

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7909-0216-00

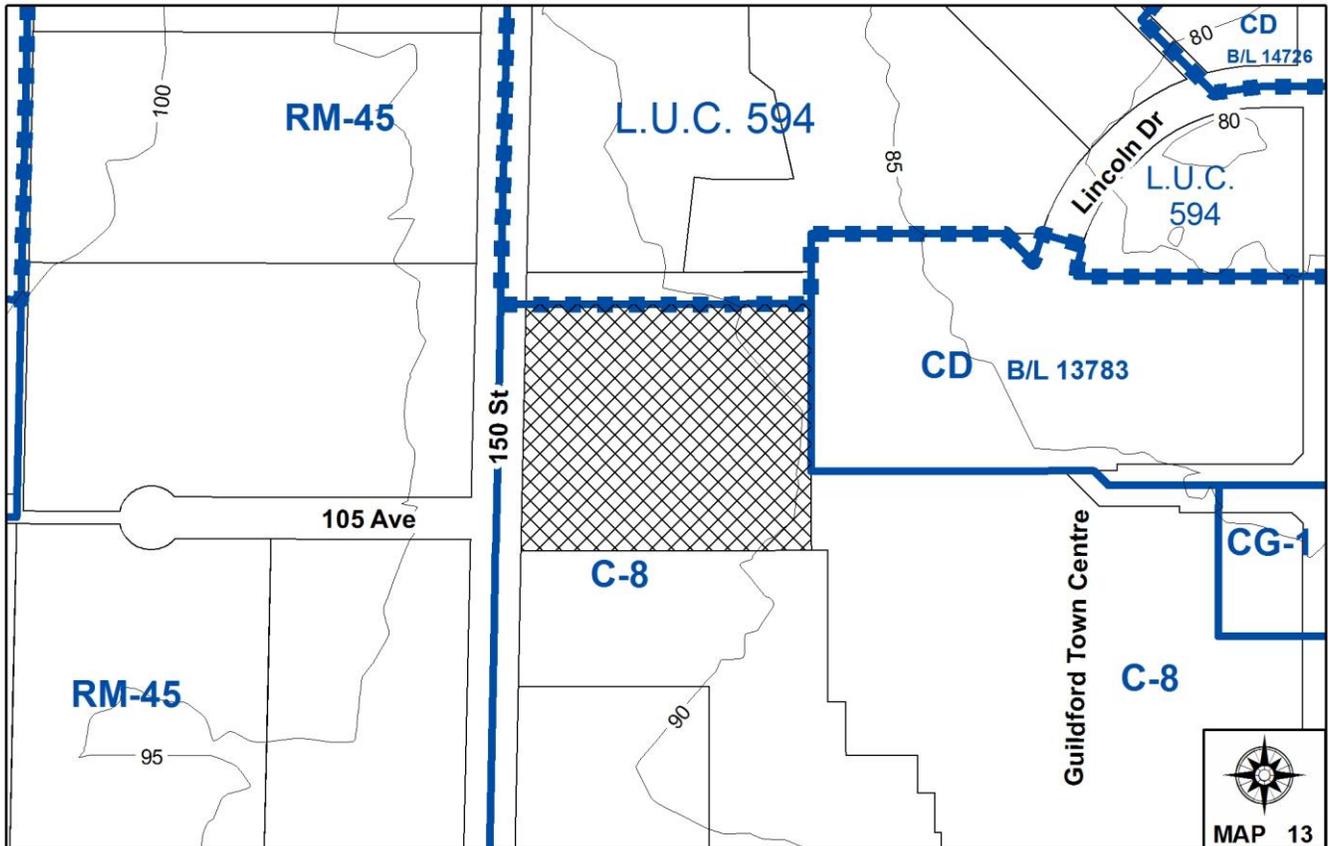
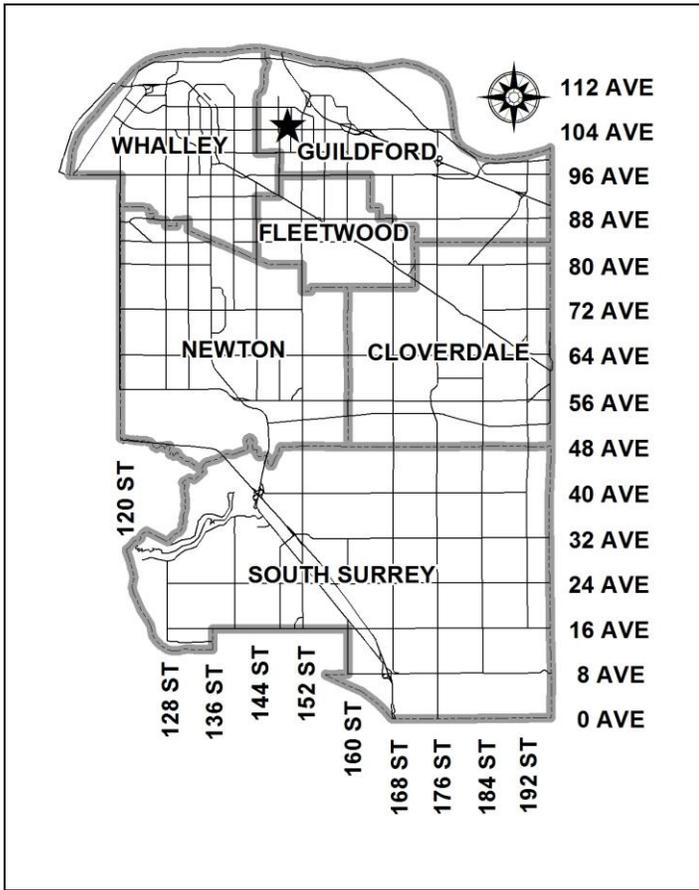
Planning Report Date: July 12, 2010

PROPOSAL:

- **OCP Text Amendment**
- **Temporary Commercial Use Permit**

in order to permit the development of a temporary parking lot to serve the Guildford Town Centre Mall for a period not to exceed two (2) years.

LOCATION: 10520 - 150 Street
OWNER: 4239431 Canada Inc. Inc. No. A62628
ZONING: C-8
OCP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed temporary parking lot will not be paved, but is to be of compacted gravel.

RATIONALE OF RECOMMENDATION

- The proposed temporary parking lot complies with the permitted uses under the C-8 Zone.
- The applicant, Ivanhoe Cambridge, has proposed to provide to the City, the registration of statutory rights-of-way to secure future road along the eastern side of 150 Street and over an existing private driveway, which currently functions as a public road (continuation of 105 Avenue).
- Ivanhoe Cambridge proposes to landscape the western and northern property lines of the property to ensure that the surrounding residents are screened from dust, parked vehicles and vehicle lights.
- The proposed temporary parking facility is primarily intended for construction workers of the mall redevelopment currently underway.

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 Commercial Permit 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 Commercial Use Permit No. 7909-0216-00 (Appendix VII) to proceed to Public Notification.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (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 finalized lot grading plan to deal with on-site storm water run-off;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (d) work with the applicant to reduce the proposed height of the light standards within the temporary parking lot; and
 - (e) registration of a reciprocal access easement agreement between the subject site (10520 – 150 Street) and the lots to the south and southeast.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Vacant along northern portion of subject property and existing parking lot on the southern portion of the property, consisting of 60 stalls.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Townhouses.	Multiple Residential	LUC No. 594 (underlying RM-45 Zone)
East:	Guildford Recreation Centre and Library.	Town Centre	CD (By-law No. 13783)
South:	Parking lot of Guildford Town Centre Mall.	Town Centre	C-8
West (Across 150 Street):	Apartment building.	Multiple Residential	RM-45

DEVELOPMENT CONSIDERATIONSBackground

- On May 17, 2010, Council approved the Phase I of the Guildford Town Centre Mall redevelopment under Application No. 7906-0413-00. Phase I includes a proposed 18,808-square metre (202,451 sq.ft.) Walmart, with a grocery component and associated parking facilities.
- Unfortunately, it has been determined that due to the work under Phase I, there will not be sufficient parking within the mall site, south of 104 Avenue, to accommodate both customers and trades staff. Therefore, Ivanhoe Cambridge has proposed to utilize a currently underutilized property at 10520 - 150 Street, which is part of the larger mall site and which is located to the north of 104 Avenue.
- The subject property is located at 10520 - 150 Street in Guildford Town Centre and is approximately 1.6 hectares (4 acres) in gross area. The property is zoned Community Commercial Zone (C-8) and is designated Commercial in the Official Community Plan (OCP).
- The southern portion of the property is currently paved and used for overspill parking for the Guildford Town Centre Mall. Sixty (60) parking stalls currently exist on the subject lot. The applicant is proposing 383 new parking stalls, resulting in a total of 443 stalls.

Current Application

- The applicant, Ivanhoe Cambridge, is seeking a Temporary Use Permit (TUP) to allow for a temporary parking lot to serve mostly their construction staff during the renovation work on Guildford Town Centre Mall. However, mall customers and others will be permitted to park in the lot if required.
- The parking lot will be used for up to a maximum two (2) year period. Ultimately, the applicant proposes to develop the property as a permanent parking lot, with paving and landscaping.

- In order to alleviate concerns regarding construction activities at this lot, the Engineering Department is requesting that the applicant register a restrictive covenant to disallow construction staging, vehicle maintenance and washing and construction equipment or materials storage on site.
- The west (150 Street) and north property line edges are proposed to be screened using trees and a landscape strip.

Registration of Statutory Rights-of-Way for Securing of Future Road

- The applicant is proposing to provide statutory rights-of-way along 150 Street and for an existing private driveway bisecting the site (which will form a continuation of 105 Avenue).
- A statutory right-of-way 1.308 metres (4.3 ft.) wide will be provided by the applicant along 150 Street and a 10.8-metre (35.4 ft.) wide statutory right-of-way will be provided over the existing driveway (forming an extension of 105 Avenue).
- The 105 Avenue alignment at this location is identified on the City's R91 Road Classification Map, adopted by Council, as a future collector road.
- This statutory right-of-way for 105 Avenue supports an important connection for the City in terms of developing the City's road network for Guildford, City Centre and the lands between, which are seeing development and densification. The connection will also be an important enabler of any future development of the parcel (currently occupied by parking) by providing good access to the surrounding road network for development traffic, routing options for transit and on-street parking opportunities.

Tree Preservation and Replacement

- The applicant has submitted an arborist assessment prepared by Jeff Philips, Certified Arborist, for PWL Partnership Landscape Architects Inc.
- Twenty-seven (27) protected trees have been identified on the subject property. Of these 27 trees, none (0) were identified as hazardous, but eleven (11) will need to be removed in order to accommodate the proposed parking.
- Based upon the proposed number to be removed, twenty-two (22) replacement trees are required. The applicant is proposing sixteen (16) replacement trees and will be required to pay cash-in-lieu for the deficit in 6 replacement trees.
- The following is a summary of the trees being retained and removed:

Trees	Number of Protected Trees	Trees to be Retained	Trees to be Removed
Austrian Black Pine	7	7	0
Japanese Flowering	16	6	10
Black Cottonwood	1	0	1
Eddie's White Wonder	3	3	
TOTAL	27	16	11

PRE-NOTIFICATION

- A pre-notification letter was mailed out on June 22, 2010 with two property owners submitting comments. The concerns are as follows:
 - Opposed to the subject property being converted into a parking lot. There was some confusion over the ownership of the subject lot due to City crews tending to the lot. The greenspace in Guildford is disappearing and the residents would rather see the lot converted into a park, community garden, children's playground or off-leash dog park.

