

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0217-00

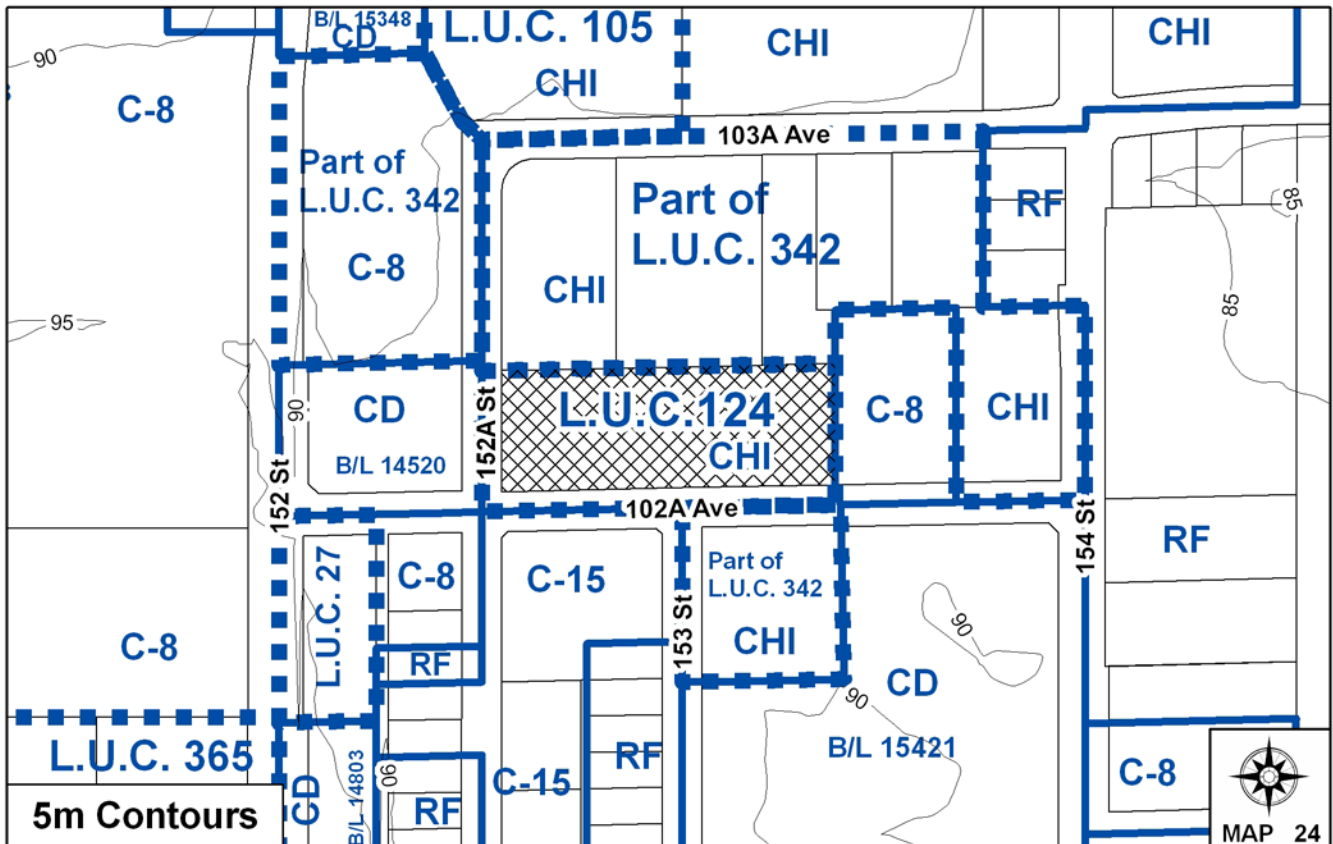
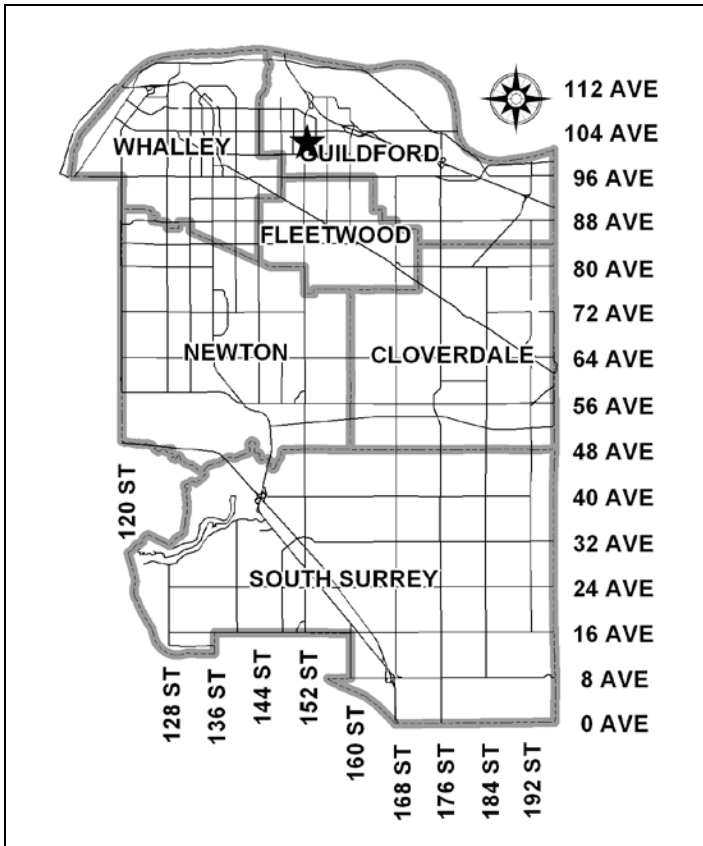
Planning Report Date: December 17, 2007

