

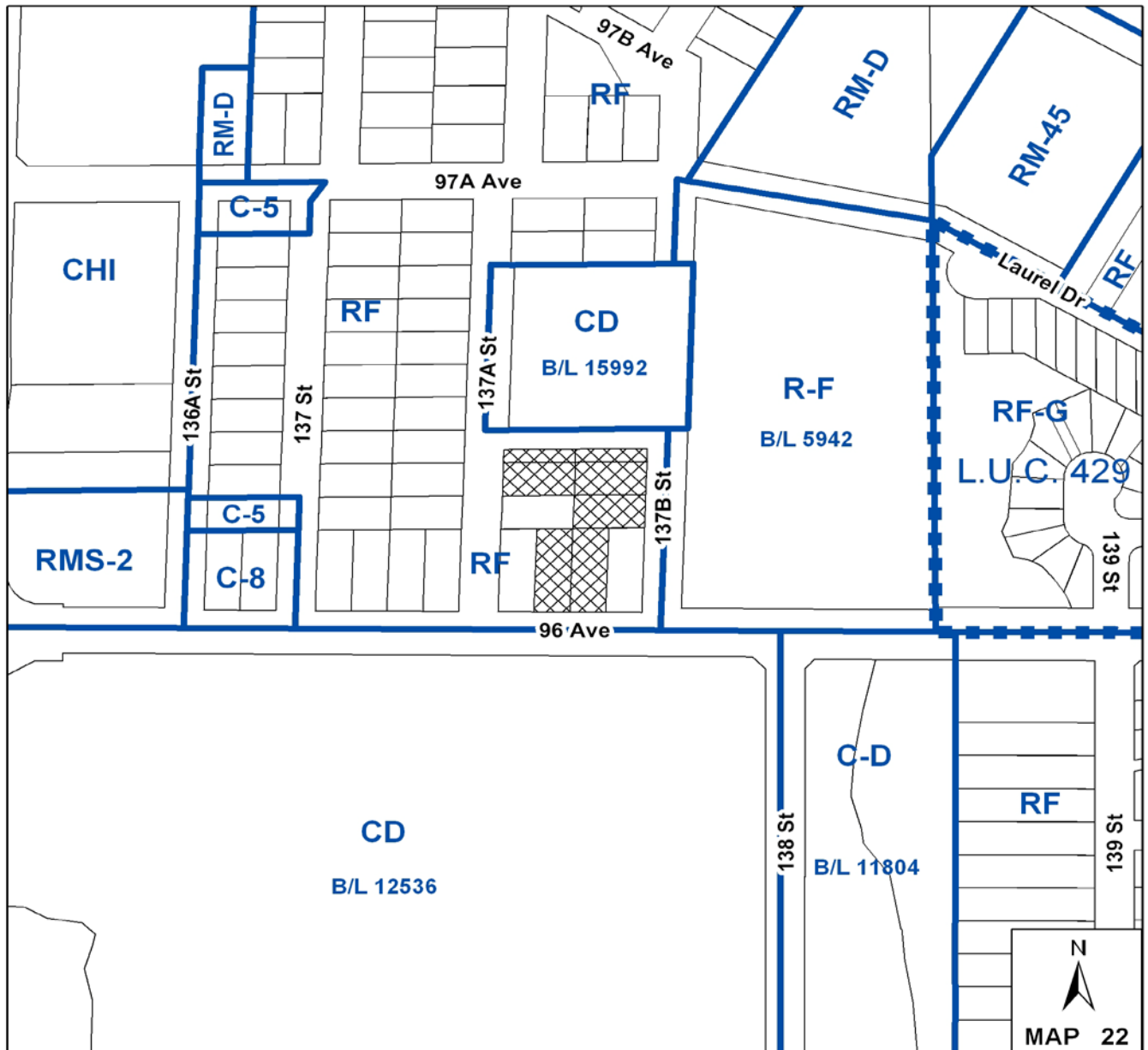
Proposal: OCP Amendment to declare the site a Temporary Commercial Use Permit Area. Temporary Commercial Use Permit to permit temporary trailers for office use and a temporary surface parking lot.