(The residents were advised that the property is privately owned and is already zoned Community Commercial Zone (C-8), which allows a parking lot as a permitted use, subject to a Development Permit application.

The callers were also advised that there is a sliver of a lot, located at 10550 - 150 Street, to the north of the subject property, which is owned by the City, but which is not a part of this application.)

- Concern regarding noise from construction of the parking lot and from vehicles parking in the lot and headlights from the vehicles, and lighting from the parking lot coming into the multiple residential developments.

(The Engineering Department is requesting that the applicant register a restrictive covenant prohibiting construction staging, vehicle maintenance and washing and construction equipment or materials storage on site. A landscape strip is proposed along the west (150 Street) and north property lines to screen vehicle headlights. Staff are working with the applicant to reduce the height of the light poles and to incorporate reduced glare measures.)

- If the temporary parking lot is to proceed, the caller would like to see a tall wood fence along the north property line to screen noise and headlights and a landscape buffer of at least 6 metres (20 ft.) wide between the edge of the proposed parking lot and the edge of the driveway at the townhouse site to the north.

(A 1.5-metre (4.9 ft.) landscape strip along the west (150 Street) and north property lines is proposed. This complies with the minimum landscape requirement of the C-8 Zone. The 15-metre (49 ft.) wide City lot to the north separates the subject site from the developed multiple residential lots to the north.)

- If the subject property is used as a temporary parking lot for up to two years, then after the permit expires, the lot should be used as a park, with trails and picnic tables.

(As indicated previously, the subject lot is privately owned and the applicant's long term plan at this time is to construct a permanent parking lot.)

- A property owner does not want to see trees removed, especially ones along the periphery.

(Of the 27 protected trees identified within the site, 16 are proposed to be retained and 11 are proposed to be removed. Of these 11 trees proposed for removal, they mainly consist of Japanese Flowering and Black Cottonwood varieties, which have incurred major defects and

of which, the arborist does not propose retention. Existing trees are proposed for retention along 150 Street and along the eastern property line.)

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

- A concrete curb is proposed around the entire parking lot to separate the parking area from the landscaping. Compacted gravel is proposed as the surface material for the lot.
- Along with the retained trees, proposed Frans Fontaine European Hornbeam trees, along with a 1.5-metre (4.9 ft.) wide landscape strip consisting of a mix of Japanese Holly, Dwarf Mugo Pine and David Viburnum are proposed along the west and north property lines in order to screen the proposed parking lot from the existing multiple residential projects to the west and north.
- The applicant proposes lighting in the form of 12-metre (40 ft.) high wooden lamp posts with double and triple head light fixtures. Due to the existing multiple residential developments surrounding the subject site, staff feel the proposed 12-metre (40 ft.) height is too high. Staff will work with the applicant to resolve this prior to consideration of approval of the Temporary Use Permit.
- The proposed new stalls will be demarcated by wood curb stops.
- A swale is proposed at the east property line to mitigate on-site surface stormwater run-off. Staff have advised the applicant that the one (1) catch basin currently proposed is not sufficient to handle on-site storm water run-off. Staff will work with the applicant to address this issue.

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 and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	Tree Preservation Summary
Appendix V.	Map Showing Subject Site and 105 Avenue
Appendix VI.	Proposed OCP Text Amendment By-law
Appendix VII.	Temporary Commercial Use Permit No. 7909-0216-00

INFORMATION AVAILABLE ON FILE

- Traffic Statement prepared by Bunt and Associates Engineering (BC) Ltd. dated June 25, 2010.

Jean Lamontagne
General Manager
Planning and Development

PL/kms

v:\wp-docs\planning\plncom10\06280955pl.doc
. 6/28/10 10:14 AM

