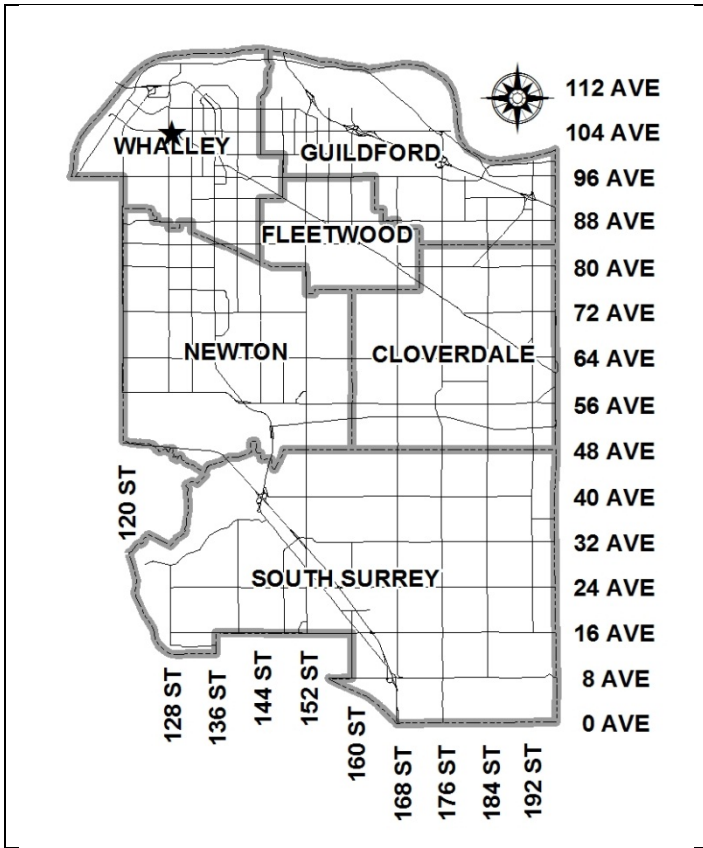


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0237-00

Planning Report Date: January 13, 2014



PROPOSAL:

- **Temporary Commercial Use Permit**

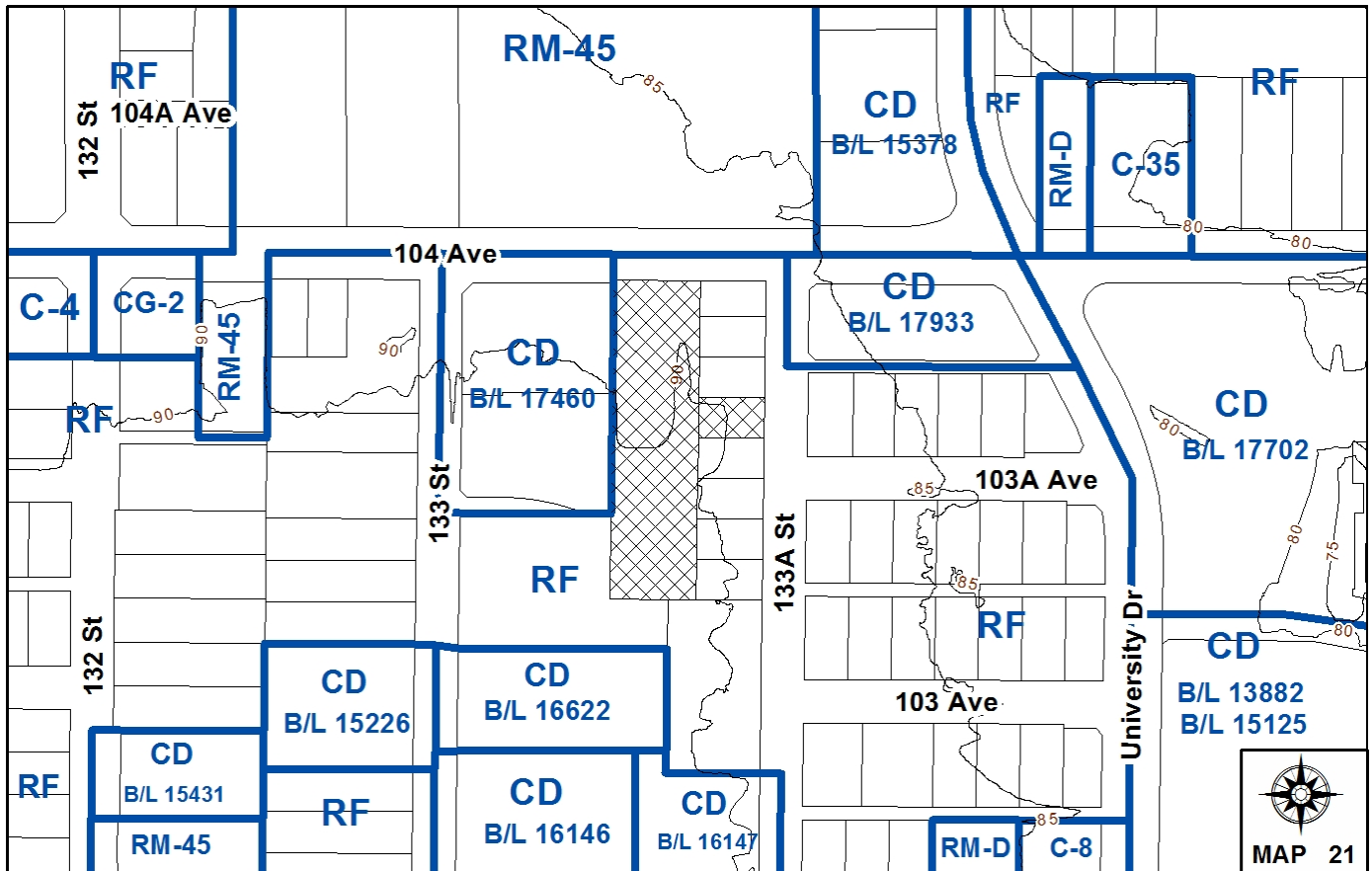
in order to permit the development of a temporary real estate sales centre for a proposed residential high-rise project in Surrey City Centre.

LOCATION: 10363 - 133A Street and
 13328 - 104 Avenue

OWNER: Weststone Properties 104 Ltd

ZONING: RF

OCP DESIGNATION: Multiple Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposed Temporary Commercial Use Permit (TUP) will allow for the construction of a temporary sales centre from which the applicant will be able to market residential units for Phase 4 of the “Urban Village” development located on the site to the south-west (Application No. 7912-325-00).

