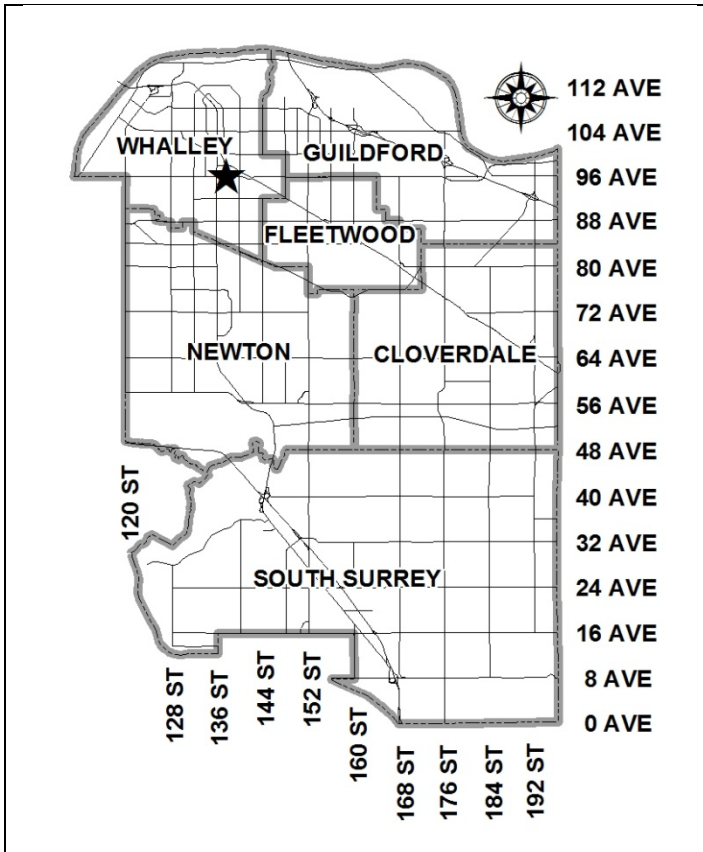


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7912-0014-00

Planning Report Date: February 20, 2012

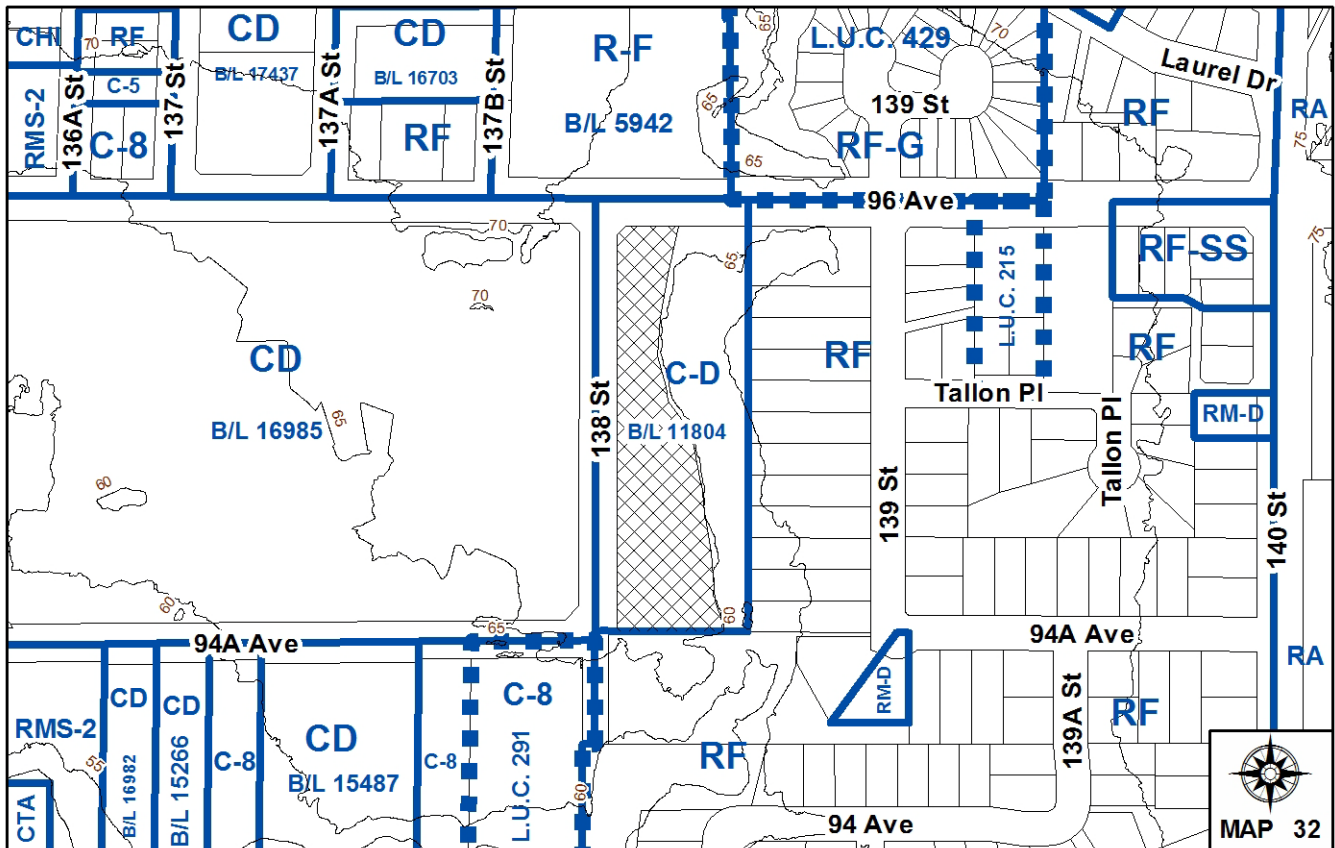


**PROPOSAL:**

- OCP text amendment
- Temporary Commercial Use Permit

in order to allow a temporary surface parking lot for under-weight vehicles for a maximum period of one (1) year.

**LOCATION:** 9488 - 138 Street  
**OWNER:** Fraser Health Authority  
**ZONING:** CD (By-law No. 11804)  
**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

- None

RATIONALE OF RECOMMENDATION

- The entire Surrey Memorial Hospital precinct is in need of additional parking, especially while construction is occurring on the new critical care tower.
- The proposed surface parking use of under-weight vehicles is compatible with the surrounding area and fills a need.
- The applicant has submitted a rezoning application (No. 7912-0024-00) to amend CD By-law No. 11804 which regulates the site, to include parking facilities as a principal use. The TUP is proposed as an interim measure until the conditions of rezoning can be fulfilled.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by declaring the subject site a Temporary Commercial Use Permit 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. 7912-0014-00 (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 are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a road dedication plan to the satisfaction of the Approving Officer;
  - (c) submission of a 2.7-metre (9 ft.) wide statutory right-of-way parallel to 138 Street, for the extension of the Quibble Creek Greenway;
  - (d) the applicant enter into highway license agreement to allow for parking within the dedicated road; and
  - (e) the applicant satisfy any requirements identified by the Environmental Review Committee.

## REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to satisfying the engineering requirements identified on Appendix II.
Environmental Review Committee (ERC):	This item will be considered at the February 22, 2012 ERC meeting. Issuance of the TUP will be subject to addressing any concerns raised at the meeting.

## SITE CHARACTERISTICS

Existing Land Use: Vacant.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 96 Avenue):	Unauthorized surface parking lot.	Multiple Residential	R-F (By-law 5942)