PROPOSAL:

- **Development Variance Permit**

in order to vary Land Use Contract No. 124 to allow additional off-street parking spaces for the existing ICBC Claims Centre.

LOCATION: 10262 - 152A Street
OWNER: Insurance Corporation of British Columbia
ZONING: LUC No. 124 (underlying CHI Zone)
OCP DESIGNATION: Town Centre



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Increase in the number of off-street parking spaces from 29 to 64.

RATIONALE OF RECOMMENDATION

- There is a need for additional off-street parking spaces at this ICBC Claims Centre.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7907-0217-00, (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to amend Land Use Contract No. 124 to increase the total number of off-street parking spaces from 29 to 64.

REFERRALS

Engineering: The Engineering Department has no objection to the project as outlined in Appendix III.

SITE CHARACTERISTICS

Existing Land Use: Insurance Corporation of British Columbia (ICBC) Claims Centre building to be retained.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Multi-tenant commercial/ industrial buildings.	Town Centre	LUC No. 342
East:	Multi-tenant commercial building.	Town Centre	C-8
South (Across 102A Avenue):	Office building and Mirage Cabaret.	Commercial	C-15 and LUC No. 342
West (Across 152A Street):	McDonald's restaurant.	Town Centre	CD (By-law No. 14520)

DEVELOPMENT CONSIDERATIONS

- The subject site is located on 102A Avenue on the east side of 152A Street in the Guildford Town Centre area. The site is designated Town Centre in the Official Community Plan (OCP).
- The property is regulated by Land Use Contract (LUC) No. 124 with an underlying zoning of Highway Commercial Industrial (CHI). An Insurance Corporation of British Columbia (ICBC) Claims Centre building is located on the site and is proposed to be retained.

- The applicant is requesting 35 additional on-site parking stalls in order to meet an increased demand for parking. The existing building will be retained and there is no proposal to expand or re-develop the building.
- According to Land Use Contract No. 124, a total of 29 parking stalls are permitted. Currently, there are surface parking spaces along the north and west sides of the building.
- The applicant intends to expand the existing parking lot with an additional 35 surface parking spaces, as shown on Appendix II. The improvements will include new driveways along 152A Street and 102A Avenue, and the removal of one of the two existing driveways further south along 152A Street.
- The proposed number of parking stalls does not conform with the parking regulations of Land Use Contract No. 124 which limits the total number of stalls to 29. As such, the applicant will need to obtain a Development Variance Permit to allow a total of 64 parking spaces.
- The proposed parking lot expansion will require the removal of 2 mature trees. To compensate for the removal of these trees, the landscape plan proposes 14 replacement trees, and the planting of sod and shrubs including Red Tips Lonicera and Strawberry Bush. The parking areas visible from the street, along 152A Street and 102A Avenue, will be screened with a continuous bed of landscaping including a double staggered row of evergreen shrubs. A band of decorative paving will be incorporated at the vehicular entries.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary Land Use Contract No. 124 to permit 64 parking spaces for the existing ICBC Claims Centre.

Applicant's Reasons:

- The applicant would like to provide 35 additional surface parking spaces in order to meet increased demands for parking at the ICBC Claims Centre.
- The additional parking is to satisfy existing facility demand and to avoid placing a burden on off-site parking in the area.

Staff Comments:

- Staff support the additional parking stalls requested by the applicant in order to meet increased demand for parking at the facility.
- The proposed driveway along 102A Avenue will improve traffic circulation and access to the site.
- Additional landscaping and decorative paving will be incorporated as part of the parking lot expansion.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary
- Appendix II. Proposed Site Plan
- Appendix III. Engineering Summary
- Appendix IV. Landscape Plan
- Appendix V. Development Variance Permit No. 7907-0217-00

Jean Lamontagne
General Manager
Planning and Development

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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: Eric Aderneck, Aplin & Martin Consultants Ltd.
 Address: #201 - 12448 - 82 Avenue
 Surrey, B.C.
 V3W 3E9
 Tel: 604-572-5402

2. Properties involved in the Application
 - (a) Civic Address: 10262 - 152A Street

 - (b) Civic Address: 10262 - 152A Street
 Owner: Insurance Corporation of British Columbia
 PID: 006-317-821
 Lot 42 Section 28 Block 5 North Range 1 West New Westminster District Plan
 48613

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7907-0217-00.