

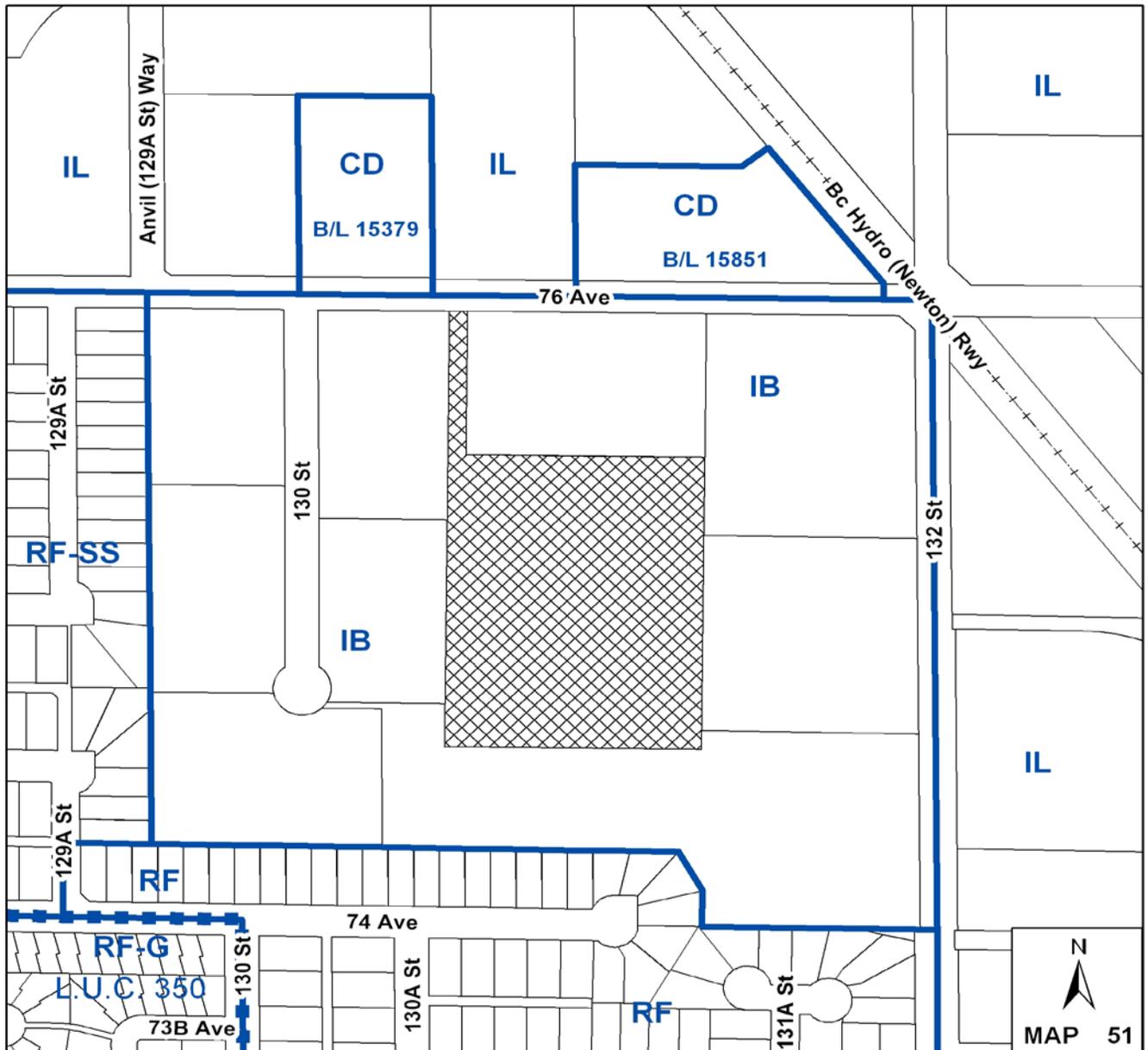
Proposal: OCP Amendment to declare the property a Temporary Use Permit Area and a Temporary Use Permit to allow parking for light vehicles.

Recommendation: Approval to Proceed

Location: 13120 - 76 Avenue **Zoning:** IB

OCP Designation: Industrial

LAP Designation: Business Park **Owner:** Redstone Enterprises Ltd.



PROJECT TIMELINE

Completed Application Submission Date: January 31, 2007
Application Revision & Re-submission Date: March 7, 2007
Planning Report Date: March 12, 2007

PROPOSAL

The applicant is proposing:

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

in order to allow a temporary parking area for fleet and personal light duty vehicles for the RCMP.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to declare the property a Temporary Commercial Use Area in the Official Community Plan and a date for Public Hearing be set (Appendix III).
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 Use Permit No. 7907-0024-00 (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;
 - (b) submission of a landscaping plan and cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (c) submission of a 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** Manufacturing facility and associated parking/loading on the western portion of the lot.
- **Significant Site Attributes** Several By-law sized trees towards the south end of the site.
- **East:** Industrial buildings, zoned IB, designated Industrial in the OCP.
- **South, North and West:** Business park type buildings, zoned IB and CD, designated Industrial in the OCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

Background

- The subject site at 13120 - 76th Avenue, is zoned IB and is designated Industrial in the OCP. The property is owned by Redstone Enterprises Ltd. and the building currently on the site (on the eastern portion) is a furniture manufacturing facility. This building was constructed prior to the Surrey Central Business Park, which surrounds the property.
- The property has a "panhandle" shape and is accessed from 76 Avenue, though it is not directly visible from the street. The property is currently surrounded by chainlink fencing. There are several trees on the site, both in the area to be cleared and to the south of the existing building. The larger coniferous trees are to the south of the building.
- Employee and visitor parking for the existing building is located in marked spaces along the north façade of the building, with some overflow parking immediately to the east of this. Loading takes place along the eastern façade (loading docks and forklift operation).
- The RCMP has entered into a lease for approximately 15,000 square feet of the office building to the east of the subject site at 7495 132 Street, which they expect to occupy as of April 1, 2007. They also lease space in adjacent buildings at 13130 76 Avenue (to the north of the subject site), and 7555 132 Street (to the north east). These three buildings will each make use of the parking provided as part of this application.