East (Across Quibble Creek):	Single family dwellings.	Urban	RF
South:	Greenbelt.	Urban	RF
West (Across 138 Street):	Surrey Memorial Hospital.	City Centre	CD (By-law No. 16985)

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is dual addressed (9488 – 138 Street and 13824 – 96 Avenue) and is located at the southeast corner of 138 Street and 96 Avenue in Surrey City Centre. The subject site is designated Commercial under the Official Community Plan (OCP) and zoned Comprehensive Development Zone (CD By-law No. 11804).
- The property was rezoned from R-F Family Residential Zone (By-law No. 5942) to Comprehensive Development Zone (By-law No. 11804) on September 5, 1995 (Application No. 7991-0082-01) to permit a medical office building with limited retail and service uses. The accompanying development permit for a medical office building expired on September 5, 1997.
- Development Permit No. 7904-0139-00 was approved for another medical office building, which expired on July 28, 2010 as construction did not proceed,
- The site is impacted by the adjoining Quibble Creek and heavily encumbered by BC Hydro and Fortis Gas rights-of-way, which severely restrict any development potential on the subject site. The only developable area for a building is in a small, triangular area along the eastern edge of the site between the utility rights-of-way and Quibble Creek.
- The subject site was recently purchased by the Fraser Health Authority (FHA). Although FHA intends to eventually construct a building on the site within the small development area, it is not anticipated that this construction will be undertaken for a number of years.
- In the interim, in order to address the issue of parking shortfalls in the vicinity of Surrey Memorial Hospital, FHA is proposing to construct a surface parking facility on the property.
- However, under CD By-law No. 11804 which regulates the subject site, parking facilities including stand-alone surface parking lots, are not permitted as a principal use.
- As a result, FHA has submitted a land development application (No. 7912-0024-00) to amend CD By-law No. 11804 to add parking facilities as a permitted use, and for a

