

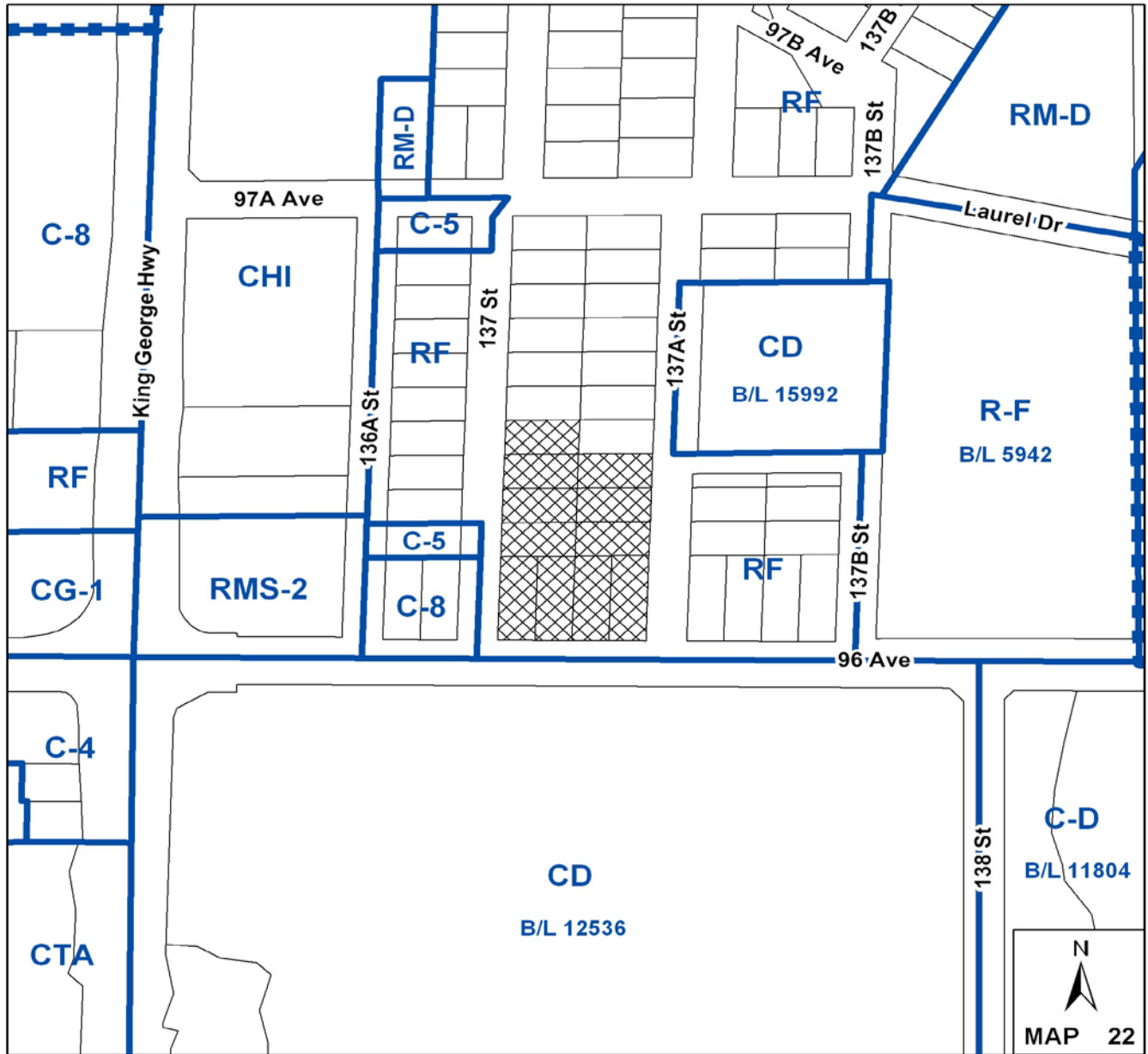
Proposal: OCP Amendment to amend Temporary Commercial Use Permit Area No. 7. Temporary Commercial Use Permit to permit a temporary surface parking lot.

Recommendation: Approval to Proceed

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

OCP Designation: Commercial and Multiple Residential

Owners: 0770547 BC Ltd.
 0740518 BC 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 amend Temporary Commercial Use Permit Area No. 7; and
- a Temporary Commercial Use Permit

in order to permit a temporary surface parking lot.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend Temporary Commercial Use Permit Area No. 7 to include the lots at 9630, 9638, 9646, 9656 - 137 Street and 9631, 9637, 9647 - 137A Street 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. 7906-0477-00 (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** Seven vacant lots and existing approved temporary surface parking lot on 4 lots fronting 96 Avenue.
- **East:** Across 137A Street, single family dwellings, zoned RF, designated Commercial. Vacant lots under application (File No. 7906-0480-00) for a temporary surface parking lot, zoned RF, designated Commercial. Laurel Place Care Facility under construction, zoned CD (By-law No. 15992), designated Multiple Residential.
- **South:** Across 96 Avenue, Surrey Memorial Hospital, zoned CD (By-law No. 12536), designated Urban.
- **West:** Across 137 Street, commercial buildings zoned C-8 and C-5, designated Commercial. Single family dwellings, zoned RF, designated Commercial.
- **North:** Single family dwelling, zoned RF, designated Multiple Residential.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

- The subject site, comprising 11 vacant, single-family lots, is located north of 96 Avenue, between 137 Street and 137A Street, in Surrey City Centre. The southern 10 lots are designated Commercial, while the northerly-most lot is designated Multiple Residential under the Official Community Plan (OCP).
- All eleven lots are zoned Single Family Residential Zone (RF).
- The applicant has applied for a Temporary Commercial Use Permit in order to develop a temporary surface parking lot over all 11 lots.
- A Temporary Commercial Use Permit (7901-0338-01) was issued to a different applicant, the Surrey Rotary Club, for a temporary surface parking lot on four of the subject lots adjacent to 96 Avenue, in 2005. Temporary Commercial Use Permit No. 7901-0338-01 will expire on September 19, 2007.
- The parking lot will contain spaces for 284 vehicles and will be surfaced with compacted gravel.
- The lack of adequate parking has been an on-going problem in the area around Surrey Memorial Hospital. The temporary parking lot, which will be a pay-parking lot, is intended to help alleviate some of this parking problem.

- It is anticipated that the temporary parking lot will be used by visitors to, and employees of, Surrey Memorial Hospital, as well as by construction workers who will be working on the various expansion projects at Surrey Memorial Hospital and construction workers involved in the construction of the Laurel Place Care Facility, which is currently under construction immediately to the northeast of the subject site.
- Parking will be limited to vehicles of less than 5,000 kg. (11,000 lbs.) GVW which will prohibit the parking of trucks and other large vehicles on the site.
- There will be one driveway access along 137A Street and two driveway accesses along 137 Street. There will be no vehicle access to the parking lot from 96 Avenue.
- Two large trees within the parking lot have been identified in the Arborist Report as significant trees and will be retained.
- The south, east and west property lines of the four lots along 96 Avenue have been planted with cedar hedging, as part of the previous Temporary Use Permit for these lots, in order to screen the existing parking lot from adjacent streets.
- The remaining east and west property lines of the other 7 lots will be landscaped with cedar hedging and a variety of shrubs to screen the parking lot from the adjacent roads. Those areas along the east, west and north property lines that are not planted, will be hydro-seeded with grass.
- The Temporary Commercial Use Permit will be in effect for two years.
- In order to accommodate the proposal, an Official Community Plan Text Amendment will be required to modify Temporary Commercial Use Permit Area No. 7 to include the seven subject lots not fronting 96 Avenue. The 4 subject lots fronting 96 Avenue currently constitute Temporary Commercial Use Permit Area No. 7.

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. 7906-0477-00

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: 13695, 13705, 13715 and 13725 - 96 Avenue; 9630,
 9638, 9646 and 9656 - 137 Street; 9631, 9637 and 9647 -
 137A Street

(b) Civic Address: 13695 - 96 Avenue
 Owner: 0770547 B.C. Ltd. dba South Harper Lands
 Development Ltd.
 Director Information:
 Michael Ahmon
 Zuilan Betty Ahmon
 Lawrence Edward Fisher
 Kirk Edward Fisher
 Robin Hill
 Michelle Claudia Hill

No Officer Information Filed

PID: 010-013-547
Lot 36 Section 35 Block 5 North Range 2 West New Westminster District Plan
14725

(c) Civic Address: 13705 - 96 Avenue
 Owner: 0770547 B.C. Ltd. dba South Harper Lands
 Development Ltd.
 Director Information:
 Michael Ahmon
 Zuilan Betty Ahmon
 Lawrence Edward Fisher
 Kirk Edward Fisher
 Robin Hill
 Michelle Claudia Hill

No Officer Information Filed

PID: 010-013-555
Lot 37 Section 35 Block 5 North Range 2 West New Westminster District Plan
14725

- (d) Civic Address: 13715 - 96 Avenue
 Owner: 0770547 B.C. Ltd. dba South Harper Lands Development Ltd.
Director Information:
 Michael Ahmon
 Zuilan Betty Ahmon
 Lawrence Edward Fisher
 Kirk Edward Fisher
 Robin Hill
 Michelle Claudia Hill
- No Officer Information Filed
- PID: 010-013-563
 Lot 38 Section 35 Block 5 North Range 2 West New Westminster District Plan 14725
- (e) Civic Address: 13725 - 96 Avenue
 Owner: 0770547 B.C. Ltd. dba South Harper Lands Development Ltd.
Director Information:
 Michael Ahmon
 Zuilan Betty Ahmon
 Lawrence Edward Fisher
 Kirk Edward Fisher
 Robin Hill
 Michelle Claudia Hill
- No Officer Information Filed
- PID: 010-013-571
 Lot 39 Section 35 Block 5 North Range 2 West New Westminster District Plan 14725
- (f) Civic Address: 9630 - 137 Street
 Owner: 0740518 B.C. Ltd. dba North Harper lands Development Ltd.
Director Information:
 Zuilan Betty Ahmon
 Michael Ahmon
 Kirk Edward Fisher
 Lawrence Edward Fisher
 Robin Hill
 Michelle Claudia Hill
- Officer Information: (as at November 15, 2006)
 Michael Ahmon (President)
 Robin Hill (Secretary)
- PID: 010-013-512
 Lot 34 Section 35 Block 5 North Range 2 West New Westminster District Plan 14725

(g) Civic Address: 9638 - 137 Street
Owner: 0740518 B.C. Ltd. dba North Harper lands Development Ltd.
Director Information:
Zuilan Betty Ahmon
Michael Ahmon
Kirk Edward Fisher
Lawrence Edward Fisher
Robin Hill
Michelle Claudia Hill

Officer Information: (as at November 15, 2006)
Michael Ahmon (President)
Robin Hill (Secretary)

PID: 002-633-850
Lot 32 Section 35 Block 5 North Range 2 West New Westminster District Plan 14725

(h) Civic Address: 9646 - 137 Street
Owner: 0740518 B.C. Ltd. dba North Harper lands Development Ltd.
Director Information:
Zuilan Betty Ahmon
Michael Ahmon
Kirk Edward Fisher
Lawrence Edward Fisher
Robin Hill
Michelle Claudia Hill

Officer Information: (as at November 15, 2006)
Michael Ahmon (President)
Robin Hill (Secretary)

PID: 002-254-298
Lot 30 Section 35 Block 5 North Range 2 West New Westminster District Plan 14725

(i) Civic Address: 9656 - 137 Street
 Owner: 0740518 B.C. Ltd. dba North Harper lands Development Ltd.
Director Information:
 Zuilan Betty Ahmon
 Michael Ahmon
 Kirk Edward Fisher
 Lawrence Edward Fisher
 Robin Hill
 Michelle Claudia Hill

Officer Information: (as at November 15, 2006)
 Michael Ahmon (President)
 Robin Hill (Secretary)

PID: 002-598-523
 Lot 28 Section 35 Block 5 North Range 2 West New Westminster District Plan 14725

(j) Civic Address: 9631 - 137A Street
 Owner: 0770547 B.C. Ltd. dba South Harper Lands Development Ltd.
Director Information:
 Michael Ahmon
 Zuilan Betty Ahmon
 Lawrence Edward Fisher
 Kirk Edward Fisher
 Robin Hill
 Michelle Claudia Hill

No Officer Information Filed

PID: 010-013-539
 Lot 35 Section 35 Block 5 North Range 2 West New Westminster District Plan 14725

(k) Civic Address: 9637 - 137A Street
 Owner: 0740518 B.C. Ltd. dba North Harper lands Development Ltd.
Director Information:
 Zuilan Betty Ahmon
 Michael Ahmon
 Kirk Edward Fisher
 Lawrence Edward Fisher
 Robin Hill
 Michelle Claudia Hill

Officer Information: (as at November 15, 2006)
 Michael Ahmon (President)
 Robin Hill (Secretary)

PID: 010-013-482

Lot 33 Section 35 Block 5 North Range 2 West New Westminster District Plan
14725

- (1) Civic Address: 9647 - 137A Street
Owner: 0740518 B.C. Ltd. dba North Harper lands Development Ltd.

Director Information:

Zuilan Betty Ahmon
Michael Ahmon
Kirk Edward Fisher
Lawrence Edward Fisher
Robin Hill
Michelle Claudia Hill

Officer Information: (as at November 15, 2006)

Michael Ahmon (President)
Robin Hill (Secretary)

PID: 002-325-420

Lot 31 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 a portion of the site a Temporary Commercial Use Permit area.
- (b) Proceed with Public Notification for Temporary Commercial Use Permit No. 7906-0472-00.

CONTOUR MAP FOR SUBJECT SITE