Recommendation: Approval to Proceed

Location: 96 Avenue/137A Street **Zoning:** RF

OCP Designation: Commercial

Owner: 0727873 B.C. Ltd.



PROJECT TIMELINE

Completed Application Submission Date: November 20, 2006
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 temporary trailers for office use and a temporary surface parking lot.

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. 7906-0480-00 (Appendix V) to proceed to Public Notification.
4. 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; and
 - (b) submission of landscape security to ensure the installation of required landscaping.

REFERRALS

Engineering: No objections (Appendix IV).

SITE CHARACTERISTICS

- **Existing Land Use** Vacant.
- **East:** Older single family dwelling, zoned RF, designated Commercial. Across 137B Street, proposed parking lot (File No. 7903-0241-00) zoned R-F (By-law No. 5942) (at Third Reading to rezone to CD), designated Multiple Residential.
- **South:** Across 96 Avenue, Surrey Memorial Hospital, zoned CD (By-law No. 12536), designated Urban.
- **West:** Older single family dwellings, zoned RF, designated Commercial
- **North:** Across lane, Laurel Place Care Facility under construction, zoned CD (By-law No. 15992), designated Multiple Residential.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

- The subject site, comprising 7 lots north of 96 Avenue between 137A Street and 137B Street in Surrey City Centre, are designated Multiple Residential under the Official Community Plan (OCP) and are zoned Single Family Residential Zone (RF).
- The applicant has applied to locate two temporary trailers on two of the subject lots along 96 Avenue.
- These temporary trailers will be used to house offices and a clinic for the Cancer Society.
- The Cancer Society has been in desperate need of additional office space for some time and the proposed trailers provide a temporary, interim solution while the search continues for permanent or long-term space.
- The remaining five lots that form part of the subject proposal will be used as a temporary parking lot.
- The temporary parking lot will contain spaces for 78 vehicles and will be surfaced with compacted gravel.
- The temporary parking lot will be used by employees of, and visitors to, the temporary trailers; by hospital users and employees whose parking will be dislocated by construction on the Surrey Memorial Hospital site; and by construction workers who will be working on the various stages of the Surrey Memorial Hospital expansion projects.
- Parking will be limited to vehicles of less than 5,000 kg. (11,000 pounds) GVW, which will prohibit the parking of trucks and other large vehicles on the site.

- There will be one driveway access along 137B Street and one driveway access along the east-west lane that runs along the northern boundary of the site. There will be no vehicle access from 96 Avenue.
- The street frontages of the subject lots will be landscaped with a variety of shrubs to help screen the parking lot from the adjacent roads. Those areas along the property lines that are not planted with shrubs, will be hydro-seeded with grass.
- The Temporary Commercial Use Permit will be in effect for two years.
- The remaining three lots in the block that do not form part of the subject application are existing single family lots that contain older, occupied, single-family dwellings.
- In order to accommodate the proposal, an Official Community Plan Text Amendment will be required to declare the subject site a Temporary Commercial Use Permit Area.

PRE-NOTIFICATION

- Development Proposal signs were erected on the site in late December, 2006.
- Pre-notification letters were sent on June 22, 2007. Staff received no comments in response.

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 Landscape Plans
Appendix IV.	Engineering Summary
Appendix V.	Temporary Commercial Use Permit No. 7906-0480-00

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated March 13, 2007.
- Soil Contamination Review Questionnaire prepared by Kirk Fisher dated June 28, 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: Kirk Fisher, Lark Group
 Address: Building A, Suite 101
 17802 - 66 Avenue
 Surrey, B.C. V3S 7X1
 Tel: 604-576-2935

2. Properties involved in the Application

(a) Civic Addresses: 13775 and 13785 - 96 Avenue; 9640, 9648 - 137A Street;
 9631, 9637 and 9647 - 137B Street

