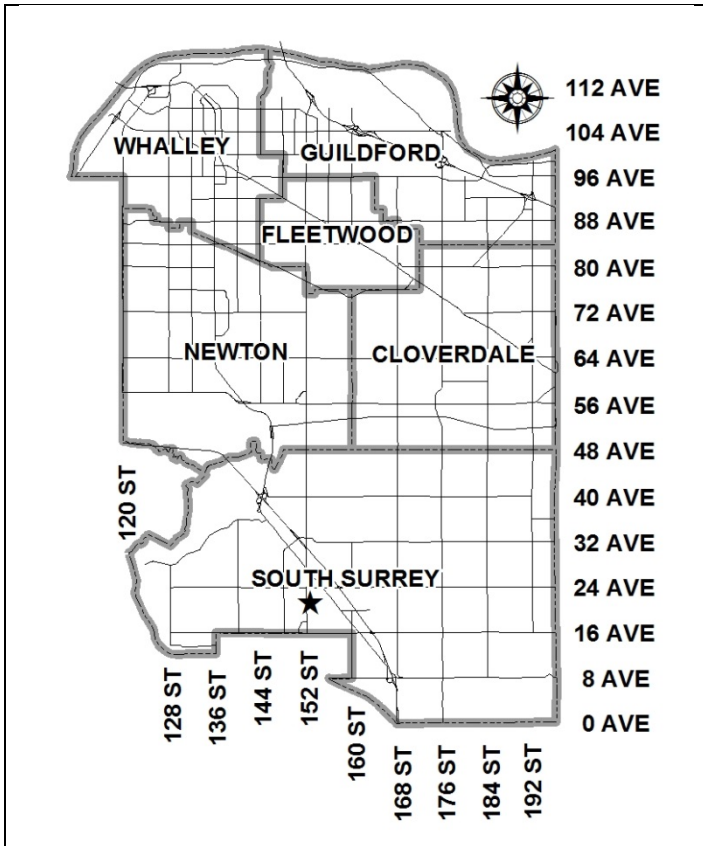


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0169-00

Planning Report Date: December 15, 2014

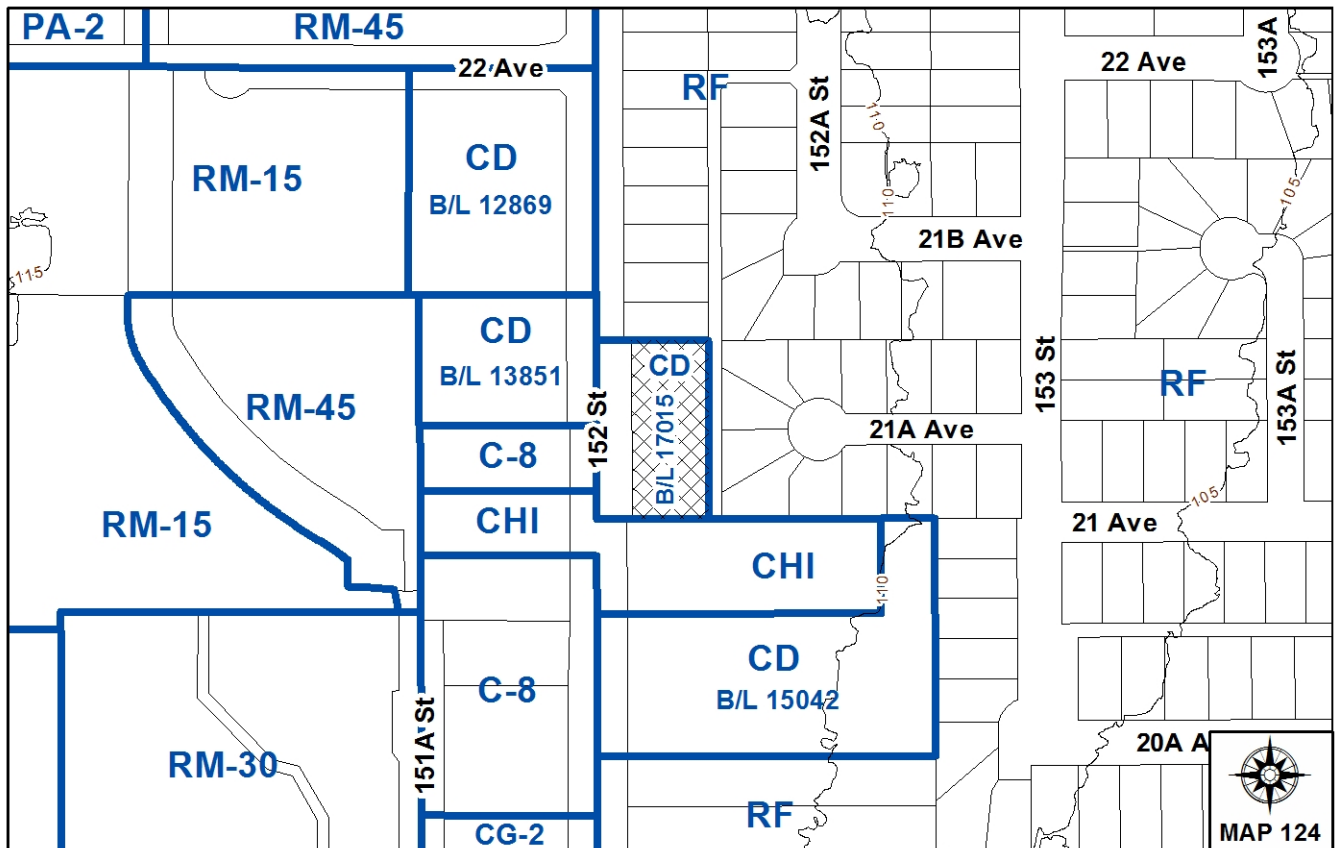


PROPOSAL:

- **Temporary Use Permit**

in order to allow a temporary surface parking lot for 76 under-weight vehicles for a period not to exceed 3 years.

LOCATION: 2128 - 152 Street
OWNER: Georgian Properties Ltd
ZONING: CD (By-Law No. 17015)
OCP DESIGNATION: Multiple Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Does not comply with OCP Designation for Multiple Residential, but as a temporary use, would not prevent property from developing as Multiple Residential in the near future.

RATIONALE OF RECOMMENDATION

- The proposed parking lot will allow the interim use of the land until owners understand the market for the recently purchased car dealership on the adjacent lot to the south, and are ready to proceed with a permanent proposal.
- The applicant has recently purchased the car dealership to the south, and needs a temporary location to store vehicles until they understand the market and can plan to accommodate their needs within the existing dealership to the south. Currently, the vehicles are stored in an off-site location, and the agreement to store those vehicles is not part of the purchase of the dealership.
