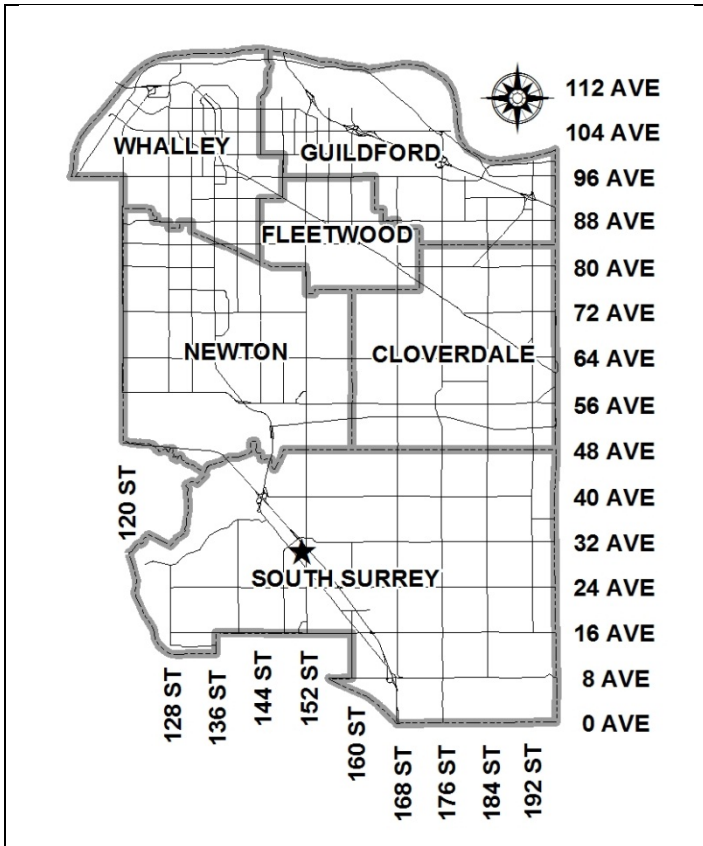


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0250-00

Planning Report Date: December 16, 2013



PROPOSAL:

- **Temporary Commercial Use Permit** in order to permit the development of a temporary real estate sales centre for a nearby 42-unit, four (4) storey apartment building with underground parking.