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Temporary Commercial Use Permit No. 7913-0237-00 (Appendix III) to proceed to Public Notification.
2. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, 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 Planning and Development Department; and
 - (c) submission of security to ensure that the site is restored following termination of the Temporary Commercial Use Permit.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: For the lot at 13328 - 104 Avenue, a temporary erosion and sediment control facility which will be reconfigured for the Urban Village development being constructed on the balance of the block to the south.
For the lot at 10363 - 133A Street, one single family lot with a temporary sales centre approved under Development Application No. 7911-0324-00, which will be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 104 Ave.):	3-storey apartment building.	Multiple Residential	RM-45

Direction	Existing Use	OCP Designation	Existing Zone
East:	Single family residential lots, with and without dwellings.	Multiple Residential	RF
South:	Vacant lot, under Development Application No. 7912-0325-00 for a 35-storey residential tower and a 3-storey office retail building, (currently pre-Council).	Multiple Residential	RF
West:	Approved Development Application No. 7911-0075-00 for a two high-rise apartment towers and 21 ground-oriented units, with the first phase currently under construction.	Multiple Residential	CD By-law No. 17460

DEVELOPMENT CONSIDERATIONS

Background:

- The subject site at 10363 – 133A Street and 13328 – 104 Avenue in City Centre is designated Multiple Residential in the Official Community Plan (OCP) and is zoned "Single Family Residential Zone (RF)".
- There is a land development application (No. 7912-0325-00) on the southern portion of the largest subject lot at 13328 – 104 Avenue and the site to the southwest, currently at the pre-Council stage, which is under review to permit Phase 4 of the Urban Village project consisting of a 35-storey residential tower and a 3-storey office retail building.
- The applicant currently has a temporary sales centre located on the properties at 10345, 10353 and 10363 – 133A Street, which was approved under Development Application No. 7911-0324-00. The current sales centre is 223 square metres (2,400 sq.ft.) in area and has a one-bedroom unit display suite. The sales centre was constructed to sell units in the "Ultra" tower which is Phase 3 of the Urban Village project.
- The current sales centre, for "Ultra", which was approved under Temporary Commercial Use Permit No. 7911-0324-00, does not meet the needs for the applicant's upcoming fourth phase of the project, which the developer, Weststone Properties, has named "Silk". As a result, Weststone Properties is proposing to construct a larger temporary sales centre on the lot fronting 104 Avenue.
- The applicant advises that the "Ultra" sales centre is now closed. However, the Temporary Commercial Use Permit No. 7911-0324-00 for the original sales centre site is not scheduled to expire until February 20, 2015. The applicant advises that the original sales centre will be decommissioned and removed in 2014.

Current Proposal:

- The developer, Weststone Properties, wishes to construct a new, larger sales centre on the lot at 13328 – 104 Avenue from which to market the new project currently under design review.
- The applicant originally proposed to construct the new sales centre on 13358 – 104 Avenue and 10383 – 133A Street, but subsequently discovered that they could not remove the existing house on one of these properties in time to meet their marketing plan.
- As such, on December 16, 2013, Weststone Properties subsequently amended their proposal in order to locate the proposed new sales centre on the subject lots at 13328 – 104 Avenue and 10363 – 133A Street instead.
- There is a gravel parking lot located to the north of the existing "Ultra" sales centre, which is located along 133A Street. The applicant proposes to use this gravel surface as the vehicular access to the new "Silk" sales centre, as shown in Appendix III.
- As the "Ultra" sales centre is not large enough to accommodate the new unit layouts in the next phase of development, the applicant is proposing a new, larger sales centre on an adjacent site. While the new sales centre building will front 104 Avenue, the applicant intends to obtain access from 133A Street through the parking lot of the original sales centre.
- As a result, the applicant has applied for a Temporary Commercial Use Permit (TUP) to permit the development of a temporary real estate sales centre and associated surface parking, on the subject site at 13328 – 104 Avenue and 10363 – 133A Street.
- The Temporary Commercial Use Permit is proposed to be in effect for three years, which should be sufficient time for the applicant to complete the sales of the proposed residential units for the proposed project on the adjacent lands to the west.

PRE-NOTIFICATION

- Pre-notification letters were mailed on November 6, 2013 and staff received no response.
- Subsequent to the amended development proposal for the new lots, revised pre-notification letters were mailed on December 19, 2013 and the development proposal sign was installed. Staff received no response to the pre-notification letters or the Development Proposal Sign.

DESIGN PROPOSAL AND REVIEW

- The proposed sales centre will be a single-storey building, with a total building area of 450 square metres (4,843 sq. ft.).
- The sales centre will contain a sales area and offices, as well as mock-ups of a studio suite, a one-bedroom suite and a two-bedroom suite.

- The sales centre building and parking will be located on the larger property at 13328 – 104 Avenue, and access to the building will be via the property at 10363 – 133A Street.
- The exterior of the building will be clad in James Hardie cementitious smooth panel siding painted in grey, and James Hardie cementitious grooved panel siding painted in gold. The west and north elevations will have storefront glazing that will contribute to the pedestrian realm along 104 Avenue. Signage is proposed on the north and south elevations.
- A surface parking lot, with spaces for 14 vehicles, will be constructed south of the proposed sales centre and will be accessed by a driveway along 133A Street.
- The parking lot will be surfaced with crushed gravel. The remainder of the site will be comprised of paved walkways and landscaping.

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. 7913-0237-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

SAL/da

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DRV 1/9/14 9:47 AM

CITY OF SURREY

(the "City")

TEMPORARY COMMERCIAL USE PERMIT

NO.: 7913-0237-00

Issued To: WESTSTONE PROPERTIES 104 LTD

("the Owner")

Address of Owner: 300, 10090 - 152 Street
Surrey, BC V3R 8X8

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: 011-366-974

Lot 4 Section 27 Block 5 North Range 2 West New Westminster District Plan 8960

10363 - 133A Street

Parcel Identifier: 011-367-075

Lot 16 Except: Part Dedicated Road on Plan LMP2962; Section 27 Block 5 North Range 2
West New Westminster District Plan 8960

13328 -104 Avenue

(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:
 - (a) A real estate sales centre and associated surface parking lot

5. The temporary use shall be carried out according to the following conditions:
 - (a) The appearance and location of the sales centre, access and parking area shall be as shown on Appendix II 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;
 - (c) The parking surface shall be of a dust-free material such as crushed gravel; and
 - (d) Upon the termination of this Temporary Use Permit, the real estate sales centre shall be removed and the land restored to its original condition.

6. Alternatives to standard servicing requirements as documented in the "Surrey Subdivision and Development By-law" may be approved as part of this Temporary Commercial Use Permit.

7. This temporary industrial use permit applies to only to that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this temporary industrial use permit.

8. 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

9. 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.

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

- 11. This temporary use permit is not transferable.
- 12. 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.