- All trees on the north portion of the lot will be retained, and will act as a buffer between the proposed parking lot and the existing homes to the north.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Temporary Use Permit No. 7914-0169-00 (Appendix V) 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 tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: vacant lot

Adjacent Area:

Direction	Existing Use	OCP	Existing Zone
North:	Single family dwelling	Urban	RF
East (Across lane):	Single family dwellings	Urban	RF
South:	VW Car dealership	Urban	CHI
West (Across 152 Street):	2 Multi-tenant 1-storey commercial buildings and 1 multi-tenant 2-storey commercial building	Commercial and Urban	CHI, C-8 and CD (By-law 13851)

DEVELOPMENT CONSIDERATIONS

Background

- Subject property is 2,759 m² (0.68 acres) in area. It is located mid-block on the east side of 152 Street, between 20 Avenue and 22 Avenue. The subject property is designated Multiple-Residential in the OCP, and zoned CD (By-Law No. 17015). The property is just outside of the Semiahmoo Town Centre Plan, but identified as part of the proposed extension area of the plan.
- The subject property was redesignated from Urban to Multiple-Residential in the OCP as part of Development Application No. 7909-0061-00. The application also rezoned the property from RF to CD (based on RM-30), and Development Permit No. 7909-0061-00 was issued on June 07, 2010. Since more than 2 years have lapsed since the Development Permit was issued, and no construction has started, a new Development Permit will be required to develop the property under the current CD zoning.