Development Permit to regulate the layout, design and landscaping of the proposed surface parking lot.

- At the same time, however, the shortfall in parking in the area has been exacerbated by the loss of approximately 100 surface parking spaces that have been removed to make way for the construction of the 12-storey medical office building at 96<sup>th</sup> Avenue and 137A Street that was recently approved by Council (No. 7911-0053-00).
- In order to provide an immediate short-term response to the loss of these parking spaces, FHA has submitted a Temporary Use Permit application to allow the construction of a temporary surface parking lot on a narrow strip of the subject site, next to 138 Street, while the rezoning application and Development Permit for a permanent surface parking facility, over the entire site, are being processed.
- All issues related to the site, including road dedication along 138 Street and along 96 Avenue, the reconstruction of 138 Street, the provision of a right-of-way to accommodate a multi-use pathway along 138 Street, the resolution of all environmental issues that remain from previous applications on the site, and all servicing issues, will be addressed and resolved in conjunction with the rezoning application No. 7912-0024-00.

#### Current Proposal

- The applicant proposes a Temporary Use Permit (TUP) to allow for a parking lot within a narrow 11-metre (36 ft.) wide strip along the western edge of the subject site. This temporary parking lot will create approximately 66 parking spaces. The site will be paved and include signage, ticket machines and fencing. Many of the improvements will likely be removed for the future development of a permanent parking lot for which the applicant has recently applied (No. 7912-0024-00). Scale and design of future development at this time are undetermined.
- Road dedication is required for the future widening of 138 Street (future Whalley Boulevard link) and a further 2.7 metres (9 ft.) statutory right-of-way (SRW) for the extension of the Quibble Creek Greenway. A condition of final approval is for the applicant to enter into a highway license agreement with the City to allow for parking within the road dedication area for the duration of the TUP.
- Due to time constraints, the applicant will be addressing the Environmental Review Committee (ERC) on February 22, 2012. A condition of TUP approval will be to adequately address any concerns.
- It is anticipated that the temporary parking lot will be used by visitors and staff of the hospital as parking is tight due to the construction taking place, on or near, the Surrey Memorial Hospital site.
- The southern portion of the site will be a combination of parallel and angled parking on either side of a one-way drive aisle. The northern portion will be parallel parking on both sides of a two-way drive aisle. The southern driveway will be an entrance only while the northern driveway will be both entrance and exit.

- 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.
- An approximately 1.5-metre (5 ft.) high stair case will be provided at the northwest corner of the site.
- The proposed TUP will be valid for one year in order to provide the applicant time to complete the rezoning of the site under application No. 7912-0024-00.

#### PRE-NOTIFICATION

- Development Proposal signs were installed on February 3, 2012 and pre-notification letters were mailed out on February 3, 2012. Staff have received one call with the following concern:

- The proposed development should not remove any trees in the park.

*(The proposed temporary parking lot will not disturb any trees.)*

#### 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.	Engineering Summary
Appendix III.	Temporary Commercial Use Permit No. 7912-0014-00
Appendix IV.	OCP Text Amendment By-law

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

JKS/kms

\\file-server1\net-data\csdc\generate\areaproduct\save\5994549086.doc  
. 2/16/12 9:11 AM

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:      Name:                 Valentino Tjia  
  MMM Group Limited  
  Address:         1045 Howe Street  
  Vancouver BC V6Z 2A9  
  
  Tel:                 604-685-9381
  
2.         Properties involved in the Application  
  
              (a)         Civic Address:         9488 - 138 Street  
  
              (b)         Civic Address:         9488 - 138 Street  
                            Owner:                 Fraser Health Authority  
                            PID:                 023-346-205  
                            Lot 1 Section 33 Township 2 New Westminster District Plan LMP27375
  
3.         Summary of Actions for City Clerk's Office  
  
              (a)         Introduce a By-law to amend the Official Community Plan to designate the property as a  
                                    Temporary Commercial Use Permit Area.  
  