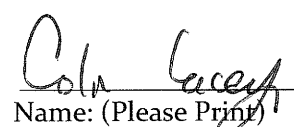
Authorized Agent: Signature

Name (Please Print)

OR



Owner: Signature



Name: (Please Print)

TO THE CITY OF SURREY:

I, Weststone Properties 104 Ltd
(Name of Owner)

being the owner of Lot 4 Section 27 Block 5 North Range 2 West New Westminster District
Plan 8960; and
Lot 16 Except: Part Dedicated Road on Plan LMP2962; Section 27 Block 5
North Range 2 West New Westminster District Plan 8960

(Legal Description)

known as 10363 - 133A Street and 13328 - 104 Avenue
(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;

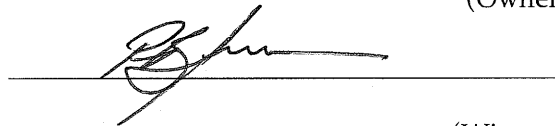
all of which shall be done not later than the termination date set out on the temporary use permit.

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.

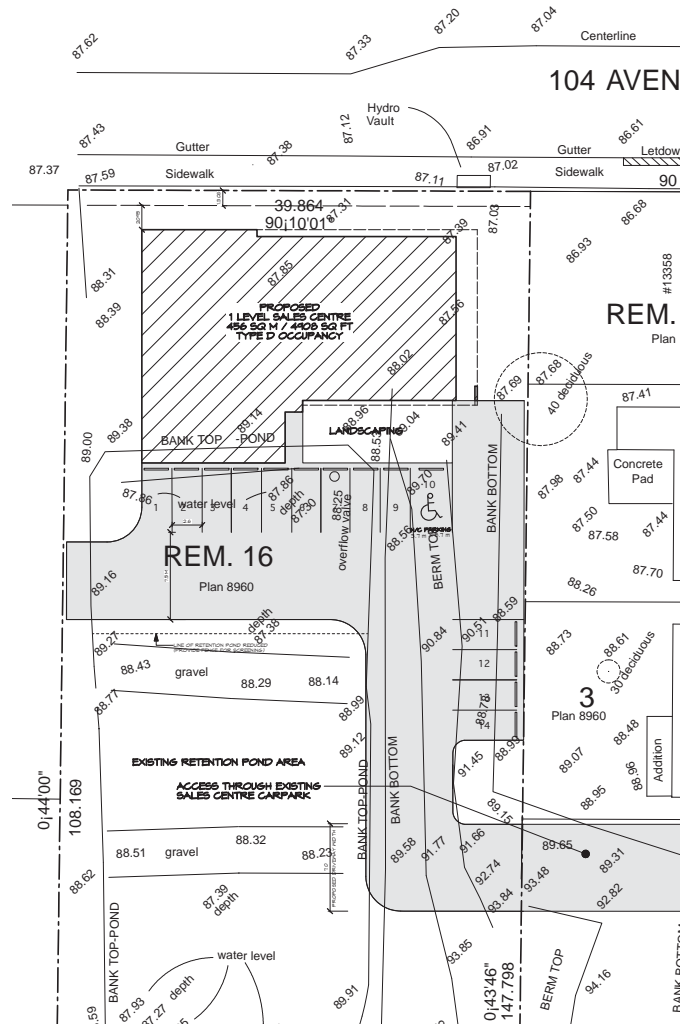
This undertaking is attached hereto and forms part of the temporary use permit.



(Owner)



(Witness)



1 PROPOSED SITE PLAN
1:200



CIVIC ADDRESS:
13330 / 13328 104TH AVE. Surrey, B.C.
011.367.075

LEGEND

- DENOTES STANDARD IRON POST FOUND
- DENOTES FIRE HYDRANT
- DENOTES CATCH BASIN - TOP ENTRY
- ◇ PP DENOTES UTILITY POLE WITH LIGHT
- DENOTES UTILITY POLE WITH LIGHT
- DENOTES STREET LIGHT - DAVIT
- WV DENOTES WATER VALVE
- DENOTES ELECTRIC METER
- DENOTES GLY WIRE
- MH-H DENOTES HYDRO MANHOLE
- MH-S DENOTES SANITARY MANHOLE
- MH-D DENOTES STORM MANHOLE
- MH-M DENOTES MISCELLANEOUS MANHOLE
- DENOTES TREE AND CANOPY EXTENT
- DENOTES GROUND ELEVATION

Lot dimensions are derived from Plan 8960

- PROPOSED SALES CENTRE
- PROPOSED NEW GRAVEL SURFACE
- EXISTING DRIVEWAY / PARKING



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FOR TEMPORARY USE PERMIT	2013/12/12

Revision	Date
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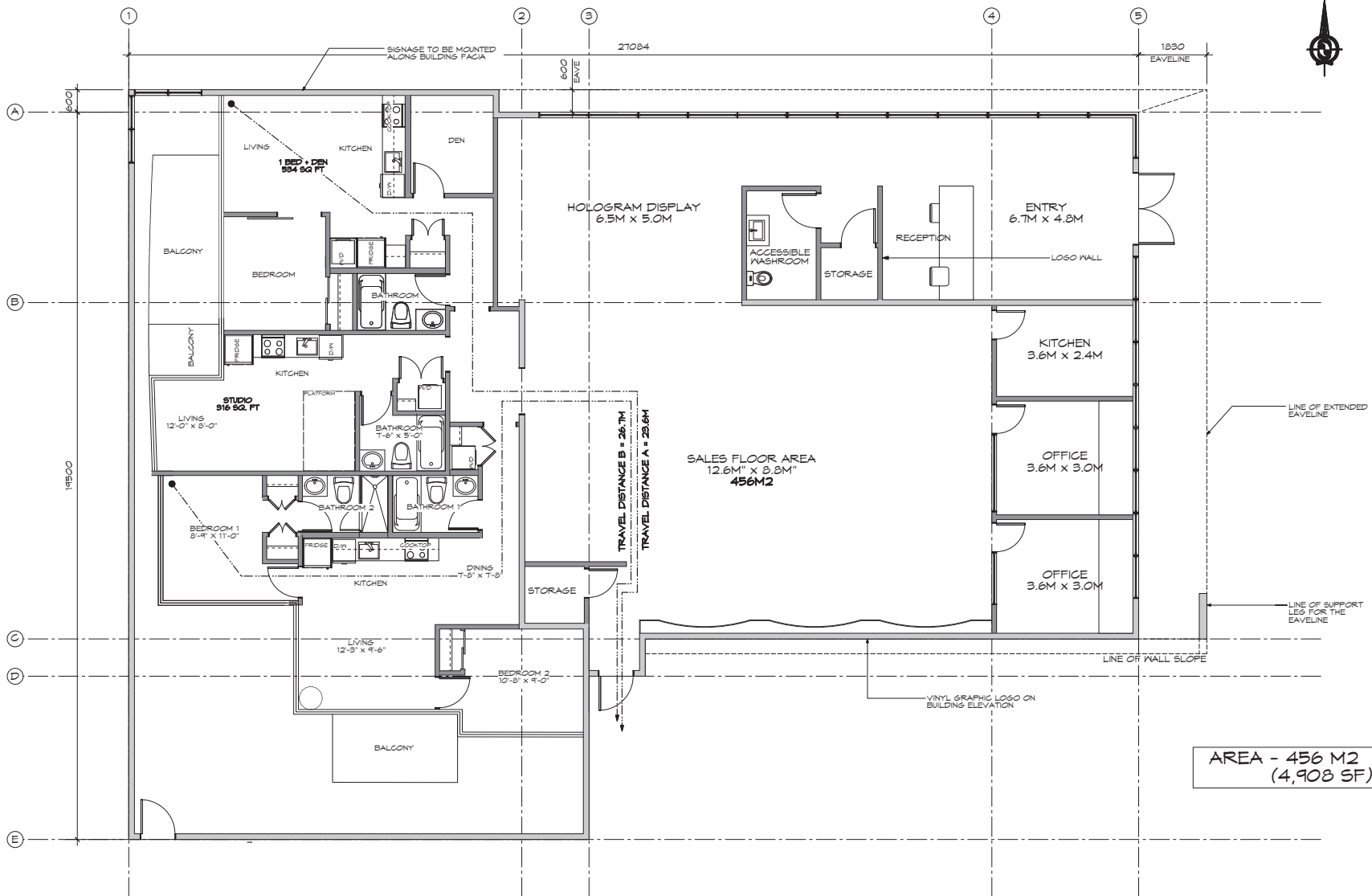
WEST VILLAGE SALES CENTRE