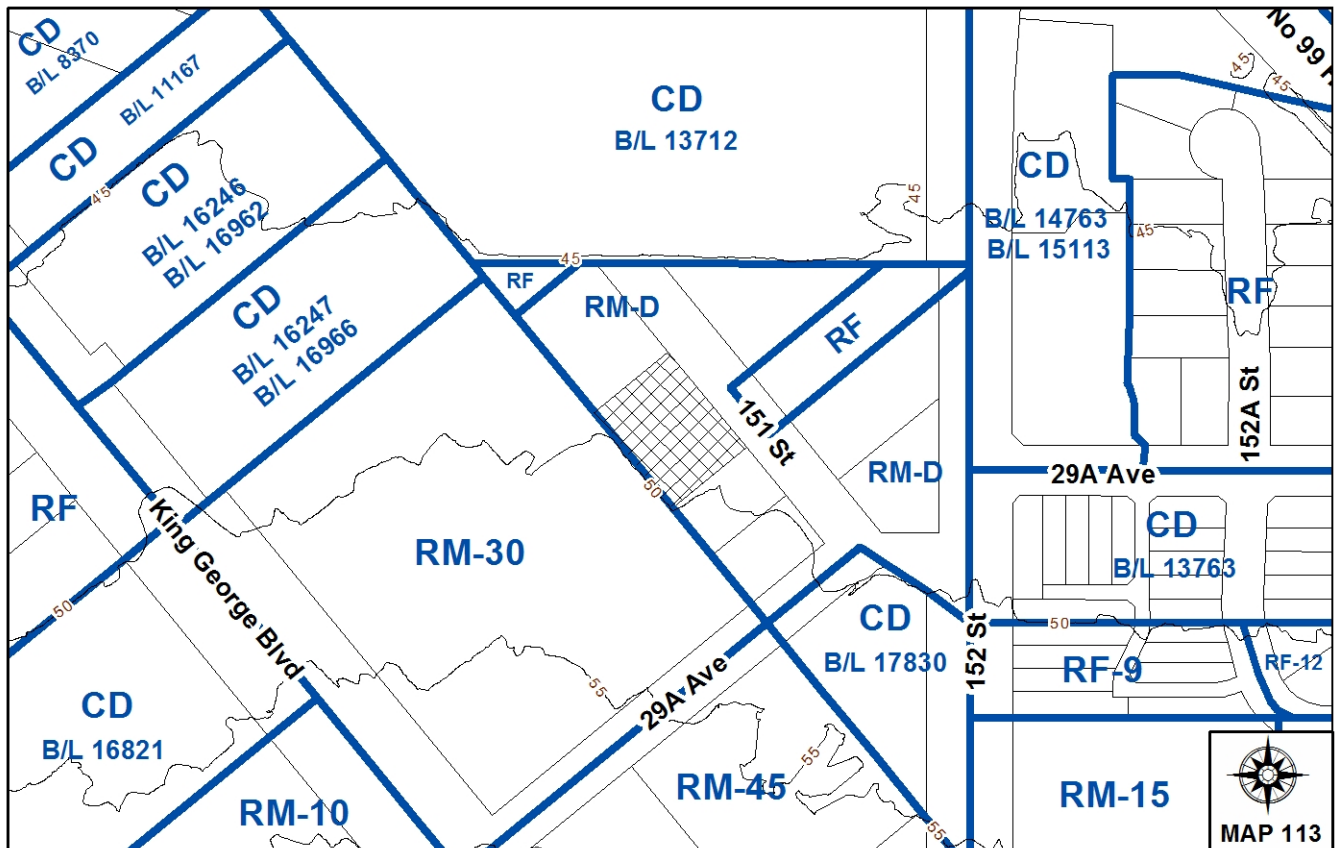
LOCATION: 2953 - 151 Street

OWNER: 0745028 BC Ltd

ZONING: RM-D

OCP DESIGNATION: Multiple Residential

LAP DESIGNATION: Garden Apartments 30 upa



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) is for a real estate sales centre for a nearby 42-unit, four (4) storey apartment development with underground parking called "South Point Village" (approved under File No. 7912-0201-00) located at 15188 - 29A Avenue.
- The South Point Village site has been fully excavated to provide underground parking and therefore the associated sales centre must be located off-site.
- The applicant will post a \$5,000.00 bond to ensure the removal of the temporary building and restoration of the site to its original condition.
- The applicant has confirmed that no trees protected by By-law will be removed to accommodate the proposed sales centre.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Temporary Commercial Use Permit No. 7913-0250-00 (Appendix III) to proceed to Public Notification.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (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 finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (c) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (d) submission of securities 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.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Existing duplex dwelling.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North and East (Across 151 Street):	Duplex dwellings	Multiple Residential/ Garden Apartments 30 upa	RM-D and RF
South:	Duplex dwellings	Multiple Residential/ Garden Apartments 30 upa	RM-D
West:	Existing townhouse development	Multiple Residential/ Garden Apartments 30 upa	RM-30

DEVELOPMENT CONSIDERATIONS

- The subject site is designated "Multiple Residential" in the Official Community Plan (OCP), "Garden Apartments 30 upa" in the King George Highway Corridor Land Use Plan (LAP) and zoned "Duplex Residential Zone (RM-D)".
- The applicant has applied for a Temporary Commercial Use Permit (TUP) to permit the development of a temporary real estate sales centre on the site, with associated parking for a nearby 42-unit, four (4) storey apartment development called "South Point Village" (approved under File No. 7912-0201-00) located at 15188-29A Avenue.
- The South Point Village site has been fully excavated to provide underground parking and therefore the associated sales centre must be located off-site.
- The applicant will install three (3) parking stalls including one (1) handicapped parking stall for the proposed development. This meets the requirements of the Zoning By-law.
- The proposed TUP will be in effect for three (3) years, which should be sufficient time for the applicant to finalize the sales of their development.
- The applicant will post a \$5,000.00 bond to ensure the removal of the temporary building and restoration of the site to its original condition.
- Council previously approved an Official Community Plan (OCP) text amendment under File No. 7911-0105-00 for temporary real estate sales centres. The OCP Amendment By-law (No. 17434) allows temporary real estate sales centre on any lands designated City Centre (CC), Town Centre (TC) and Multiple Residential (RM) in the OCP. As such, an OCP amendment is not required to facilitate this proposed TUP.

PRE-NOTIFICATION

- Pre-notification letters were mailed on November 20, 2013 and a development proposal sign was erected on the site. Staff received one (1) e-mail requesting that no trees are cut to accommodate the proposal. The applicant has confirmed that no trees protected by By-law will be removed to accommodate the proposed sales centre.

DESIGN PROPOSAL AND REVIEW

- The proposed sales centre will be a single-storey building, with a total building area of 104 square metres (1,120 sq. ft.). The building will be sited on the north portion of the site fronting 151 Street. The building will contain a reception and sales area, presentation centre, an office, a washroom, and a storage area.
- The proposed sales centre features a flat roof and vertical wood siding as the primary cladding material. The area around the sales centre will be landscaped with a combination of ornamental shrubs and grasses consisting of Cream Chiffon, Japanese Holly, Forester Reed Grass, Dwarf Fountain Grass and English Lavender.

- The proposed signage consisting of a vinyl wrap on the East and South elevations of the proposed sales centre will be an appropriate scale for the size of the proposed sales centre.

TREES

- The applicant has confirmed that no trees protected by By-law will be removed to accommodate the proposed sales centre.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- | | |
|---------------|---|
| Appendix I. | Lot Owners, Action Summary and Project Data Sheet |
| Appendix II. | Engineering Summary |
| Appendix III. | Temporary Commercial Use Permit No. 7913-0250-00 |

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

CL/da

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DEVELOPMENT DATA SHEET

Existing Zoning: RM-D

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		
Gross Total		1856.6 sq.m.
Road Widening area		
Undevelopable area		
Net Total		1856.6 sq. m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		7.6%
SETBACKS (in metres)		
Front (151 Street)		5.66 m
Rear		23.74 m
Side (North)		11.52 m
Side (South)		25.32 m
BUILDING HEIGHT (in metres/storeys)		
Principal		3.1 m
Accessory		
FLOOR AREA: Commercial		
Retail		
Office		
Total		104 sq. m.
TOTAL BUILDING FLOOR AREA		104 sq. m.
PARKING (number of stalls)		
Commercial	3	3
Total Number of Parking Spaces	3	3
Number of disabled stalls		1

Heritage Site	NO	Tree Survey Provided	YES
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**TO: Manager, Area Planning & Development
- South Surrey Division
Planning and Development Department**

FROM: Development Services Manager, Engineering Department

DATE: December 5, 2013 **PROJECT FILE: 7813-0250-00**

**RE: Engineering Requirements (Commercial/Industrial)
Location: 2953 151 Street**

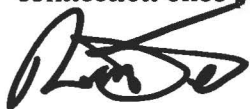
TEMPORARY USE PERMIT

There are no engineering requirements relative to issuance of the Temporary Use Permit.