- As a result of operational changes within the RCMP, employees who use a company vehicle for work purposes are no longer able to maintain the use of that vehicle during off work hours. This requires significantly more parking be provided for RCMP use, as at certain hours of the day the site will have to accommodate both fleet and personal vehicles. There is not enough parking available at the three leased buildings to accommodate this number of vehicles.
- The RCMP has negotiated an agreement with the subject property owner to convert some of the unused area on the property to overflow surface gravel parking on a temporary basis. The RCMP expects to need this additional parking lot for the next few years until such time as a new facility is constructed in Green Timbers.

Proposed Temporary Parking Lot

- The proposed parking area will be surfaced in crushed gravel and have approximately 200 spaces for use 24 hours per day. The spaces are proposed to be delineated using concrete bump stops.
- This requires clearing of a portion of the property, some surface drainage works, laying of gravel, the installation of lighting, a pathway, and new fence gates, as well as some landscaping around the parking area.
- The applicant proposes that new gates with keypad operated locks be installed at three points in the fencing, both on the subject property and between the lot to the north (13130 76 Avenue) and the property immediately to the east of this one (13140 76 Avenue). The gates are to facilitate access between these properties and to the proposed overflow parking for RCMP employees in each building.
- No additional vehicle gates are proposed. The parking areas will be directly accessible to the street. There is a gate currently in place that provides access to the loading area to the east of the building, which will remain unchanged.
- The chainlink fence along the western property line, separating this site from an office park building under construction to the west is to be repaired. The fence is in poor condition with many holes, cuts, and damage, and is to be brought to a modern standard. The barbed-wire top is also required to be removed as part of this application.

Discussion

- There is a Green Coded watercourse that crosses the eastern portion of the proposed parking area. The Engineering Department has confirmed that there are no fish habitat related concerns related to this watercourse. Surface flows will be channeled through slight grading of the proposed gravel parking area.
- Vehicle access to the site will be from 76 Avenue. Traffic to and from the site will be concentrated during daytime hours, principally between 8 a.m. and 4 p.m. but also during the early evening.
- Pedestrian access will be accommodated through new gate locations installed in perimeter fencing, located on the north and east property lines of the subject site (Appendix V).

- The portion of the property to the south of the existing building will remain undeveloped with the exception of the clearing of a strip approximately 6 metres (20 feet) wide along the south wall of the structure to facilitate installation of a pathway. Some brush and trees in poor health are proposed to be removed, and the stand of coniferous trees in this area are to be retained as part of this application.
- The subject property is not directly visible from a public roadway, as it is located on a panhandle lot and is completely surrounded with business park type buildings.
- The parking lot arrangement provides an appropriate interim use until such time as the RCMP finds suitable accommodation with adequate parking. This site can be constructed with an IB Zone type use after the parking area is no longer necessary.
- The City requires a security representing the cost of removing the top layer of gravel and returning the affected portion of the site to a developable state as a condition of this approval.

Tree Preservation and Landscaping

- The area to be cleared is the site of scrub, grass, and numerous deciduous trees, 9 of which are by-law sized. All of these trees are either dead or dying.
- Several other trees on the site were identified by the consulting arborist as being hazardous, and were recommended for removal though they are not in the proposed parking lot area.
- A portion of the property at the south end containing several mature conifers will remain untouched.
- Proposed landscaping will consist of a 1.5 metre (5 feet) strip abutting the west and south perimeter fence fronting the improvements, as well as the retention of some of the original landscaping as part of a 1.5 metre strip at the foot of the western façade of the existing building. Hydroseeding at the south façade of the existing building is also proposed, along the pathway to be installed there.
- Details of the landscaping proposed are to be resolved as a condition of this approval.

PRE-NOTIFICATION

Pre-notification letters were sent out to surrounding landowners on February 28, 2007, and staff received one comment:

- A letter was received from a neighbouring business expressing concern about traffic volumes eastbound on 76 Avenue, and the potential impact of the proposed parking lot.

(Staff confirm that Transportation will work with the RCMP with regard to local traffic impacts and will continue to monitor traffic volumes on this segment of 76 Avenue, as well as at the intersection of 132 Street.)

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 (includes Proposed Site Plan)

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated March 6, 2007.
- Arborist Report dated March 6, 2007.
- Soil Contamination Review Questionnaire prepared by Ayaz Velji dated January 31, 2007.

How Yin Leung
Acting General Manager
Planning and Development

TB/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: Bo Brcic
 Address: 111, 4949 Heather Street
 Vancouver, B.C.
 V5Z 1K6
 Tel: 604-264-2634

2. Properties involved in the Application
 - (a) Civic Address: 13120 - 76 Avenue

 - (b) Civic Address: 13120 - 76 Avenue
 Owner: Redstone Enterprises Ltd.
 PID: 024-906-051
 Lot 2 Section 20 Township 2 New Westminster District Plan LMP48071

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to amend the Official Community Plan to redesignate the property a Temporary Commercial Use Permit Area.

 - (b) Proceed with Public Notification for Temporary Commercial Use Permit No. 7907-0024-00.

CONTOUR MAP FOR SUBJECT SITE