13330 / 13328
104TH AVE.
SURREY, B.C

Date	DEC 12, 2013
Scale	1:200
Drawn By	BS
Checked By	

Drawing Title
SITE PLAN

Project No. Drawing No.
1445 A01



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WEST VILLAGE SALES CENTRE

13330 / 13328
 104TH AVE.
 SURREY, B.C

Date: DEC 12, 2013
 Scale: 1:100
 Drawn By: BS
 Checked By: _____

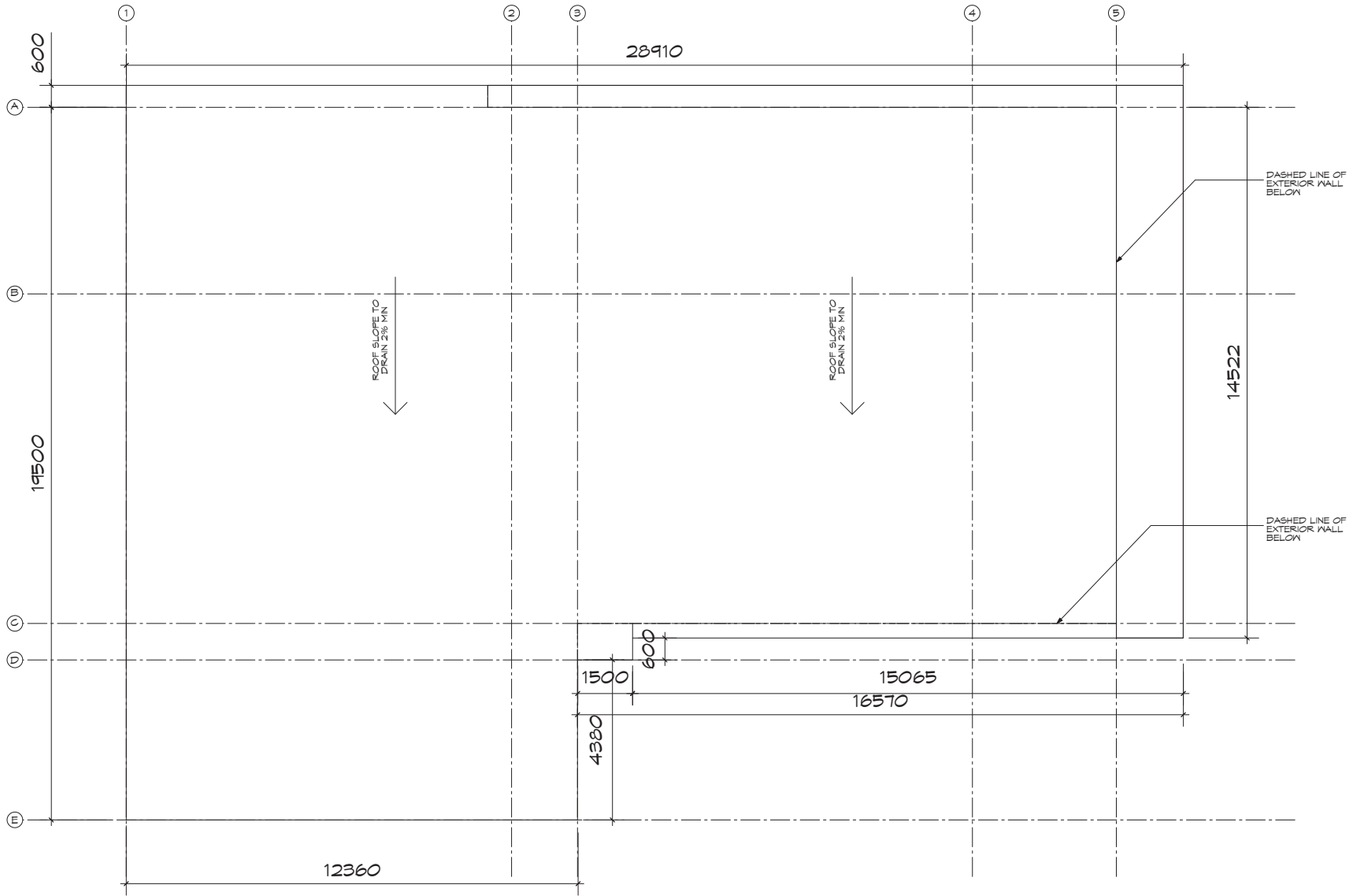
Drawing Title
FLOOR PLAN

Project No. 1445 Drawing No. A02

AREA - 456 M2 (4,908 SF)

1 PROPOSED PLAN
 1:100

NOTE:
 DISPLAY SUITE APPLIANCE LIGHTS TO BE MADE ACTIVE ONLY.



1 ROOF PLAN
Scale: 1:100



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Revision	Date
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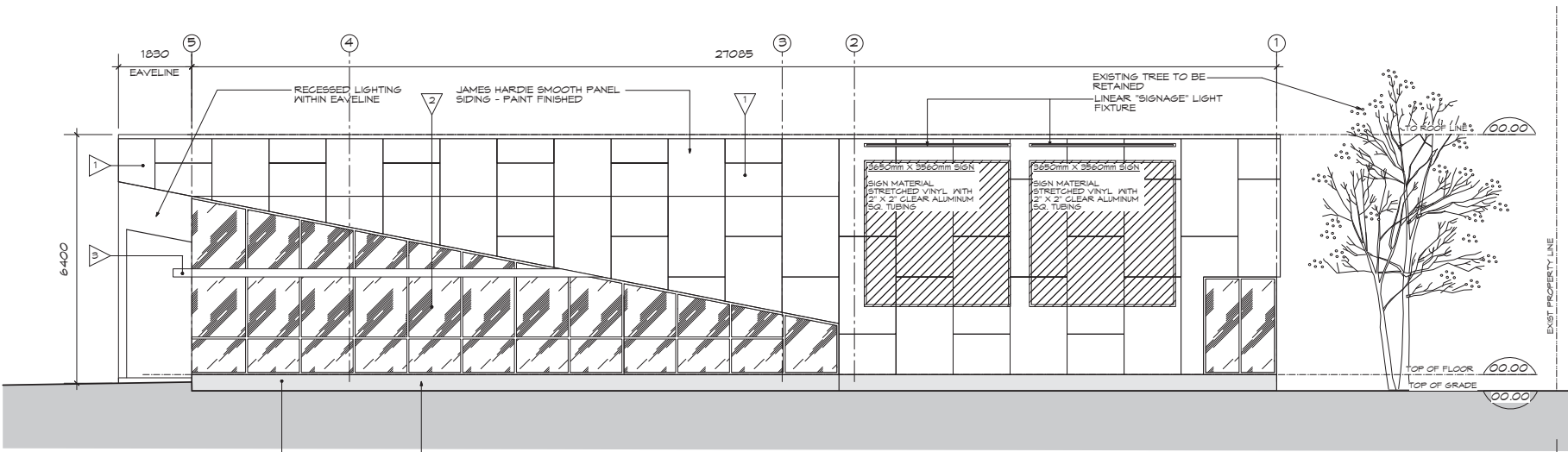
WEST VILLAGE SALES CENTRE

13330 / 13328
104TH AVE.
SURREY, B.C

Date	DEC 12, 2013
Scale	1:100
Drawn By	AN
Checked By	

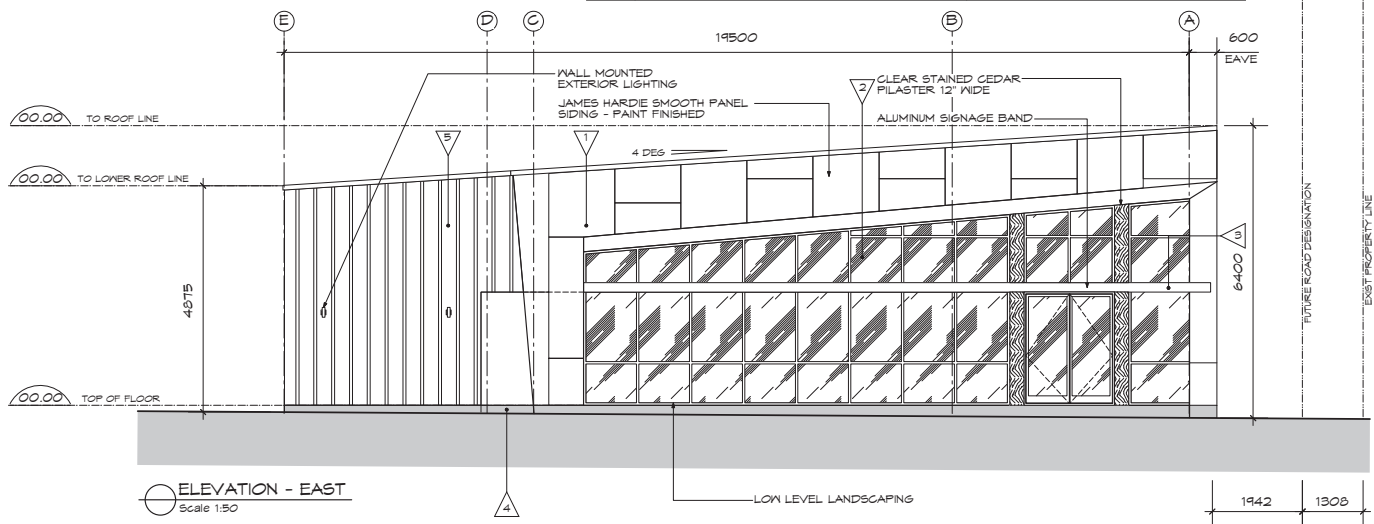
Drawing Title
ROOF PLAN

Project No.	Drawing No.
1445	A03



ELEVATION - NORTH
Scale 1:50

EXTERIOR FINISHES LEGEND	
1	JAMES HARDIES FLAT PANEL SIDING 5/16" CEMENTITIOUS SMOOTH PANEL FINISH: PAINT FINISH MANU: BENJAMIN MOORE COLOUR: 2123-30 ANCHOR GRAY INSTALL: VERTICAL 1/4" JOINTS AND INSTALL AS PER MANUFACTURERS RECOMMENDATIONS. PANEL SIZE: TO BE DETERMINED BY INSTALLER TO ACHIEVE MAXIMUM MATERIAL EFFICIENCY. SUPPLIER: VARIES
2	STOREFRONT ALUMINUM DOOR AND WINDOW SIZES (REFER TO ELEVATION) FINISH: CLEAR ANODIZED ALUMINUM. SUPPLIER: VARIES
3	SIGNAGE AREA SIGNAGE PANEL TO MATCH STOREFRONT (REFER TO ELEVATION) FINISH: CLEAR ANODIZED ALUMINUM SUPPLIER: VARIES
4	CONCRETE BASE AREA CONCRETE FOUNDATION WALL / BASE FINISH: PAINT FINISH MANU: BENJAMIN MOORE COLOUR: 2124-10 MROUGHT IRON
5	JAMES HARDIE FLAT PANEL SIDING 5/16" CEMENTITIOUS GROOVED PANEL FINISH: PAINT FINISH MANU: BENJAMIN MOORE COLOUR: 2123-30 TAPESTRY GOLD INSTALL: VERTICAL OVERLAP JOINTS AND INSTALL AS PER MANUFACTURERS RECOMMENDATIONS PANEL SIZE: TO BE DETERMINED BY INSTALLER TO ACHIEVE MAXIMUM MATERIAL EFFICIENCY. SUPPLIER: VARIES
6	2 PLY EPDM MEMBRANE ROOF
7	PRE-FINISHED GUTTERS AND DOWNSPOUTS COLOUR: TBA