(b) Civic Address: 13775 - 96 Avenue
 Owner: 0727873 B.C. Ltd.
 Director Information:
 Zuilan Betty Ahmon
 Michael Ahmon
 Lawrence Edward Fisher
 Kirk Fisher
 Robin Hill
 Michelle Claudia Hill

Officer Information: (as at June 20, 2006)
Michael Ahmon (President)
Robin Hill (Secretary)

PID: 002-422-841
Lot 61 Section 35 Block 5 North Range 2 West New Westminster District Plan
14725

(c) Civic Address: 13785 - 96 Avenue
 Owner: 0727873 B.C. Ltd.
 Director Information:
 Zuilan Betty Ahmon
 Michael Ahmon
 Lawrence Edward Fisher
 Kirk Fisher
 Robin Hill
 Michelle Claudia Hill

Officer Information: (as at June 20, 2006)
Michael Ahmon (President)
Robin Hill (Secretary)

PID: 000-965-111
Lot 62 Section 35 Block 5 North Range 2 West New Westminster District Plan
14725

- (d) Civic Address: 9640 - 137A Street
 Owner: 0727873 B.C. Ltd.
Director Information:
 Zuilan Betty Ahmon
 Michael Ahmon
 Lawrence Edward Fisher
 Kirk Fisher
 Robin Hill
 Michelle Claudia Hill
- Officer Information: (as at June 20, 2006)
 Michael Ahmon (President)
 Robin Hill (Secretary)
- PID: 000-437-557
 Lot 56 of Section 35 Block 5 North Range 2 West New Westminster District
 Plan 14725
- (e) Civic Address: 9648 - 137A Street
 Owner: 0727873 B.C. Ltd.
Director Information:
 Zuilan Betty Ahmon
 Michael Ahmon
 Lawrence Edward Fisher
 Kirk Fisher
 Robin Hill
 Michelle Claudia Hill
- Officer Information: (as at June 20, 2006)
 Michael Ahmon (President)
 Robin Hill (Secretary)
- PID: 007-618-638
 Lot 54 Except Part Dedicated Road on Plan BCP25700 Section 35 Block 5
 North Range 2 West New Westminster District Plan 14725
- (f) Civic Address: 9631 - 137B Street
 Owner: 0727873 B.C. Ltd.
Director Information:
 Zuilan Betty Ahmon
 Michael Ahmon
 Lawrence Edward Fisher
 Kirk Fisher
 Robin Hill
 Michelle Claudia Hill
- Officer Information: (as at June 20, 2006)
 Michael Ahmon (President)
 Robin Hill (Secretary)

PID: 010-013-873

Lot 59 Section 35 Block 5 North Range 2 West New Westminster District Plan 14725

- (g) Civic Address: 9637 - 137B Street
 Owner: 0727873 B.C. Ltd.
Director Information:
 Zuilan Betty Ahmon
 Michael Ahmon
 Lawrence Edward Fisher
 Kirk Fisher
 Robin Hill
 Michelle Claudia Hill
- Officer Information: (as at June 20, 2006)
 Michael Ahmon (President)
 Robin Hill (Secretary)

PID: 010-013-831
 Lot 57 Section 35 Block 5 North Range 2 West New Westminster District Plan 14725

- (h) Civic Address: 9647 - 137B Street
 Owner: 0727873 B.C. Ltd.
Director Information:
 Zuilan Betty Ahmon
 Michael Ahmon
 Lawrence Edward Fisher
 Kirk Fisher
 Robin Hill
 Michelle Claudia Hill
- Officer Information: (as at June 20, 2006)
 Michael Ahmon (President)
 Robin Hill (Secretary)

PID: 010-013-814
 Lot 55 Except Part Dedicated Road on Plan BCP25701, Section 35 Block 5
 North Range 2 West New Westminster District Plan 14725

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to amend the Official Community Plan to declare the site a Temporary Commercial Use Permit Area.
- (b) Proceed with Public Notification for Temporary Commercial Use Permit No. 7906-0480-00.

CONTOUR MAP FOR SUBJECT SITE

