West New Westminster District Plan  
                 9117
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Introduce a By-law to amend the Official Community Plan to declare the lot a Temporary Commercial Use Permit Area.
  
  - (b)      Proceed with Public Notification for Temporary Commercial Use Permit No. 7907-0161-00.

CONTOUR MAP FOR SUBJECT SITE

