

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0046-00

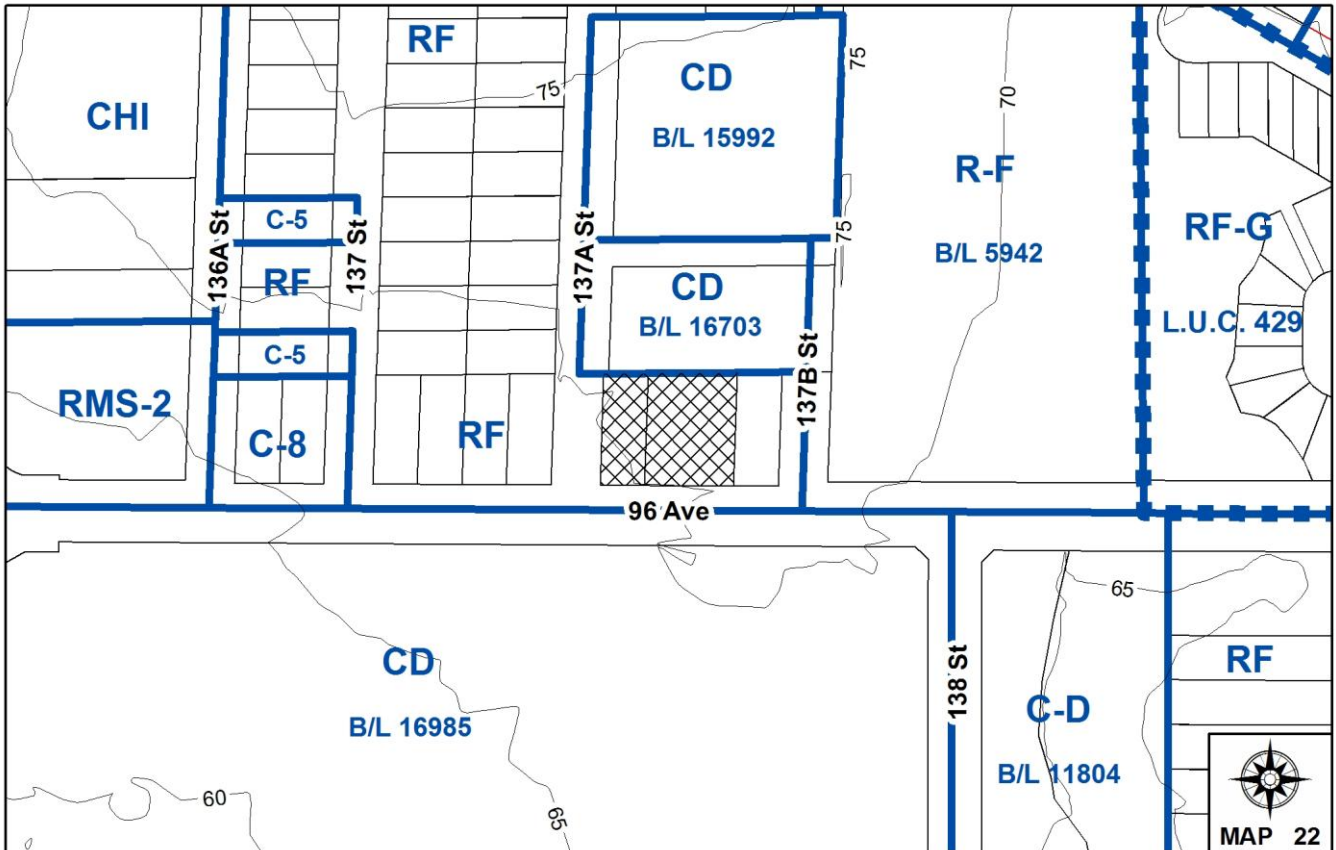
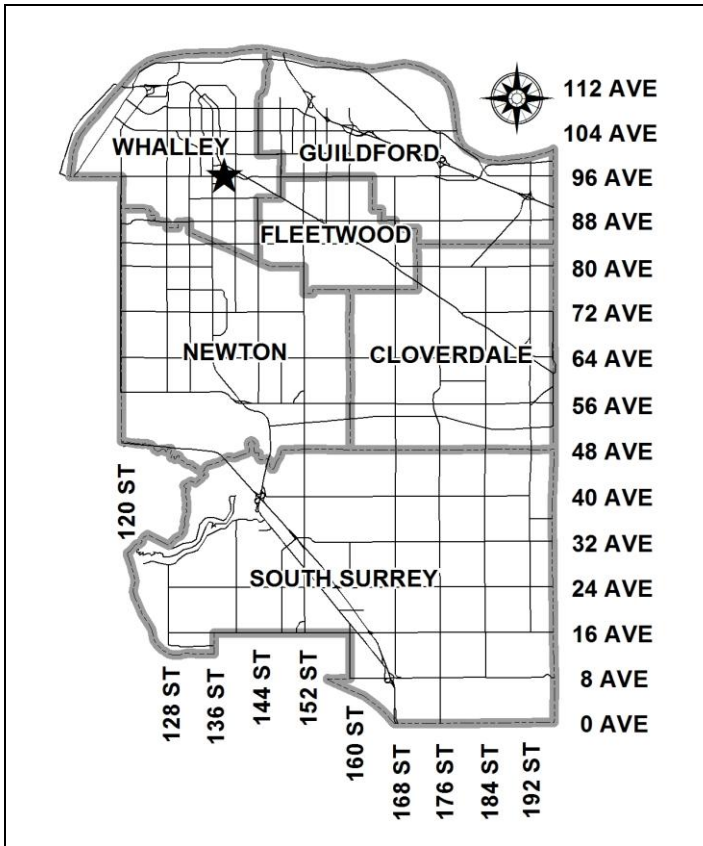
Planning Report Date: April 12, 2010

PROPOSAL:

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

to amend Temporary Commercial Use Permit Area No. 18 and to allow a temporary parking lot for vehicles under 5,000 kg. GVW and temporary trailers for office use.