ELEVATION - EAST
Scale 1:50



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WEST VILLAGE SALES CENTRE

13330 / 13328
104TH AVE.
SURREY, B.C

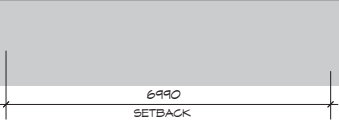
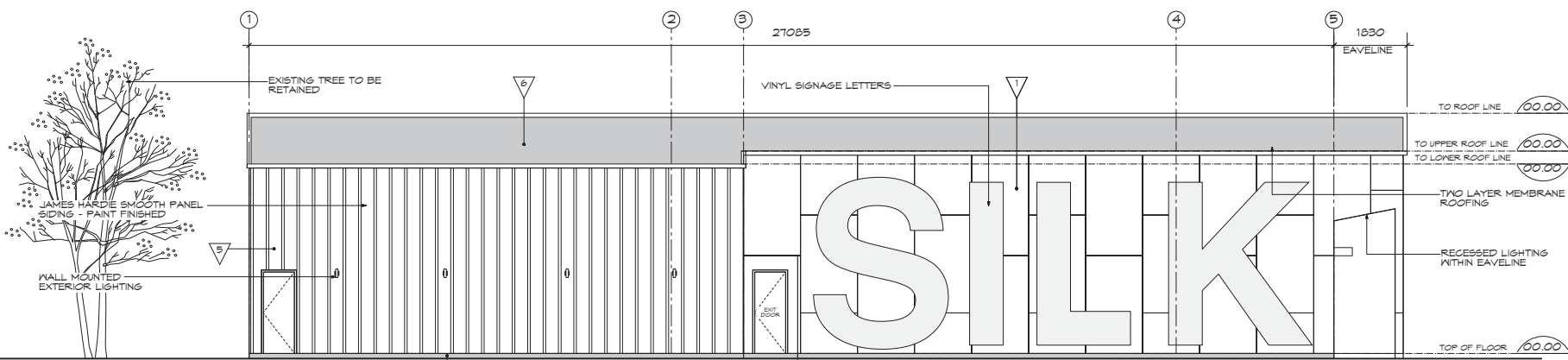
Date: DEC 12, 2013
Scale: 1:50
Drawn By: BS
Checked By:

Drawing Title
NORTH & EAST ELEVATION

Project No. _____ Drawing No. _____

1445 A04

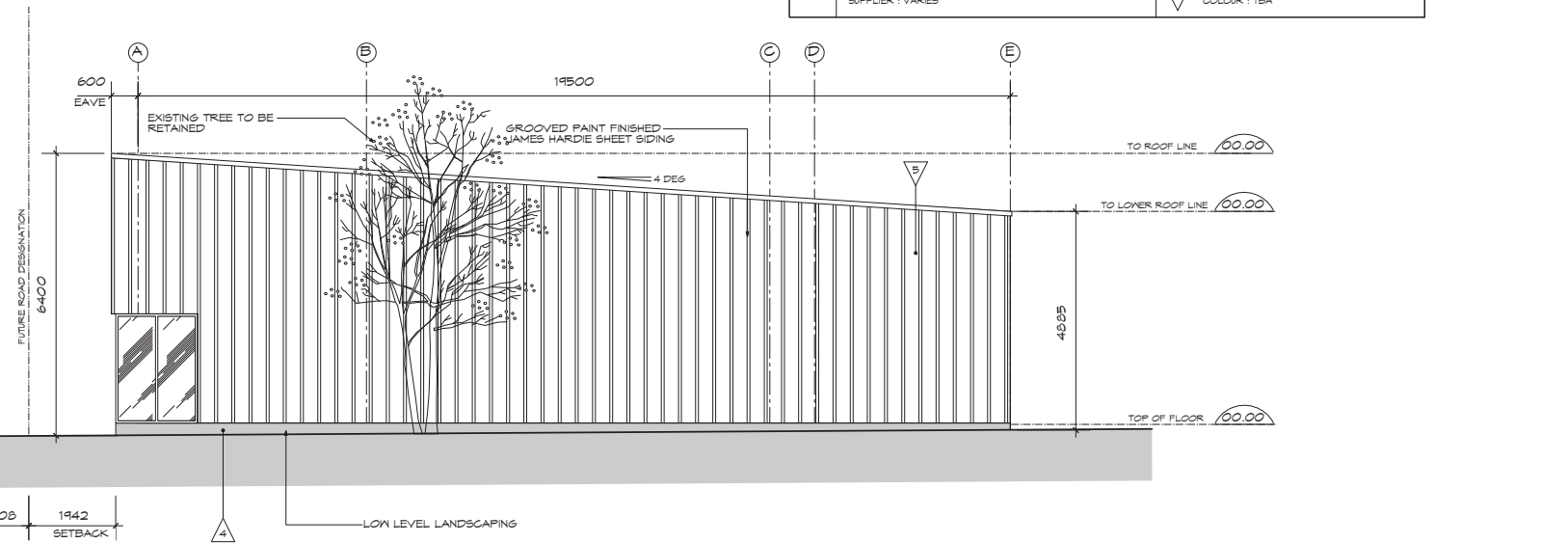
EXIST PROPERTY LINE



ELEVATION - SOUTH
Scale 1:50

EXTERIOR FINISHES LEGEND	
▽ 1	JAMES HARDIE'S FLAT PANEL SIDING 3/16" CEMENTITIOUS SMOOTH PANEL FINISH: PAINT FINISH MANU: BENJAMIN MOORE COLOUR: 2128-30 ANCHOR GRAY INSTALL: VERTICAL 1/4" JOINTS AND INSTALL AS PER MANUFACTURERS RECOMMENDATIONS PANEL SIZE: TO BE DETERMINED BY INSTALLER TO ACHIEVE MAXIMUM MATERIAL EFFICIENCY. SUPPLIER: VARIES
▽ 2	STOREFRONT ALUMINUM DOOR AND WINDOW SIZES (REFER TO ELEVATION) FINISH: CLEAR ANODIZED ALUMINUM. SUPPLIER: VARIES
▽ 3	SIGNAGE AREA SIGNAGE PANEL TO MATCH STOREFRONT (REFER TO ELEVATION) FINISH: CLEAR ANODIZED ALUMINUM SUPPLIER: VARIES
▽ 4	CONCRETE BASE AREA CONCRETE FOUNDATION WALL / BASE FINISH: PAINT FINISH MANU: BENJAMIN MOORE COLOUR: 2124-10 WROUGHT IRON
▽ 5	JAMES HARDIE'S FLAT PANEL SIDING 3/16" CEMENTITIOUS GROOVED PANEL FINISH: PAINT FINISH MANU: BENJAMIN MOORE COLOUR: 2183-30 TAPESTRY GOLD INSTALL: VERTICAL OVERLAP JOINTS AND INSTALL AS PER MANUFACTURERS RECOMMENDATIONS PANEL SIZE: TO BE DETERMINED BY INSTALLER TO ACHIEVE MAXIMUM MATERIAL EFFICIENCY. SUPPLIER: VARIES
▽ 6	2 PLY EPDM MEMBRANE ROOF
▽ 7	PRE-FINISHED GUTTERS AND DOWNSPOUTS COLOUR: TBA

EXIST PROPERTY LINE



ELEVATION - WEST
Scale 1:50



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FOR TEMPORARY USE PERMIT: 2013/11/12

Revision: _____ Date: _____

WEST VILLAGE SALES CENTRE

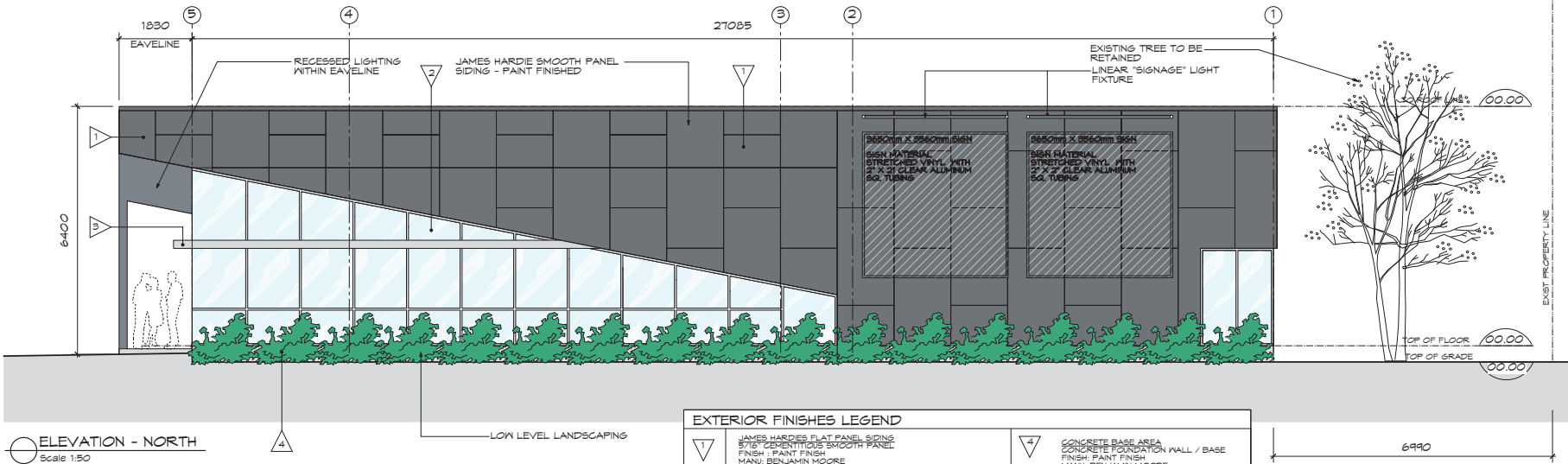
13330 / 13328
104TH AVE.
SURREY, B.C

Date: DEC 12, 2013
Scale: 1:50
Drawn By: BS
Checked By:

Drawing Title:
SOUTH & WEST ELEVATION

Project No. _____ Drawing No. _____

1445 A05



ELEVATION - NORTH
Scale 1:50

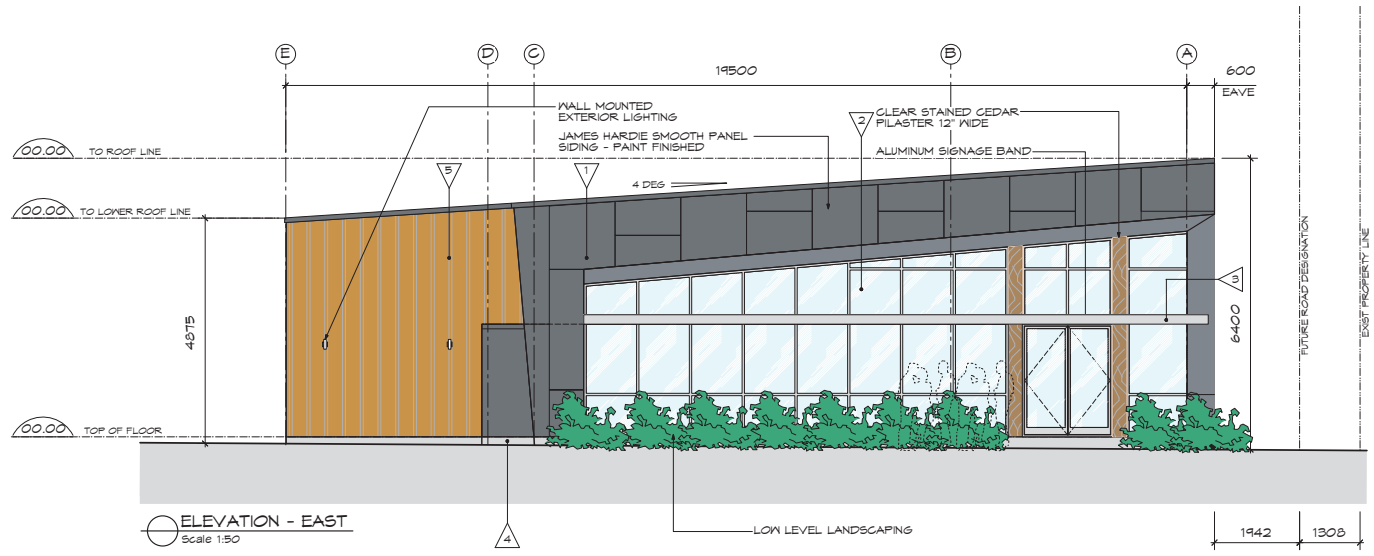
EXTERIOR FINISHES LEGEND	
1	JAMES HARDIE FLAT PANEL SIDING 5/16" CERMENTIOUS SMOOTH PANEL FINISH: PAINT FINISH MANU: BENJAMIN MOORE COLOUR: 2133-30 ANCHOR GRAY INSTALL: VERTICAL 1/4" JOINTS AND INSTALL AS PER MANUFACTURERS RECOMMENDATIONS. PANEL SIZE: TO BE DETERMINED BY INSTALLER TO ACHIEVE MAXIMUM MATERIAL EFFICIENCY. SUPPLIER: VARIES
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4	CONCRETE BASE AREA CONCRETE FOUNDATION WALL / BASE FINISH: PAINT FINISH MANU: BENJAMIN MOORE COLOUR: 2124-10 KROUGHT IRON
5	JAMES HARDIE FLAT PANEL SIDING 5/16" CERMENTIOUS GROOVED PANEL FINISH: PAINT FINISH MANU: BENJAMIN MOORE COLOUR: 2133-30 TAPESTRY GOLD INSTALL: VERTICAL OVERLAP JOINTS AND INSTALL AS PER MANUFACTURERS RECOMMENDATIONS PANEL SIZE: TO BE DETERMINED BY INSTALLER TO ACHIEVE MAXIMUM MATERIAL EFFICIENCY. SUPPLIER: VARIES
6	2 PLY EPDM MEMBRANE ROOF
7	PRE-FINISHED GUTTERS AND DOWNSPOUTS COLOUR: TBA



LINEAR SIGNAGE LIGHT
Scale N.T.S



WALL MOUNT EXT LIGHT
Scale N.T.S



ELEVATION - EAST
Scale 1:50



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Issued	Date
FOR TEMPORARY USE PERMIT	2013/12/12
Revision	Date

WEST VILLAGE SALES CENTRE

13330 / 13328
10478 AVE.
SURREY, B.C

Date: DEC 12, 2013
Scale: 1:50
Drawn By: AN
Checked By:

Drawing Title
NORTH & EAST ELEVATIONS

COLOUR RENDERING

Project No. Drawing No.

1445 A06

WEST VILLAGE SALES CENTRE

13330 / 13328
 104TH AVE.
 SURREY, B.C

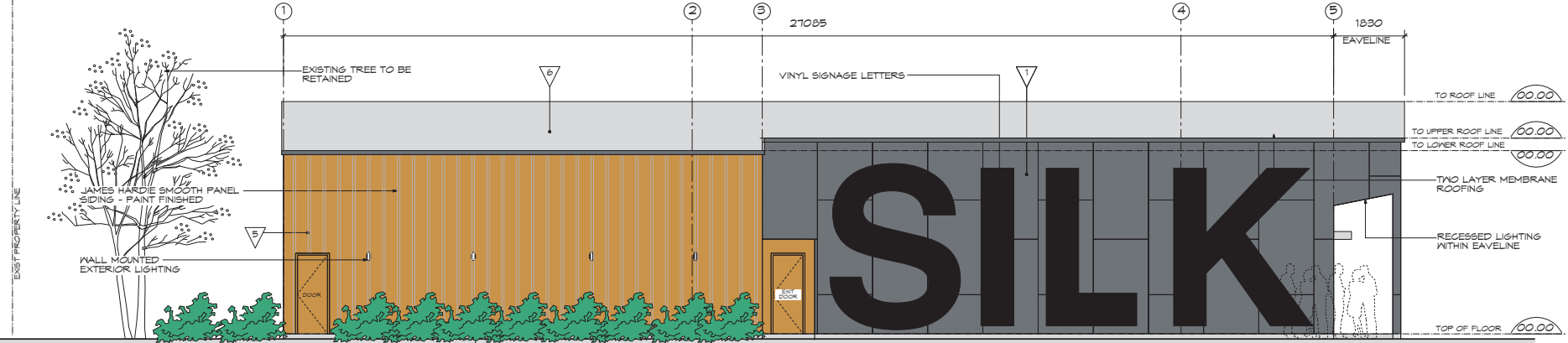
Date DEC 12, 2013
 Scale 1:50
 Drawn By AN
 Checked By _____

Drawing Title
SOUTH & WEST ELEVATIONS

COLOUR RENDERING

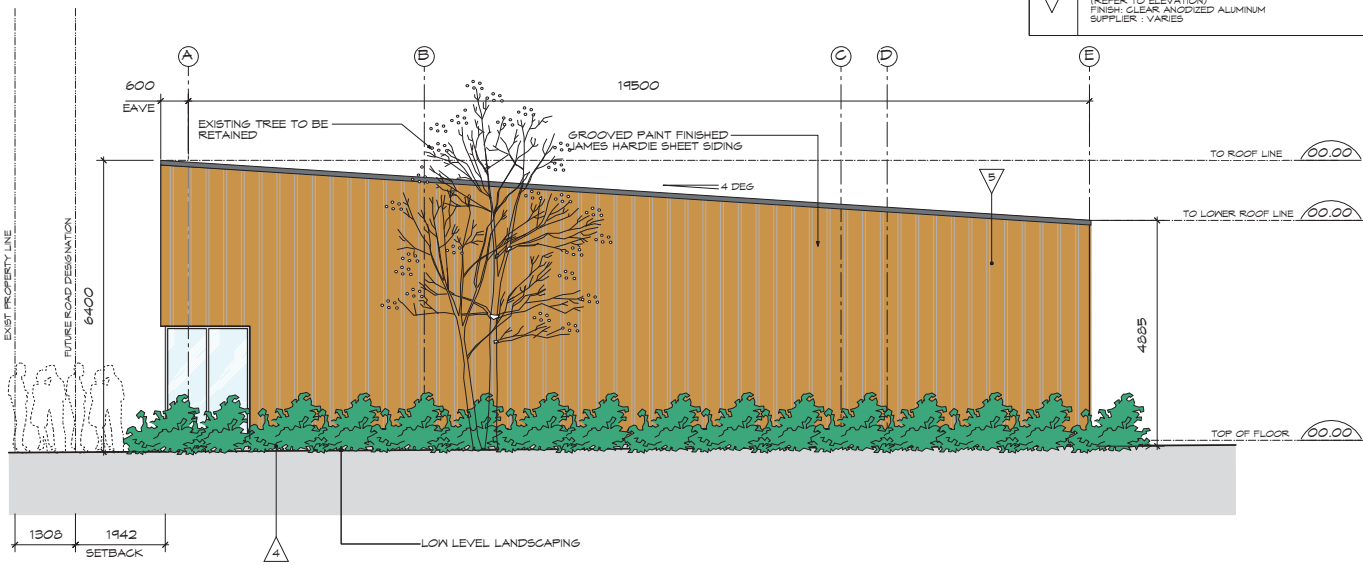
Project No. _____ Drawing No. _____

1445 A07



ELEVATION - SOUTH
 Scale 1:50

EXTERIOR FINISHES LEGEND	
1	JAMES HARDIE FLAT PANEL SIDING 5/8" CEMENTITIOUS SMOOTH PANEL FINISH: PAINT FINISH MANU: BENJAMIN MOORE COLOUR: 2126-30 ANCHOR GRAY INSTALL: VERTICAL 1/4" JOINTS AND INSTALL AS PER MANUFACTURERS RECOMMENDATIONS PANEL SIZE: TO BE DETERMINED BY INSTALLER TO ACHIEVE MAXIMUM MATERIAL EFFICIENCY. SUPPLIER: VARIES
2	STOREFRONT ALUMINUM DOOR AND WINDOW SIZES (REFER TO ELEVATION) FINISH: CLEAR ANODIZED ALUMINUM. SUPPLIER: VARIES
3	SIGNAGE AREA SIGNAGE PANEL TO MATCH STOREFRONT (REFER TO ELEVATION) FINISH: CLEAR ANODIZED ALUMINUM SUPPLIER: VARIES
4	CONCRETE BASE AREA CONCRETE FOUNDATION WALL / BASE FINISH: PAINT FINISH MANU: BENJAMIN MOORE COLOUR: 2124-12 PROUGHT IRON
5	JAMES HARDIE FLAT PANEL SIDING 5/8" CEMENTITIOUS GROOVED PANEL FINISH: PAINT FINISH COLOUR: 2124-12 TAPESTRY GOLD INSTALL: VERTICAL OVERLAP JOINTS AND INSTALL AS PER MANUFACTURERS RECOMMENDATIONS PANEL SIZE: TO BE DETERMINED BY INSTALLER TO ACHIEVE MAXIMUM MATERIAL EFFICIENCY. SUPPLIER: VARIES
6	2 PLY EPDM MEMBRANE ROOF
7	PRE-FINISHED GUTTERS AND DOWNSPOUTS COLOUR: TBA



ELEVATION - WEST
 Scale 1:50