              (b)         Proceed with Public Notification for Temporary Commercial Use Permit No. 7912-0014-00

---

TO: **Manager, Area Planning & Development  
- North Surrey Division  
Planning and Development Department**

FROM: **Development Services Manager, Engineering Department**

DATE: **February 13, 2012** PROJECT FILE: **7812-0014-00**

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RE: **Engineering Requirements (Commercial)  
Location: 9488 138 St**

#### **OCP AMENDMENT**

There are no engineering requirements relative to the OCP Amendment.

#### **TEMPORARY USE PERMIT**

The following issues are to be addressed as a condition of issuance of the Temporary Use Permit:

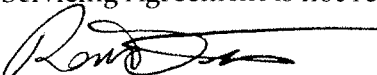
##### ***Property and Right-of-Way Requirements***

- dedicate Pcl A shown on Plan 82111 on a road dedication or subdivision plan for 96 Ave.
- dedicate a 27 meter wide road right of way for the northerly 50 meters of 138<sup>th</sup> Street, tapering for 35 meters to a 24 meter wide road right of way for the southerly portion of 138<sup>th</sup> street.
- register a 2.7 metre wide statutory right-of-way adjacent to the road dedication for 138 Street to allow for the construction of a multi-use pathway.
- the Engineering Department notes that the proposed temporary parking lot is being constructed within the lands required to support the widening of 138 Street and 96 Avenue. Removal of the temporary works will be required by the applicant upon expiry of the TUP or through processing of the rezone application to support a permanent parking lot, whichever comes first. A Highway License Agreement will be required for use of dedicated lands.

##### ***Works and Services***

- construct an adequate storm sewer connection to drain the proposed temporary parking lot.
- construct two driveway accesses to 138 Street to provide access to the proposed temporary parking lot.
- register all required restrictive covenants to support the use of the land as a temporary parking lot and ensure removal upon expiry of TUP.

A Servicing Agreement is not required prior to the issuance of the Temporary Use Permit.

  
Rémi Dubé, P.Eng.  
Development Services Manager

RWB



## CITY OF SURREY

(the "City")

**TEMPORARY COMMERCIAL USE PERMIT**

NO.: 7912-0014-00

Issued To: FRASER HEALTH AUTHORITY  
 ("the Owner")

Address of Owner: 300 - 10334 - 152A Street  
 Surrey BC  
 V3R 7P8

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: 023-346-205  
 Lot 1 Section 33 Township 2 New Westminster District Plan LMP27375

9488 - 138 Street

(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 surface parking lot.
5. The temporary use shall be carried out according to the following conditions:
  - (a) Pavement, fencing and ticket vending machines 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 any trailers, 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 or an Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of \$5,000.00

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 one year 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

VALENTINO TUA (MMM GROUP LIMITED)

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

OR

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

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

*[Faint, illegible handwritten text]*

TO THE CITY OF SURREY:

We, FRASER HEALTH AUTHORITY (Name of Owner)

being the owner of Lot 1 Section 33 Township 2 New Westminster District Plan LMP27375  
(Legal Description)

known as 9488 - 138 Street  
(Civic Address)


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

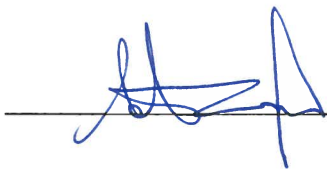
- (a) demolish or remove all buildings and/or structures that are permitted to be constructed pursuant to the temporary use permit issued to me; and
- (b) restore the land described on the temporary use permit to a condition specified in that permit;

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.