Based on preliminary layouts and servicing concepts received to date the following issues are to be addressed as a condition of issuance of the subsequent Building Permit for the proposed temporary Sales Centre Application:

- Construct a 7.3 metre wide asphalt letdown.
- Provide an additional 0.6 metres to end of internal drive isle for manoeuvring into final parking stall.
- Install water meter on water service connection at property line.
- Provide storm, water, and sanitary service connections to service development.
- Construct onsite drainage infiltration features to infiltrate runoff from the parking lot and roof surfaces.
- Applicant is required to confirm sufficient capacity and/or base flows to existing downstream systems and provide appropriate sediment control facilities including an ESC permit if disturbed area exceeds 2000 m²;
- On-site fire protection requirements must be reviewed and may require additional improvements to the building to meet the B.C. Building Code;

A Servicing Agreement is not required for the proposed Temporary Use Permit; however, a processing fee of \$1,260.00 (GST included) is required to administer the storm water review, water flow analysis and/or legal document requirements. Any works on site or across City Road Right of way will be subject to all applicable City Permits prior to issuance of the Building Permit. These may include City Road and Right-of-way Permits, Erosion and Sediment Control Permits and Traffic Obstruction Permits. If required City crews will complete installation of the water service connection once payment has been made and a work order has been issued.



Rémi Dubé, P.Eng.
Development Services Manager

CITY OF SURREY

(the "City")

TEMPORARY COMMERCIAL USE PERMIT

NO.: 7913-0250-00

Issued To: 0745028 BC LTD
("the Owner")

Address of Owner: 310, 5620 - 152 Street
Surrey, BC
V3S 3K2

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: 000-598-291
Lot 37 Section 22 Township 1 New Westminster District Plan 55325

2953 - 151 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:
 - (a) A real estate sales centre and an associated parking area.
5. The temporary use shall be carried out according to the following conditions:
 - (a) The appearance and location of the real estate sales centre, access and parking areas shall be as shown on Schedule B 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) Parking surfaces 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. 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 \$5,000.00
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 three (3) 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)

Owner: Signature

Name: (Please Print)

OR

TO THE CITY OF SURREY:

I, 0745028 BC LTD (Name of Owner)

being the owner of LOT 37 SECTION 22 TOWNSHIP 1 NWD PLAN 55325
(Legal Description)

known as 2953 151 STREET
(Civic Address)

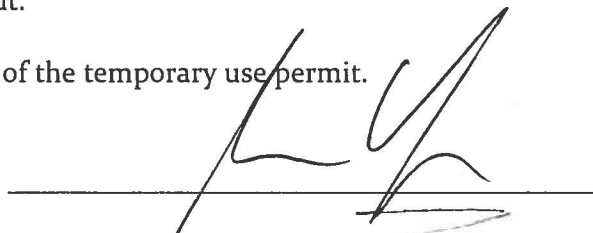
hereby undertake as a condition of issuance of my temporary use permit to:

- (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.

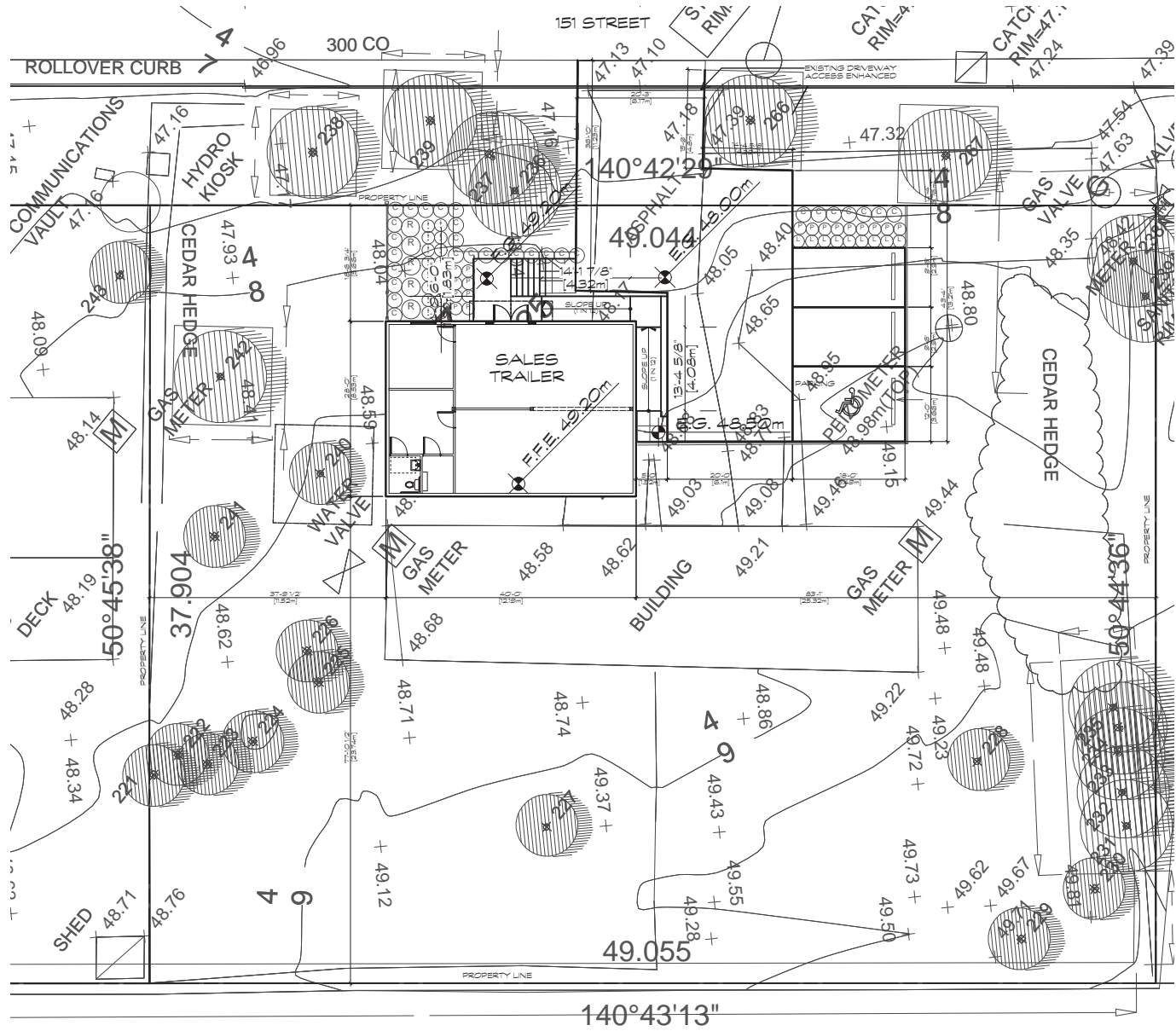
This undertaking is attached hereto and forms part of the temporary use permit.



