

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7909-0018-00

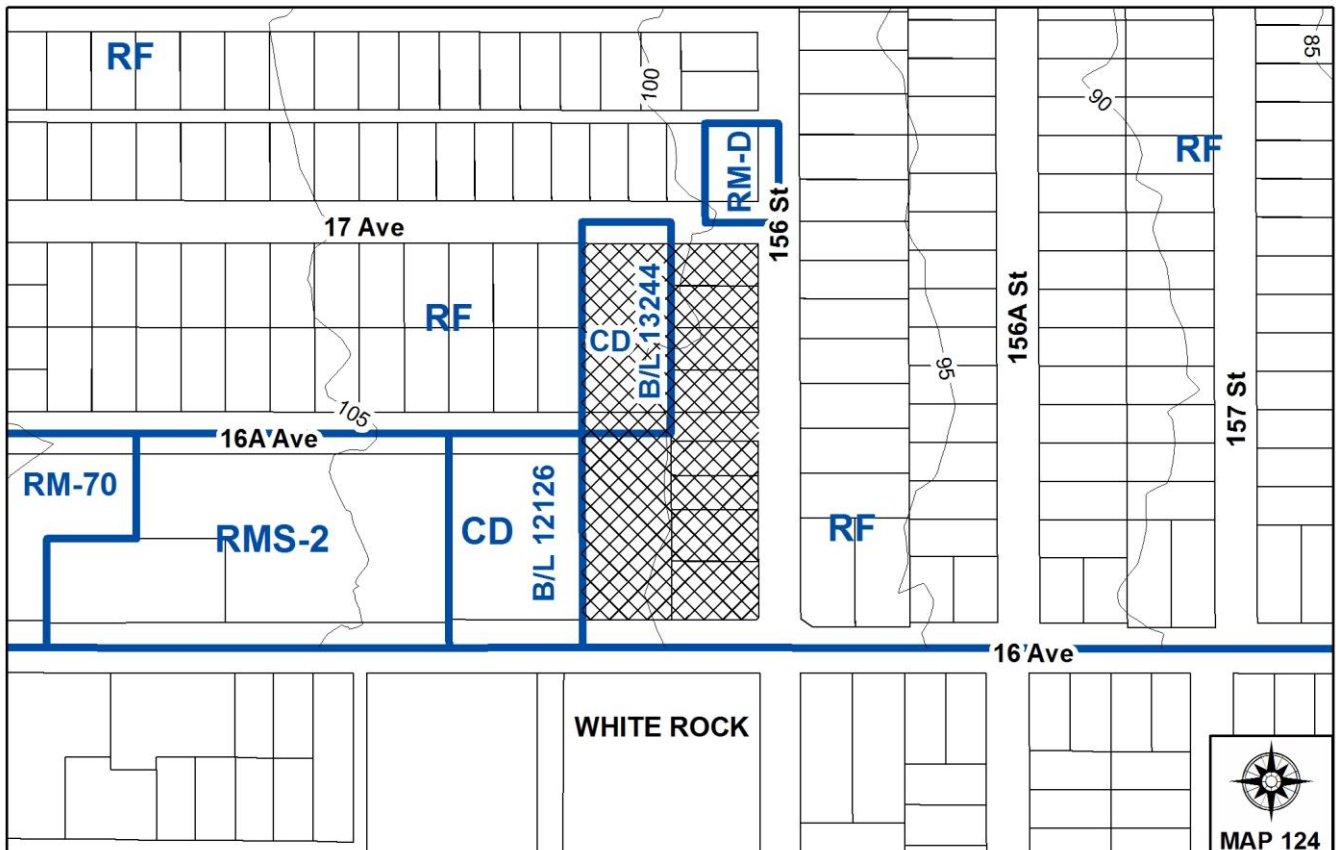
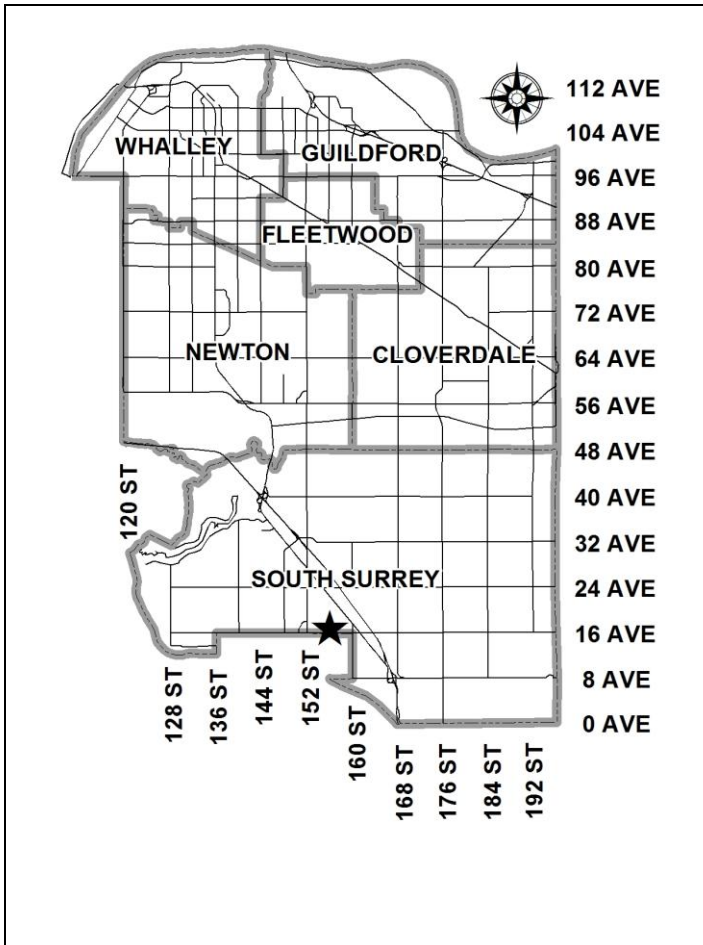
Planning Report Date: December 14, 2009