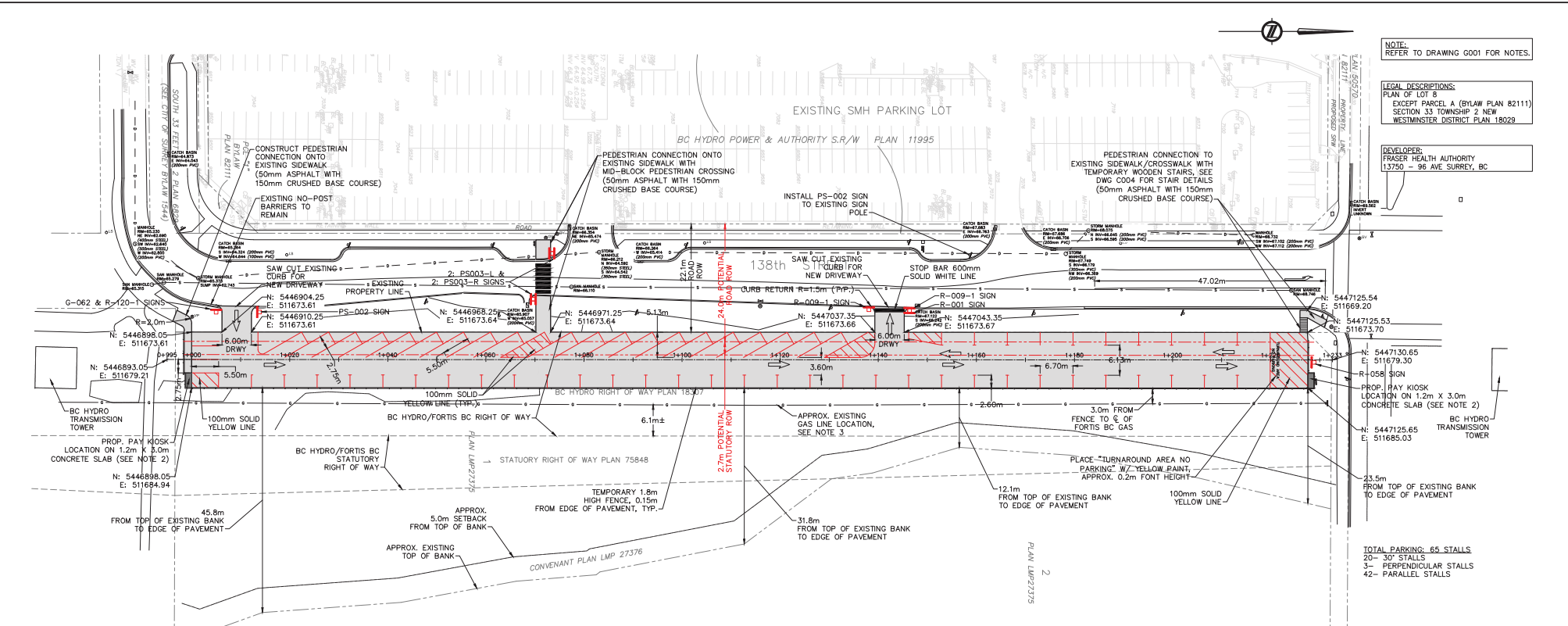
  
VALENTINO TJIA (MMM GROUP LIMITED - AUTHORIZED AGENT FOR OWNER)  
 (Owner)

  
STAN WU  
MMM GROUP LIMITED  
 (Witness)

NOTE:  
REFER TO DRAWING G001 FOR NOTES.

LEGAL DESCRIPTIONS:  
PLAN OF LOT B  
EXCEPT PARCEL A (BYLAW PLAN 82111)  
SECTION 33 TOWNSHIP 2 NEW  
WESTMINSTER DISTRICT PLAN 18029

DEVELOPER:  
FRASER HEALTH AUTHORITY  
13750 - 96 AVE SURREY, BC



5447125.54  
E: 511669.20  
5447125.53  
E: 511673.70  
5447130.65  
E: 511679.30  
R-058 SIGN  
PROP. PAY KIOSK  
LOCATION ON 1.2m X 3.0m  
CONCRETE SLAB (SEE NOTE 2)  
5447125.65  
E: 511685.03  
BC HYDRO  
TRANSMISSION  
TOWER  
35.5m  
FROM TOP OF EXISTING BANK  
TO EDGE OF PAVEMENT  
100mm SOLID  
YELLOW LINE