(Owner)



(Witness)



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REVISION:	
NO.	DESCRIPTION
1	25.11.13 REVISED

ISSUE:	
DATE	DESCRIPTION
25.11.13	CITY OF SURREY O.D.P.

SCALE:
 1" = 10'-0"

SCHEDULE "B"

RCA
 Robert Cicozzi Architecture Inc.
 200 - 2339 Columbia Street
 Vancouver, B.C.
 Canada V5Y 3Y3
 Tel: (604) 687-4741
 Fax: (604) 687-4641
 admin@rcaarchitecture.com

PROJECT:
SOUTH POINT VILLAGE SALES CENTRE
 2953 & 2955 151 STREET
 SURREY, B.C.

DRAWN: SW/ES	CHECKED BY: RC
SCALE: AS NOTED	PROJECT NO.: RCA256

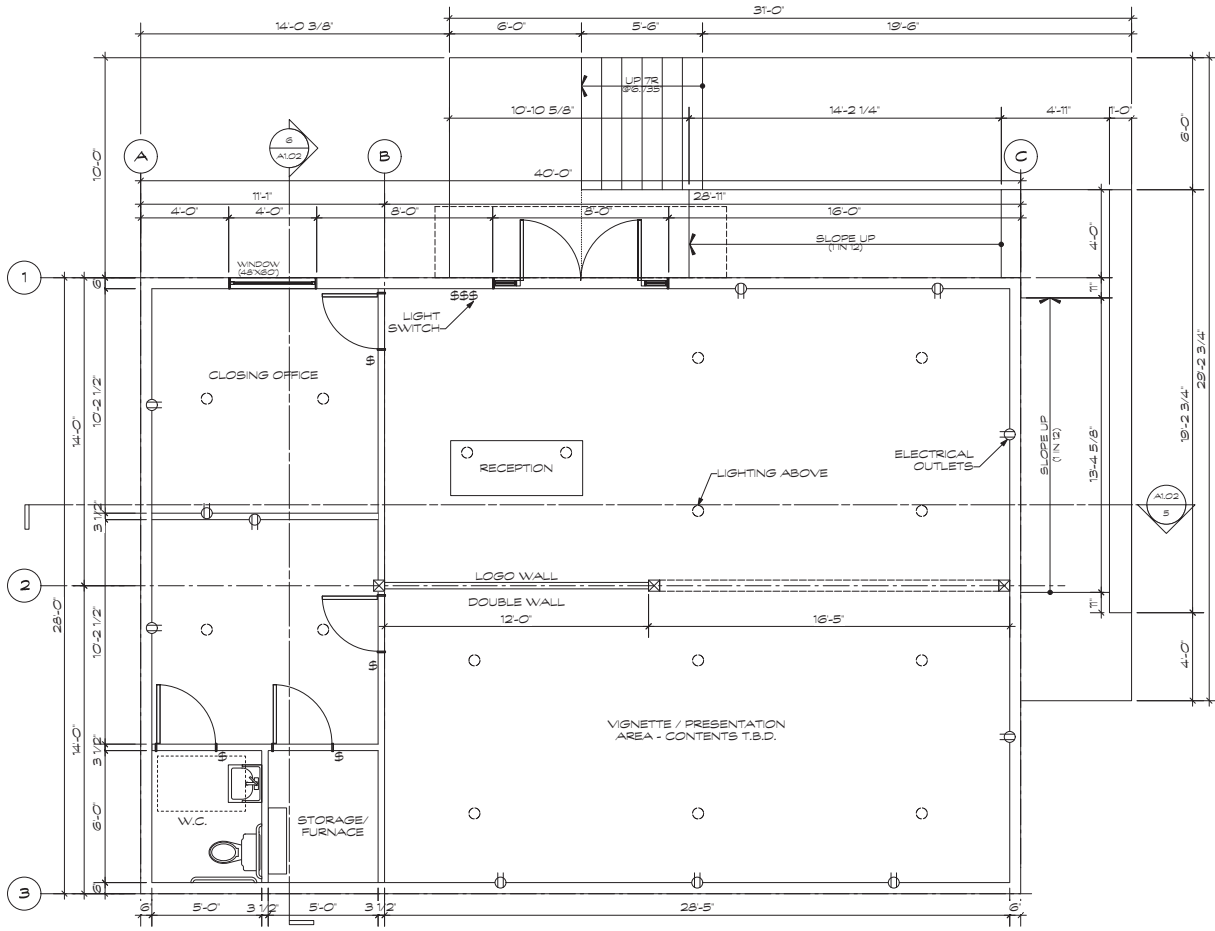
SHEET TITLE:
SITE PLAN SALES TRAILER

REVISION NO.: 1	SHEET NO.: A1.00
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NOTE: REFER TO ELEVATIONS AND CIVIL DRAWINGS FOR EXISTING SITE GRADING

1 SALES TRAILER
 SCALE 1/8" = 1'-0"

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1 FLOOR PLAN
SCALE 3/8" = 1'-0"

REVISION:	
NO.	DESCRIPTION
△ 25.11.13	REVISED

ISSUE:	
DATE	DESCRIPTION
25.11.13	CITY OF SURREY O.D.P.



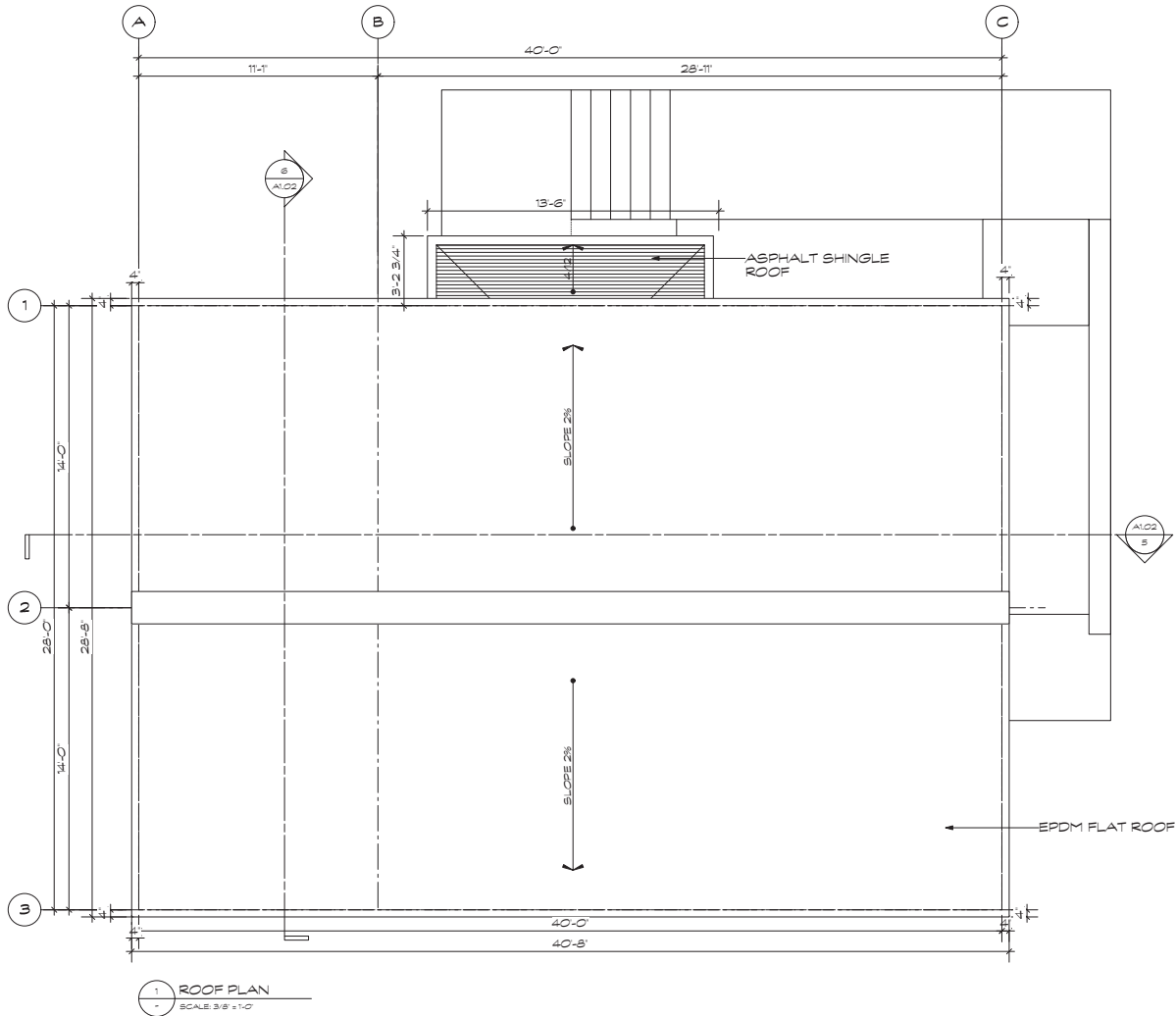
RCA
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200 - 2339 Columbia Street
Vancouver, B.C.
Canada V5Y 3Y3
Tel: (604) 687-4741
Fax: (604) 687-4641
admin@cozzichitecture.com

PROJECT:
SOUTH POINT VILLAGE SALES CENTRE
2953 & 2955 151 STREET
SURREY, B.C.

DRAWN: TS	CHECKED BY: RC
SCALE: AS NOTED	PROJECT NO: RCA256

SHEET TITLE:
FLOOR PLAN SALES TRAILER

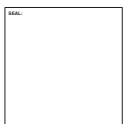
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REVISION:	
NO.	DESCRIPTION
△ 1	25.11.3 REVISED

ISSUE:	
DATE	DESCRIPTION
25.11.3	CITY OF SURREY O.D.P.



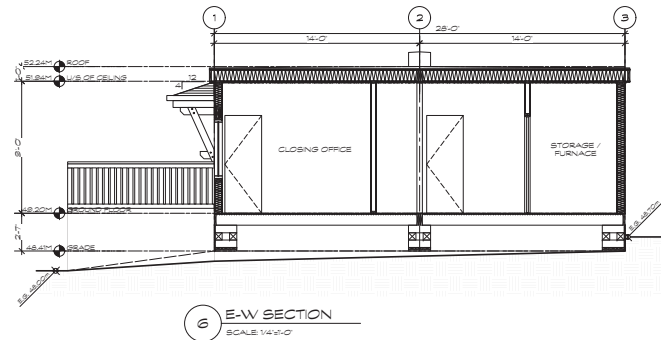
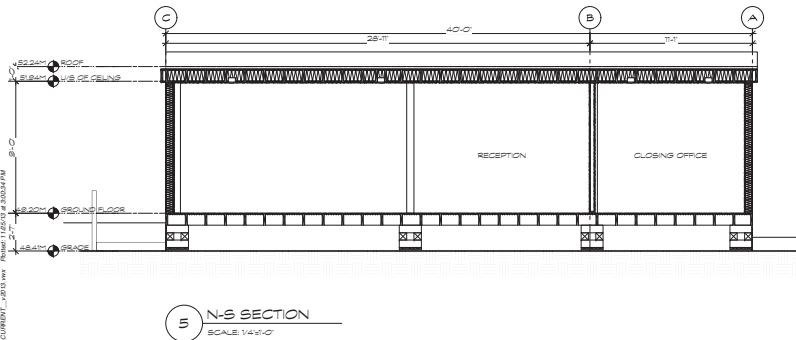
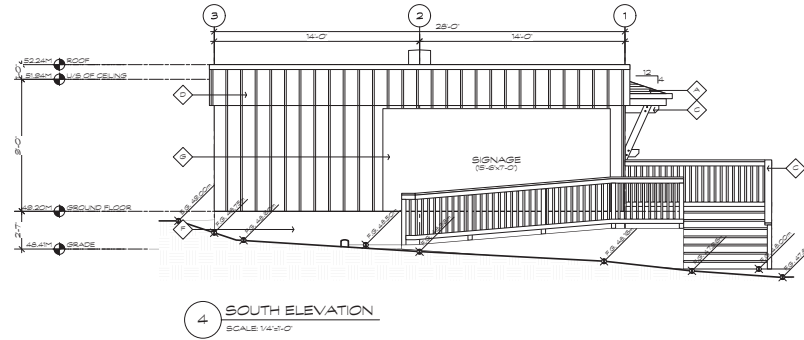
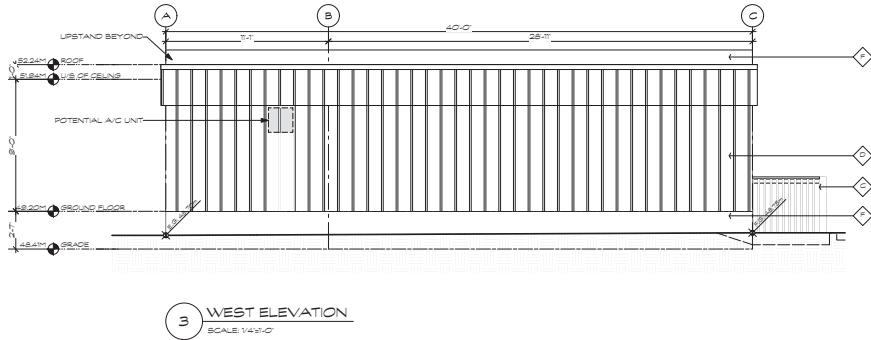
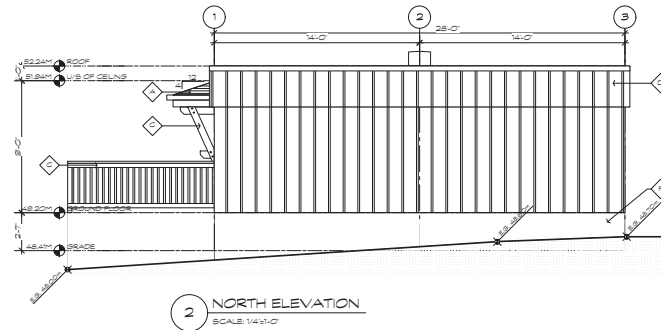
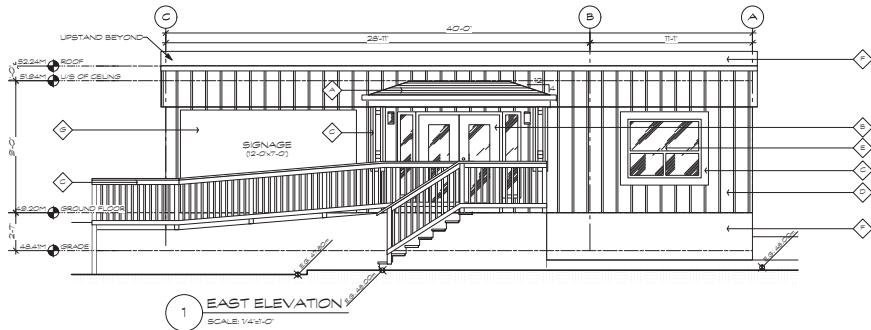
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PROJECT:
SOUTH POINT VILLAGE SALES CENTRE
 2953 & 2955 151 STREET
 SURREY, B.C.

DRAWN: TS	CHECKED BY: RC
SCALE: AS NOTED	PROJECT NO: R2A256

SHEET TITLE:
ROOF PLAN SALES TRAILER

REVISION NO: 1	SHEET NO: A1.02
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MATERIAL LEGEND

- A ASPHALT ROOF SHINGLES
- B STEEL DOUBLE DOOR
- C PAINTED WOOD (2"X4'S & RAILS)
- D VERTICAL WOOD SINGS (BENCHWALL)
- E WINDOWS
- F PAINTED PLYWOOD
- G MARKETING SIGNAGE

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REVISION:

NO.	DATE	DESCRIPTION
1	25.11.13	REVISED

ISSUE:

DATE	DESCRIPTION
25.11.13	CITY OF SURREY O.D.P.

SCALE:

RCA
Robert Cicozzi Architecture Inc.
200 - 2339 Columbia Street
Vancouver, B.C.
Canada V5Y 3Y3
Tel: (604) 687-4741
Fax: (604) 687-4641
admin@cicozziarchitecture.com

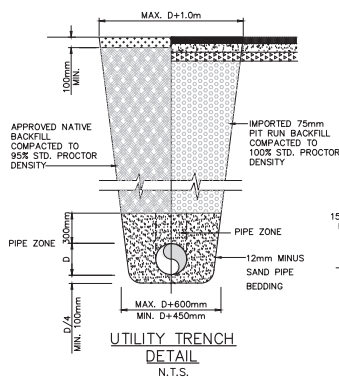
PROJECT:
SOUTH POINT VILLAGE SALES CENTRE
2953 & 2955 151 STREET
SURREY, B.C.

DRAWN: TS	CHECKED BY: RC
SCALE: AS NOTED	PROJECT NO: RCA256

SHEET TITLE:
ELEVATIONS SALES TRAILER

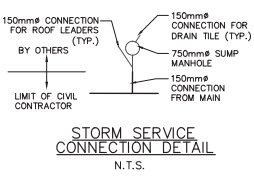
REVISION NO: 1	SHEET NO: A2.00
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FILE: R25611.A11.01.dwg, Title: Elev. COISSMETL_0513.dwg, PLOT: 11/15/13 10:43:24 AM



LEGEND

EXISTING ELEVATION	++ 43.54
MEET EXISTING ELEVATION	M (43.13) +
PROPOSED ELEVATION	+ 43.19
FINISHED FLOOR ELEVATION	FFE = 76.00
CATCH BASIN	☑
GRADE	4.63%
'R' TYPE C&G	=====
CEDAR EDGE (SEE LANDSCAPE DRAWINGS FOR DETAILS)	=====



GENERAL NOTES:

- CONTRACTOR TO VERIFY THE LOCATION AND INVERTS OF EXISTING WATER, STORM AND SANITARY CONNECTIONS TO THE SITE. REPORT TO THE ENGINEER ANY DISCREPANCIES PRIOR TO START OF CONSTRUCTION.
- ALL BUILDINGS & ROADS ARE TO BE LOCATED BY CO-ORDINATES AS CALCULATED BY A B.C. LAND SURVEYOR.
- THE CONTRACTOR MUST CONTACT THE ENGINEER PRIOR TO CONSTRUCTION TO SCHEDULE AN ON-SITE PRE-CONSTRUCTION MEETING DURING WHICH CONSTRUCTION METHODS, TIMING, AND INSPECTION WILL BE DISCUSSED.

GRADING & ROADWORKS NOTES:

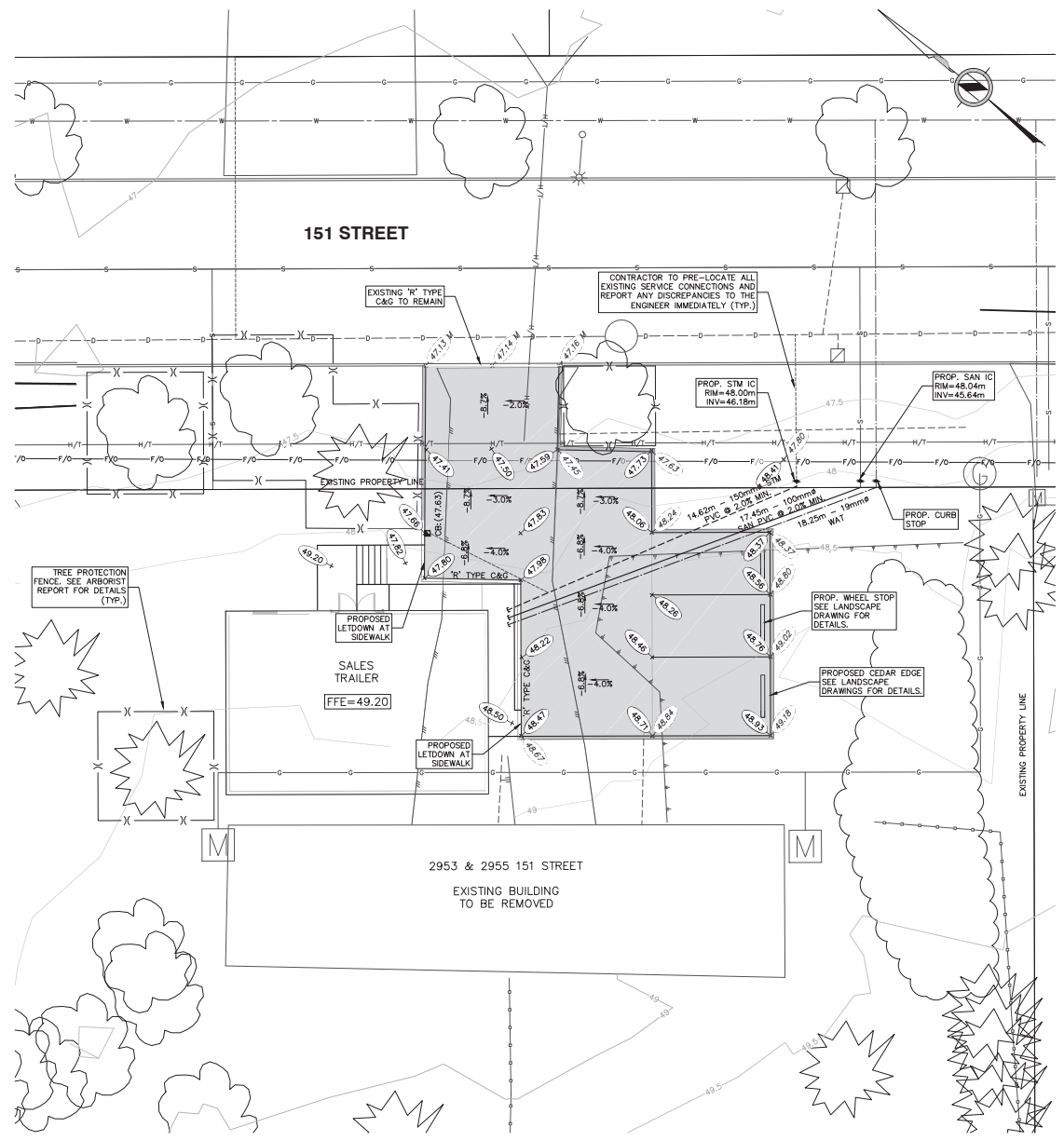
- ALL DIMENSIONS AND ELEVATIONS ARE IN METERS AND DECIMALS, UNLESS OTHERWISE NOTED.
- ALL ELEVATIONS ARE TO GEODETIC DATUM.
- ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH B.C. BUILDING AND PLUMBING CODES AND IS TO BE ACCEPTABLE TO THE CITY OF SURREY BUILDING AND PERMITS DEPARTMENT.
- DEVELOPER TO EMPLOY GEOTECHNICAL CONSULTANT FOR PERFORMANCE OF IN PLACE TESTING DURING THE PREPARATION OF THE SUBGRADE AND CONSTRUCTION OF THE ROAD STRUCTURE TO VERIFY THE ADEQUACY OF PROPOSED ROAD STRUCTURE AND SUBGRADE.
- CHANGES TO GRADE SHALL BE FORMED BY SMOOTH CURVES.
- 'R' TYPE CURB & GUTTER AS PER MMCD DWG NO. C4.
- EXTRUDED ASPHALT CURB AS PER MMCD DWG NO. C6 STYLE 1.
- ALL LOOSE OR ORGANIC MATERIAL TO BE EXCAVATED FROM ROADWAY.
- CONSULT ELECTRICAL DRAWING FOR AREA LIGHTING AND POWER DISTRIBUTION SYSTEM WITHIN SITE.
- THE CONTRACTOR SHALL MAINTAIN ALL MUNICIPAL ROADS PROVIDING ACCESS TO THE CONSTRUCTION SITE AND ARRANGE FOR DAILY STREET CLEANING DURING TIMES OF CONSTRUCTION OR MORE OFTEN IF REQUIRED.
- THE CONTRACTOR SHALL INFORM THE ENGINEER AND CITY OF SURREY A MINIMUM OF 24 HOURS PRIOR TO REQUIRED INSPECTIONS.

SEWER NOTES:

- ALL STORM SEWER, SANITARY SEWER & BEDDING MATERIALS TO MEET MASTER MUNICIPAL CONTRACT DOCUMENTS (MMCD) & BRITISH COLUMBIA PLUMBING CODE REQUIREMENTS.
- CONTRACTOR TO CAP ALL SERVICE CONNECTIONS 1.0m FROM THE BUILDING.
- CONTRACTOR TO CONFIRM LOCATION AND INVERTS OF EXISTING STORM AND SANITARY SEWER CONNECTIONS PRIOR TO CONSTRUCTION.
- STORM SEWER PIPES TO BE EITHER PVC SDR35 OR CONCRETE CSA SERIES A257 AS PER THE LATEST EDITION OF THE BRITISH COLUMBIA BUILDING CODE-PART 7-PLUMBING SERVICES.
- SCHEDULE 40 AND/OR SCHEDULE 80 PLASTIC PIPE SHALL NOT BE USED FOR ANY SITE APPLICATION IN THE WORK.
- SANITARY SEWER PIPES TO BE PVC SDR 35.
- THE STORM SERVICE CONNECTIONS FOR BUILDING AND CATCHBASIN LEADS TO BE 150mm PVC PIPE SDR28 AT MINIMUM 2.0% SLOPE EXCEPT AS NOTED.
- PROPOSED STORM AND SANITARY INSPECTION CHAMBERS AS PER MMCD DWG NO. S9.
- PROPOSED CATCH BASIN AS PER MMCD DWG NO. S11.

NOTICE TO CONTRACTOR

IT IS THE RESPONSIBILITY OF THE CONTRACTOR'S SURVEYOR TO VERIFY THAT ALL LEGAL SURVEY DIMENSIONS SHOWN ON THE ENGINEER'S DRAWINGS AGREE WITH THOSE ON THE REGISTERED LEGAL SURVEY PLAN. SHOULD THERE BE ANY DISCREPANCIES, THEN IMMEDIATELY NOTIFY THE ENGINEER OF RECORD.



ALL RIGHTS RESERVED. PROPERTY OF APMLIN MARTIN CONSULTANTS LTD. USE OR REPRODUCTION PROHIBITED WITHOUT PRIOR WRITTEN PERMISSION.

THE GENERAL CONTRACTOR SHALL REVIEW THE DRAWINGS FOR CONFORMANCE WITH THE B.C. BUILDING AND PLUMBING CODES AND SHALL ADVISE THE DESIGNER OF ANY DISCREPANCIES OR OMISSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

Issue	Date	Description
1	01NOV13	ISSUED FOR REVIEW
2	06NOV13	RE-ISSUED FOR REVIEW
3	20NOV13	RE-ISSUED FOR REVIEW
4	06NOV13	RE-ISSUED FOR REVIEW
5	01NOV13	ISSUED FOR REVIEW

APLIN MARTIN
CONSULTANTS LTD.
201 - 12440 82 Avenue, Surrey, B.C.
Canada V3R 3P8
Tel: 604-587-0668, Fax: 604-587-0668
E-mail: general@apmlin.com

Client: STREETSIDE DEVELOPMENTS (BC) LTD.
316, 8200 - 163 STREET, SURREY, BC.
V3R 3K3
Tel: (778) 871-2111

Project: SOUTH POINT VILLAGE SALES CENTRE
2953 & 2955 151 STREET SURREY, BC

Sheet: LOT GRADING & SERVICING PLAN

PROJECT No	13-200
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