LOCATION: 9620 – 137A St and 13775 – 96 Ave
OWNER: South Laurel Lands Development Ltd.
ZONING: RF
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 surface parking lot and temporary trailers for office use is contrary to the RF Zone.

RATIONALE OF RECOMMENDATION

- The proposed parking will replace the former temporary parking lots to the north, which are redeveloping.
- The temporary trailers for office use was approved under TUP No. 7906-0480-00, which expired in 2009.
- The use is compatible with the surrounding area and fills a need.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend Temporary Commercial Use Permit Area No. 18 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. 7910-0046-00 (Appendix III) 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; and
 - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

REFERRALS

Engineering: The Engineering Department has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: Unauthorized surface parking lot on western lot and temporary trailers for Cancer Society offices, approved under Temporary Commercial Use Permit No. 7906-0480-00 (expired July 23, 2009).

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Care facility under construction.	Multiple Residential	CD (By-law No. 16703)
East:	Older, single family dwelling.	Multiple Residential	R-F (By-law No. 5942)
South (Across 96 Avenue):	Surrey Memorial Hospital.	City Centre	CD (By-law No. 16985)
West (Across 137A Street):	Parking lot.	Commercial	RF

JUSTIFICATION FOR PLAN AMENDMENT

Background

- The subject application is composed of 2 lots (9620-137A Street and 13775-96 Avenue) at the northeast corner of 96 Avenue and 137A Street in Surrey City Centre. The properties are designated Commercial under the Official Community Plan (OCP) and are zoned Single Family Residential Zone (RF).
- Only the eastern property at 13775-96 Avenue was included in Temporary Commercial Use Permit (TUP) Area No. 18 on July 23, 2007. Temporary Commercial Use Permit No. 7906-0480-00 was issued the same evening for 7 properties for a temporary office for the Cancer Society and a surface parking lot. The 5 northern properties have since rezoned to CD (By-law No. 16703) for a licensed care facility (application No. 7908-0002-00), which is currently under construction. The two remaining properties were consolidated and is the eastern subject lot.
- Temporary Commercial Use Permit No. 7906-0480-00 expired on July 23, 2009.

Current Application

- The western subject lot (9620 - 137A Street) was recently purchased by the applicant. An OCP text amendment is required to designate this lot within the same TUP Area as the eastern lot (13775 - 96 Avenue).
- In order to allow the continued use of the existing temporary office and surface parking lot, the applicant is requesting a Temporary Commercial Use Permit be issued for both properties.
- Staff propose the exclusion of 5 properties currently within TUP Area No. 18, as a concurrent housekeeping matter, as these properties have since been rezoned and construction of a care facility is underway. The owner has been apprised and has no objection.

DEVELOPMENT CONSIDERATIONS

- The temporary trailers and parking lot are being used for the offices and clinic of the Cancer Society.
- The temporary parking lot will be used by employees of, and visitors to, the temporary trailers; by hospital users and employees whose parking will be dislocated by construction on the Surrey Memorial Hospital Site; and by construction workers who will be working on the various stages of the Surrey Memorial Hospital expansion projects.
- Parking will be limited to vehicles of less than 5,000 kg. (11,000 pounds) GVW, which will prohibit the parking of trucks and other large vehicles on the site.
- There will be driveway access along 137A Street and no access from 96 Avenue. The driveway will share an access easement with the property to the north which was secured under Application No. 7908-0002-00.

- The street frontages on 9620-137A Street will be landscaped with a variety of shrubs to help screen the parking lot from the adjacent roads. Those areas along the property lines that are not planted with shrubs, will be hydro-seeded with grass.
- The Temporary Commercial Use Permit is proposed to be in effect for two years.
- The one remaining lot on the eastern end of the block, which is not included in the application, contains an existing, older single family dwelling.

PRE-NOTIFICATION

- A Development Proposal sign was erected on the site in March, 2010.
- Pre-notification letters were sent on March 22, 2010. 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 and Action Summary
Appendix II.	Temporary Commercial Use Permit No. 7910-0046-00
Appendix III.	OCP Text Amendment By-law

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: Kirk Fisher
 Address: A101 – 17802 – 66 Avenue
 Surrey, BC
 V3S 7X1
 Tel: 604-576-2935

2. Properties involved in the Application
 - (a) Civic Addresses: 9620 – 137A Street and 13775 – 96 Avenue

 - (b) Civic Address: 9620 – 137A Street
 Owner: South Laurel Lands Development Ltd., Inc. No. 727873
 PID: 010-013-881
 Lot 60 Section 35 Block 5 North Range 2 West New Westminster District Plan
 14725

 - (c) Civic Address: 13775 – 96 Avenue
 Owner: South Laurel Lands Development Ltd., Inc. No. 727873
 PID: 027-265-943
 Parcel B (Being a Consolidation of Lots 61 and 62, See BB130949) 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 Temporary Commercial Use Permit Area No. 18 the Official
 Community Plan.

 - (b) Proceed with Public Notification for Temporary Commercial Use Permit No. 7910-0046-
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