TOTAL PARKING: 65 STALLS  
20- 30' STALLS  
3- PERPENDICULAR STALLS  
42- PARALLEL STALLS



- NOTES:
- RIGHT-OF-WAY AND PROPERTY LINES FROM BUTLER & SUNDVICK AND CITY OF SURREY COSMOS GIS INFORMATION. LEGAL BOUNDARIES TO BE CONFIRMED IN THE FIELD.
  - SEE ELECTRICAL DRAWINGS FOR PAY KIOSK ARRANGEMENT.
  - CONTRACTOR SHALL VERIFY EXISTING GAS LOCATION PRIOR TO DOING ANY WORK. SET-UP PERIMETER CONSTRUCTION BARRIERS/FENCE AT LEAST 2.0m FROM GAS CENTRELINE. NO VEHICLE OR ACTIVITY SHALL BE CONDUCTED ON TOP OF EXISTING GAS LINE.
  - CONTRACTOR SHALL CONFIRM WITH BC HYDRO INSPECTOR FOR VEHICLE HEIGHT AND ACTIVITY REQUIREMENT DUE TO HIGH VOLTAGE TRANSMISSION LINES.
  - ALL STALL MARKINGS SHALL BE 100mm WHITE SOLID LINE.
  - CONTRACTOR SHALL PROVIDE STALL NUMBER PAINT MARKINGS (TO BE PROVIDED BY CONSULTANT)

DESIGN REFERENCE:  
CITY OF SURREY PART 5 BYLAW  
OFF-STREET PARKING AND LOADING/UNLOADING  
SECTION B

**NOT FOR CONSTRUCTION  
ISSUED FOR QUOTATION**



CUSTOM "STALL NUMBERS", "EXIT" AND "PAY HERE" SIGNS TO BE SUPPLIED AND INSTALLED BY IMPARK

EXISTING	PROPOSED	SANITARY SEWER	GAS MAIN

ALL DIMENSIONS ARE IN METRES  
ALL PIPE SIZES ARE IN MILLIMETRES

REVISIONS	DESCRIPTION	BY	DATE	APPROVED
D	ISSUED FOR CITY OF SURREY	VT	2012/02/13	VT
C	ISSUED FOR QUOTATION	VT	2012/02/10	VT
B	ISSUED FOR DISCUSSION	VT	2012/01/26	VT
A	ISSUED FOR DISCUSSION	VT	2012/01/20	VT



BENCH MARK - S.M. # 92H0886  
T.B.M. - S.L.P.

ELEV. 63.324 (C/SR98)  
ELEV.

SEAL

TITLE  
138th ST. SURREY MEMORIAL HOSPITAL TEMPORARY LOT  
SITE LAYOUT, SIGN AND PAVEMENT MARKING  
PLAN

SCALE:	DATE:	SURREY PROJECT NUMBER:
HOR. 1:400 VERTICAL	2012-02-10	XXXX-XXXX-XX
DRAWN:	DATE:	SURREY DRAWING NUMBER:
CHECKED V.T.A.A.	L.B.	C001
DESIGNED:	CONTRACT:	PLANNING:
CHECKED L.R.A.U.S.H.	XXXX-XXX	DAC
APPROVED:	PRELIM:	SHEET:
		03 OF 10
DESTROY ALL PRINTS BEARING PREVIOUS NUMBERS	REVISION:	D

FILE LOCATION: N:\30-180078\2012-02-10\138th ST. SURREY MEMORIAL HOSPITAL TEMPORARY LOT SITE LAYOUT AND PAVEMENT MARKING.DWG

Schedule A

CITY OF SURREY

BY-LAW NO. \_\_\_\_\_

A by-law to amend the provisions of Surrey Official  
Community Plan By-law, 1996, No. 12900, as amended

.....

THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

- 1. Surrey Official Community Plan By-law 1996, No. 12900, as amended, is hereby further amended as follows:

Division A. Schedule B Temporary Use Permit Areas, under the heading Temporary Commercial Use Permit Areas, by adding the following section immediately following Temporary Commercial Use Permit Area No. \_\_:

Temporary Commercial Use Permit Area No. \_\_

**Temporary Parking of Vehicles**

Purpose: To allow a surface parking lot for vehicles weighing less than 5,000 kilograms (11,023 lbs.) G.V.W.

Location: Parcel Identifier: 023-346-205  
Lot 1 Section 33 Township 2 New Westminster District Plan LMP27375  
9488 – 138 Street

Conditions:

- (a) A security deposit is held by the City of Surrey to ensure the removal of any buildings and structures; and
- (b) The subject lands are to be used in accordance with the provisions of the Temporary Use Permit.

Expiration: The Temporary Commercial Use Permit will remain in effect until the date specified in the Temporary Commercial Use Permit.

- 2. This By-law shall be cited for all purposes as "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. \_\_\_\_\_ Amendment By-law, 2012, No. \_\_\_\_\_."

PASSED FIRST AND SECOND READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

PUBLIC HEARING HELD thereon on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

PASSED THIRD READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK