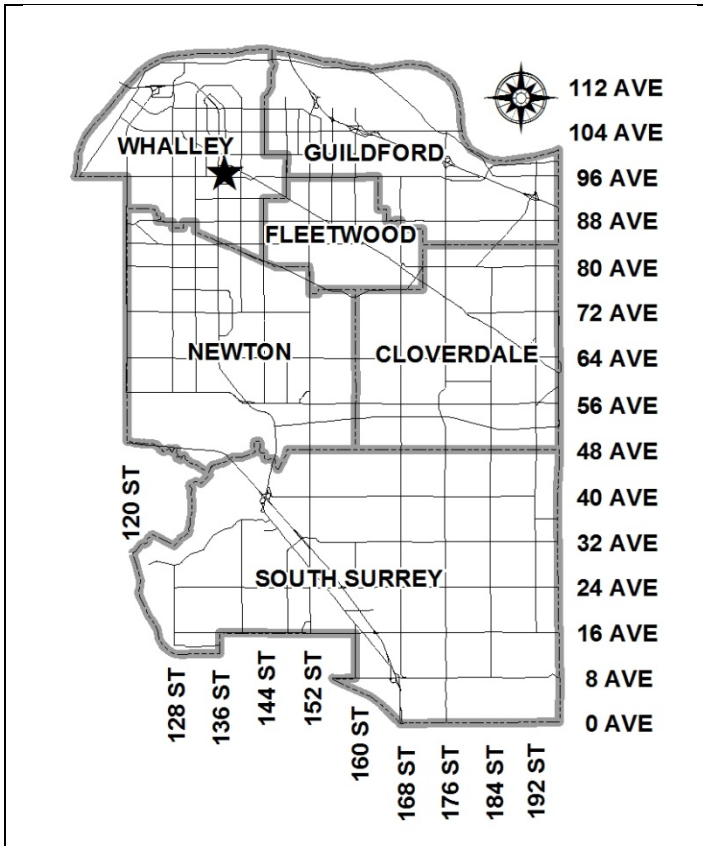


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7912-0126-00

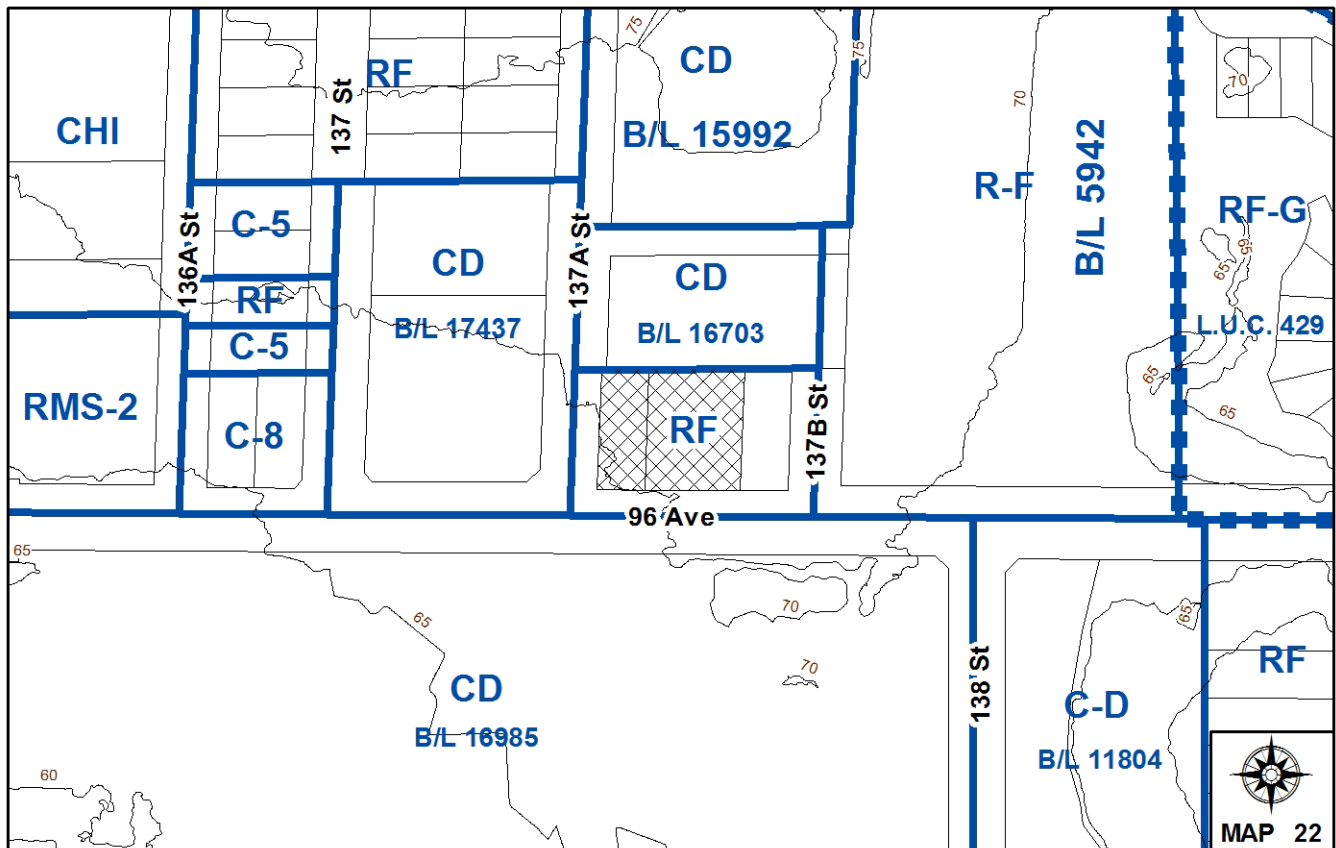
Planning Report Date: June 11, 2012



**PROPOSAL:**

- **Temporary Commercial Use Permit**  
 to permit a temporary surface parking lot for vehicles under 5,000 kg GVW and two temporary trailers for office use, for 3 years.

**LOCATION:** 9620 - 137A Street and 13775 - 96 Avenue  
**OWNER:** South Laurel Lands Development Ltd.  
**ZONING:** RF  
**OCP DESIGNATION:** Commercial



### RECOMMENDATION SUMMARY

- Approval for Temporary Commercial Use Permit to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed surface parking lot and two temporary trailers for office use is contrary to the RF Zone.

### RATIONALE OF RECOMMENDATION

- The existing temporary surface parking lot and trailers for office use were approved under TUP No. 7910-0046-00, which expired on May 3, 2012.
- The existing parking lot and temporary trailers have operated on the site for the past two years without any apparent negative impact on surrounding lands.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Temporary Commercial Use Permit No. 7912-0126-00 (Appendix II) to proceed to Public Notification.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Temporary surface parking lot and office trailers.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Care facility.	Multiple Residential	CD By-law No. 16703
East:	Older, single family dwelling.	Commercial	RF
South (Across 96 Avenue):	Surrey Memorial Hospital.	City Centre	CD By-law No. 16985
West (Across 137A Street):	12-storey office building under construction (Application No. 7911-0053-00).	Commercial	CD By-law No. 17437

DEVELOPMENT CONSIDERATIONS

- The subject site 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).