**PROPOSAL:**

- **Partial OCP Amendment**
- **Temporary Use Permit**

in order to permit the construction of a temporary parking lot to support Peace Arch Hospital and future hospital facilities expansion needs.

**LOCATION:** 1600 Block of 17 Avenue and Portion of 16A Avenue  
**OWNER:** Peace Arch Hospital and Community Health Foundation, Inc. No. S24308  
**ZONING:** RF and CD (By-law No. 13244)  
**OCP DESIGNATION:** Urban  
**NCP/LAP DESIGNATION:** Urban Residential / Multiple Residential



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for OCP Amendment.
- Approval for Temporary Use Permit to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant, Peace Arch Hospital Foundation, requests a Temporary Use Permit (TUP) in order to permit development of a temporary parking lot for 380 vehicles to accommodate parking being displaced from their White Rock site because of a planned upcoming expansion of Emergency Room Services.
- The proposed TUP will require an amendment to the Official Community Plan (OCP) to establish the site as a Temporary Use Area.

### RATIONALE OF RECOMMENDATION

- An OCP Amendment is required to enable the site to be designated a Temporary Use Permit area.
- The employees of Peace Arch Hospital have used the South portion of the site continuously as temporary parking for a number of years.
- The parking lot expansion is required to accommodate parking being displaced temporarily by upcoming construction activity on the Peace Arch Hospital Site.
- Concern expressed by the surrounding neighbourhood related to the previous day-care use and access to the new expanded parking lot have now been fully addressed.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the Official Community Plan by declaring the subject site a Temporary Use 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 Use Permit No. 7909-0018-00 (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 landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
  - (c) submission of acceptable financial securities to ensure installation and maintenance of landscaping and to ensure the site is restored upon termination of the TUP.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

City of White Rock: The City of White Rock is supportive of the Temporary Use Permit proposal.

SITE CHARACTERISTICS

Existing Land Use: Existing temporary parking lot on the southern portion; vacant single family residential lots on the northern portion.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 17 Avenue):	Residential.	Urban	RF/RM-D
East (Across 156 Street):	Residential	Urban	RF
South (Across 16 Avenue):	Peace Arch Hospital.	(in White Rock)	
West:	Multiple Residential.	Urban	CD (By-law No. 12126)

### JUSTIFICATION FOR PLAN AMENDMENT

- The Official Community Plan must be amended to permit the Temporary Use Permit for parking on the northern portion of the subject site, which includes four single-family residential lots and a CD zoned lot (former childcare site).
- The southern portion of the subject site has already been amended under a previous Temporary Use Permit application.

### DEVELOPMENT CONSIDERATIONS

#### Background

- The subject site consists of ten (10) individual properties located between 16 Avenue and 17 Avenue, and on West side of 156<sup>th</sup> Street.
- The northerly properties are designated "Urban" in the Official Community Plan; the properties are zoned "Single Family Residential (RF) Zone" and CD-Zone (By-law 13244). The property under CD Zoning at 15562 17 Avenue permits a daycare operation, which has since been removed from the site.
- The southerly properties are designated "Urban Residential" under the Semiahmoo Town Centre and currently have a designation of "Multi-Family Residential".
- The Peace Arch Hospital Foundation owns the properties, which is a non-profit society.
- The southerly properties (consisting of five sites) were previously approved for a TUP for a temporary parking lot to accommodate hospital employee parking; the site has been used as a parking facility under various TUPs for a number of years.
- The Peace Arch Hospital Foundation seeks to expand the temporary parking lot use to properties to the north in order to ensure adequate supply of hospital staff parking is available during planned renovations and expansions to the Peace Arch Hospital, which is tentatively scheduled for sometime in the next two years. These planned expansions will reduce the amount of surface parking available on the current hospital site (needed for building and construction staging requirements).

#### Proposed Temporary Parking Lot

- The Foundation is seeking to ensure adequate parking for staff of the Peace Arch Hospital during planned expansion and renovation of the Emergency Room and other related hospital facilities in White Rock. The existing parking facility includes approximately 180 parking stalls. The proposed expansion will provide approximately an additional 190 stalls, for roughly 377 parking stalls. It is expected that approximately 180 stalls will be displaced from the existing hospital site during future construction projects on the Hospital grounds and these vehicles would be accommodated on the subject site.

- All buildings and structures have now been removed from the northerly properties on the subject site.
- As part of the proposal, the applicants are eliminating an existing driveway entrance to the parking facility on 156 Street and are replacing this with two (2) new entrances further away from the intersection of 16 Avenue and 156 Street.
- Prior to issuance of the Temporary Use Permit, the applicant is required to provide financial security to the satisfaction of the City to ensure the installation and maintenance of the landscaping screening, and to ensure the site is restored once the TUP is terminated.

### PRE-NOTIFICATION

In accordance with Council policy, a development proposal sign was erected on the subject property and pre-notification letters were mailed on May 12, 2009.

Staff received numerous phone calls and emails from residents expressing a wide range of concerns about the proposed parking facility. The applicants also held a Public Information Meeting on May 27, 2009 to present the proposed temporary parking lot expansion to the neighbourhood.

At the public information meeting, a number of concerns were expressed and raised.

- First, a number of attendees to the meeting were parents of children who attended the Primary Colours Daycare operation on the proposed site of the parking lot (15562 17 Avenue) and there was concern over the construction of a parking lot at the expense of the daycare operations.

*(The daycare lease expired and the daycare is no longer in operation and the building has been removed.)*

- Several local residents expressed concern over a proposal to have a driveway access to 17 Avenue and the impact such a driveway would have on safety, traffic, and disturbances caused by car headlights. A petition was later submitted to the City expressing opposition to the potential for a driveway access to 17 Avenue.

*(The access to 17 Avenue has been removed.)*

### 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.

### DESIGN PROPOSAL AND REVIEW

#### Trees and Landscaping

- The construction of this Temporary Use Parking facility does require the removal of a significant number of trees as outlined in the tables below and in Appendix VII. Many of the trees are sub-

standard species (poplar, birch, cottonwoods) that are not generally suitable for long-term retention.

- However, a number of evergreen trees must also be removed to accommodate the parking layout. Some of the evergreen trees have structural deficiencies which necessitates their removal.

Tree Species Summary

	<b>Total</b>	<b>Total Retained</b>	<b>Total Removed</b>
Birch	2	0	2
Cedar	4	1	3
Cherry	3	0	3
Deodar Cedar	1	0	1
Douglas Fir	13	8	5
Hemlock	1	0	1
Juniper	2	2	0
Mountain Ash	1	0	1
Poplar	9	0	9
Pine	2	0	2
Spruce	1	1	0
Cottonwood	15	12	3
<b>Total</b>	<b>54</b>	<b>24</b>	<b>30</b>

Tree Replacement Summary

Trees to be Replaced at 1:1	12	12
Trees to be replaced at 2:1	18	36
<b>Total</b>	<b>30</b>	<b>48</b>

- 38 trees will be planted as part of the landscaping, including 11 cedar trees, 13 Japanese maples, and 9 Katsura trees. The applicants will pay \$3000 into the City’s green fund to make up for the shortfall (10) in replacements trees onsite.
- Edge landscaping will be installed on the perimeter of the site to ensure adequate screening of the vehicles. This landscaping will consist of both trees and shrubs to ensure that while the area is screened, it remains safe for pedestrians.
- Prior to issuance of the Temporary Commercial Use Permit, the applicant is to provide security to the satisfaction of the City Landscape Architect to ensure the installation and maintenance of the landscaping screening and to ensure the site is fully restored when the TUP terminates.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets and Survey Plan
- Appendix II. Proposed Subdivision Layout, Site Plan, Building Elevations Landscape Plans and Perspective
- Appendix III. Engineering Summary
- Appendix IV. Summary of Tree Survey and Tree Preservation

- Appendix V. Official Community Plan Redesignation Map
- Appendix VI. Temporary Use Permit No. 7909-0018-00
- Appendix VII. Map of Health vs. Unhealthy Trees

Jean Lamontagne  
General Manager  
Planning and Development

GM/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:                      Greg Sewell, PLD Task Force Chair  
                         Address:                      15521 Russell Avenue  
                                                      White Rock, BC  
                                                      V4B 2R4  
                         Tel:                              604-535-4520
  
2.      Properties involved in the Application
  - (a)      Civic Addresses:              1697 – 156 Street, 15563 – 16 Avenue, 1627 – 156 Street,  
                                                      15585 – 16 Avenue, 1637 – 156 Street, 1647 – 156 Street,  
                                                      15562 – 17 Avenue, 1661 – 156 Street, 1673 – 156 Street and  
                                                      1687 – 157 Street, and Portion of 16A Avenue
  
  - (b)      Civic Address:                      1697 – 156 Street  
                         Owner:                              Peace Arch Hospital and Community Health Foundation,  
                            Inc. No. S24308  
                         PID:                                      009-608-915  
                         Lot 1 Section 14 Township 1 New Westminster District Plan 14639
  
  - (c)      Civic Address:                      15563 – 16 Avenue  
                         Owner:                              Peace Arch Hospital and Community Health Foundation,  
                            Inc. No. S24308  
                         PID:                                      012-463-302  
                         Lot 2 Except: Part Dedicated Road on Plan LMP1046 Block 2 Section 14  
                         Township 1 New Westminster District Plan 2015
  
  - (d)      Civic Address:                      1627 – 156 Street  
                         Owner:                              Peace Arch Hospital and Community Health Foundation,  
                            Inc. No. S24308  
                         PID:                                      010-273-476  
                         Lot 1 Section 14 Township 1 New Westminster District Plan 21133
  
  - (e)      Civic Address:                      15585 – 16 Avenue  
                         Owner:                              Peace Arch Hospital and Community Health Foundation,  
                            Inc. No. S24308  
                         PID:                                      002-371-987  
                         Lot 2 Except: Part Dedicated Road on Plan LMP1046 Section 14 Township 1 New  
                         Westminster District Plan 21133
  
  - (f)      Civic Address:                      1637 – 156 Street  
                         Owner:                              Peace Arch Hospital and Community Health Foundation,  
                            Inc. No. S24308  
                         PID:                                      009-265-279  
                         Lot 3 Section 14 Township 1 New Westminster District Plan 23733



- (g) Civic Address: 1647 – 156 Street  
 Owner: Peace Arch Hospital and Community Health Foundation,  
 Inc. No. S24308  
 PID: 009-265-406  
 Lot 4 Section 14 Township 1 New Westminster District Plan 23733
- (h) Civic Address: 15562 – 17 Avenue  
 Owner: Peace Arch Hospital and Community Health Foundation,  
 Inc. No. S24308  
 PID: 012-463-485  
 Lot 17 Except: South 33 Feet Block 2 Section 14 Township 1 New Westminster  
 District Plan 2015
- (i) Civic Address: 1661 – 156 Street  
 Owner: Peace Arch Hospital and Community Health Foundation,  
 Inc. No. S24308  
 PID: 004-706-994  
 Lot 4 Section 14 Township 1 New Westminster District Plan 14639
- (j) Civic Address: 1673 – 156 Street  
 Owner: Peace Arch Hospital and Community Health Foundation,  
 Inc. No. S24308  
 PID: 008-582-505  
 Lot 3 Section 14 Township 1 New Westminster District Plan 14639
- (k) Civic Address: 1687 – 156 Street  
 Owner: Peace Arch Hospital and Community Health Foundation,  
 Inc. No. S24308  
 PID: 009-966-994  
 Lot 2 Section 14 Township 1 New Westminster District Plan 14639
- (l) Portion of 16A Avenue dedicated by Plan 14639 and 23433

### 3. Summary of Actions for City Clerk's Office

- (a) By-law introduction for OCP Amendment;
- (b) Proceed with Public Notification for Temporary Use Permit No. 7909-0018-00.