- Temporary Commercial Use Permit No. 7910-0046-00 was issued for the subject site, on May 3, 2010, to permit the development of a temporary surface parking lot for underweight vehicles and office trailers. The office trailers were intended to house Cancer Society offices that were being dislocated by the various construction projects being undertaken on the Surrey Memorial Hospital site to the south.
- As Temporary Commercial Use Permit (TUP) No. 7910-0046-00 expired on May 3, 2012, the applicant has applied to renew the TUP.

- Since Provincial legislation has recently been amended to permit TUPs to be valid for a period of three years, rather than up to two years as was the case in the past, the applicant has requested that the renewed TUP be valid for a three-year period.
- The temporary office trailers and associated surface parking lot continue to be used for the offices of the Cancer Society.
- The temporary parking lot will be used by employees of, and visitors to, the temporary office trailers; by hospital users and employees whose parking has been 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 within the surface parking lot 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.
- Vehicle access to the site will continue to be from along 137A Street, with no vehicle access from 96 Avenue. The driveway access on 137A Street is a joint access with the recently completed Kinsmen care facility on the adjoining lot to the north.
- The street frontages of the subject site were landscaped as a condition of the previous TUP for the site.

#### PRE-NOTIFICATION

- A Development Proposal sign was erected on the site and pre-notification letters were sent to adjoining property owners. Staff received no comments in response.

#### 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. 7912-0126-00

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

JKS/kms

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## CITY OF SURREY

(the "City")

**TEMPORARY COMMERCIAL USE PERMIT**

NO.: 7912-0126-00

Issued To: SOUTH LAUREL LANDS DEVELOPMENT LTD.

("the Owner")

Address of Owner: Building A Unit 101  
 17802 - 66 Avenue  
 Surrey, BC  
 V3S 7X1

1. This temporary use permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this temporary use permit.
2. This temporary use permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 010-013-881

Lot 60 Section 35 Block 5 North Range 2 West New Westminster District Plan 14725

9620 - 137A Street

Parcel Identifier: 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

13775 - 96 Ave

(the "Land")

- 3 The Land has been designated as a Temporary Commercial Use Permit Area in Surrey Official Community Plan, 1996, No. 12900, as amended.
4. The temporary use permitted on the Land shall be:
  - Temporary trailers for offices; and
  - Temporary surface parking lot.
5. The temporary use shall be carried out according to the following conditions:
  - (a) Trailers, landscaping, fencing and curb stops shall be installed as shown on Schedule A which is attached hereto and forms part of this permit;
  - (b) Parking is restricted to vehicles less than 5,000 kilograms (11,000 lbs.) GVW; and

(c) Upon the termination of this Temporary Commercial Use Permit the trailers, the curb stops, ticket dispensers and lighting shall be removed and concrete barriers placed across the access driveways into the site.

6. As a condition of the issuance of this temporary use permit, Council is holding security set out below (the "Security") to ensure that the temporary use is carried out in accordance with the terms and conditions of this temporary use permit. Should the Owner fail to comply with the terms and conditions of this temporary use permit within the time provided, the amount of the Security shall be forfeited to the City. The City has the option of using the Security to enter upon the Land and perform such works as is necessary to eliminate the temporary use and bring the use and occupancy of the Land into compliance with Surrey Zoning By-law, 1993, No. 12000, as amended (the "Works"). The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Works. There is submitted accordingly:

Cash in the amount of \$5,000

7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this temporary use permit. This temporary use permit is not a building permit.

8. An undertaking submitted by the Owner is attached hereto as Appendix I and forms part of this temporary use permit.

9. This temporary use permit is not transferable.

10. This temporary use permit shall lapse on or before three years from date of issuance.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

\_\_\_\_\_  
Mayor – Dianne L. Watts

\_\_\_\_\_  
City Clerk – Jane Sullivan

IN CONSIDERATION OF COUNCIL'S APPROVAL OF THIS TEMPORARY USE PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREED TO THE TERMS AND CONDITIONS OF THIS TEMPORARY USE PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.

\_\_\_\_\_  
Authorized Agent: Signature

OR

\_\_\_\_\_  
Name (Please Print)

  
\_\_\_\_\_  
Owner: Signature

Kirk Fisher  
\_\_\_\_\_  
Name: (Please Print)



TO THE CITY OF SURREY:

We, SOUTH LAUREL LANDS DEVELOPMENT LTD., inc. No. 072873 (Name of Owner)

being the owner of Lot 60 Section 35 Block 5 North Range 2 West New Westminster District Plan 14725

AND

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

(Legal Description)

known as 13775 - 96 Avenue and 9620 - 137A Street  
(Civic Address)

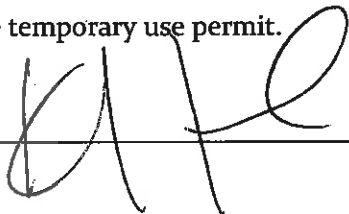
hereby undertake as a condition of issuance of my temporary use permit to:


- (a) demolish or remove all buildings and/or structures that are permitted to be constructed pursuant to the temporary use permit issued to me; and
- (b) restore the land described on the temporary use permit to a condition specified in that permit;

all of which shall be done not later than the termination date set out on the temporary use permit.

I further understand that should I not fulfill the undertaking described herein, the City or its agents may enter upon the land described on the temporary use permit and perform such work as is necessary to eliminate the temporary use and bring the use and occupancy of the land in compliance with Surrey Zoning By-law, 1993, No. 12000, as amended, and that any securities submitted by me to the City pursuant to the temporary use permit shall be forfeited and applied to the cost of restoration of my land as herein set out.

This undertaking is attached hereto and forms part of the temporary use permit.

  
\_\_\_\_\_  
(Owner)

  
\_\_\_\_\_  
(Witness)