Current Proposal

- The applicant has recently purchased the VW car dealership directly to the south of the subject property. Many of the vehicles are currently stored off-site, in a property that was not included with the purchase of the dealership. The new owners need a location in the interim to store vehicles, until they have established a permanent location, or have a different shipping arrangement with VW.
- The proposal is for a parking lot for 76 vehicles, with two accesses from 152 Street and one from the back lane (north-south lane). There was originally a gate to the lane, but after some concerns were raised by residents, the gate was removed, and the updated proposal has a continuous fence on the eastern property line along the lane.
- The proposal includes landscape buffers along the west, east and north property lines, with tree retention on the north side of the property. The buffer along the west property line is 1 m [3 ft.] wide, and will be planted with a combination of Hughes Juniper and Heather shrubs. The buffer along the rear lane is 1 m [3 ft.] wide and will consist of emerald cedar hedging and a 1.8 m [6 ft.] high fence. The existing trees along the north boundary of the site will be located within a 6 m [20 ft.] wide buffer.
- The parking lot is proposed to be paved, with the exception of a tree protection area on the south end of the property, resulting in 6 stalls not being paved (proposed to have permeable pavers).
- Lighting is proposed on the lot, with all lights pointing downwards to avoid spill onto the residential area. No loud speakers are proposed on the site.
- The parking will be restricted to storage of vehicles less than 5,000 kilograms [11,000 lbs.] GVW and must be operated in conjunction with the existing car dealership on the property to the south.

PRE-NOTIFICATION

Pre-notification letters were sent on August 11, 2014 and staff received comments from 7 residents.

- Three residents were concerns with lane access, and did not support access to the lane.

(Access to the lane has since been removed from the proposal, and the site will have direct access to 152 Street. A fence is proposed along the property line bordering the lane.)

- One resident was concerned with increase in traffic and access on 152 Street.

(The application is for the storage of vehicles and does not significantly expand the operations of the existing vehicle sales centre. As such, there will be a negligible increase in traffic on 152 Street associated with this temporary use permit.)

- One resident was concerned with the unattractiveness of a parking lot and the aesthetics impact on the neighbourhood.

(A landscape buffer will be provided along 152 Street and along the lane. Along the north property line, a group of trees will be retained, and the parking stalls will be approximately 6m from the property line).

TREES

- Trevor Cox, ISA Certified Arborist of Diamond Head Consulting Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	-	-	-
Cottonwood	-	-	-
Deciduous Trees (excluding Alder and Cottonwood Trees)			
-	-	-	-
Coniferous Trees			
Douglas Fir	8	1	7
Total (excluding Alder and Cottonwood Trees)	8	1	7
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		0	
Total Retained and Replacement Trees		7	
Contribution to the Green City Fund		\$600.00	

- The Arborist Assessment states that there are a total of 8 mature trees on the site, with no Alder and Cottonwood trees. It was determined that 7 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- The proposed tree preservation on the site will require installation of permeable pavers and pruning under the supervision of a certified arborist during construction.
- For those trees that cannot be retained, the applicant will be required to plant trees on 2 to 1 replacement ratio. This will require a total of 2 replacement trees on the site. Since no replacement trees can be accommodated on the site, the deficit of 2 replacement trees will require a cash-in-lieu payment of \$600, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 7 trees are proposed to be retained or replaced on the site with a contribution of \$600 to the Green City Fund.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Survey Plan and Site Plan
Appendix III.	Engineering Summary
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	Temporary Industrial Use Permit No. 7914-0169-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

LFM/da

\\file-server1\net-data\csdc\generate\areaproduct\save\17764376037.doc
DRV 12/11/14 11:41 AM

Information for City Clerk

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

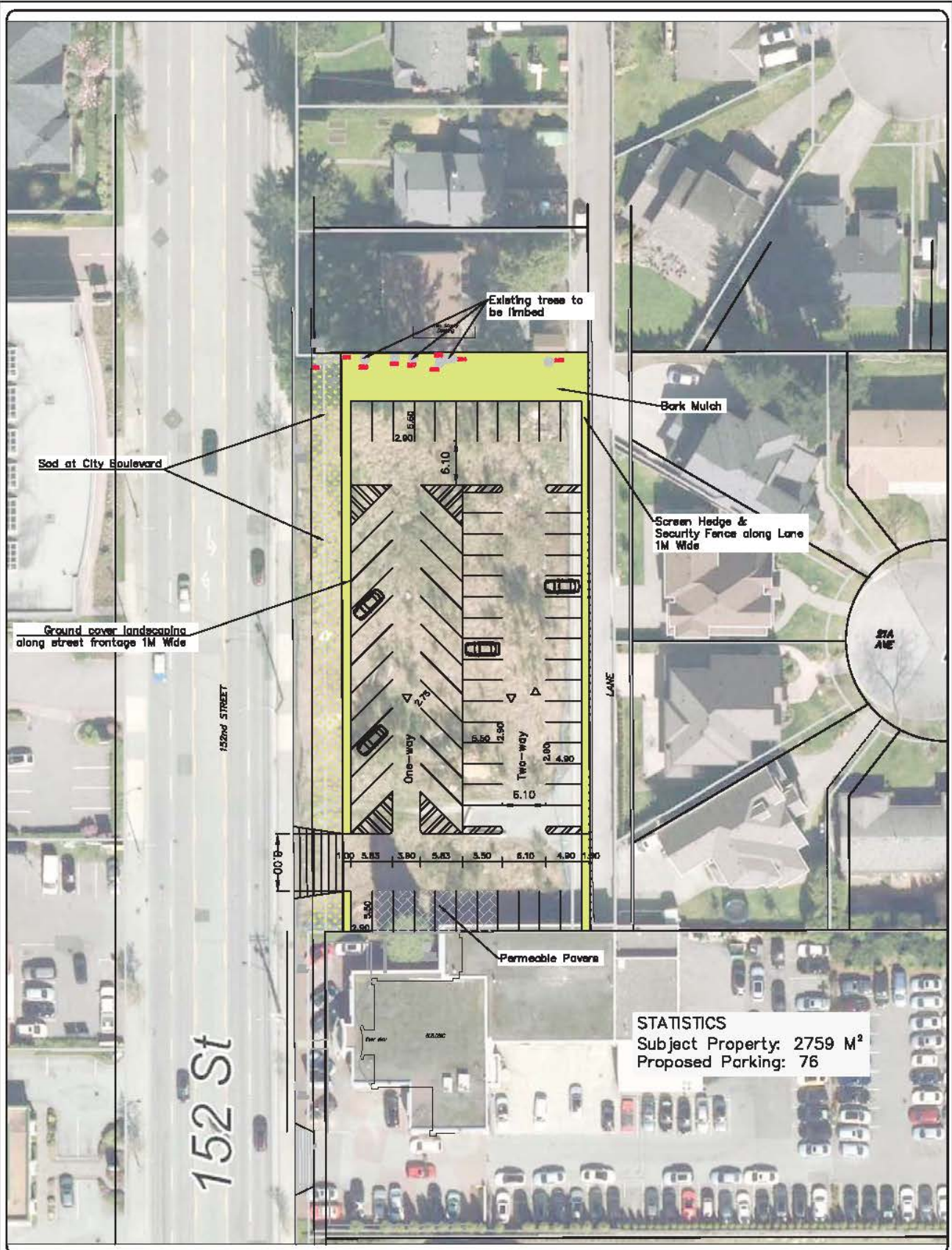
1. (a) Agent: Name: Oleg Verbenkov
 Pacific Land Resource Group
 Address: #101, 7485 - 130 Street
 Surrey, BC V3W 1H8

 Tel: 604-501-1624 - Work
 604-501-1624 - Home

2. Properties involved in the Application
 - (a) Civic Address: 2128 - 152 Street

 - (b) Civic Address: 2128 - 152 Street
 Owner: Georgian Properties Ltd
 PID: 028-281-594
 Lot 1 Section 14 Township 1 New Westminster District Plan BCP45500

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Temporary Use Permit No. 7914-0169-00 and bring the Temporary Use Permit forward for an indication of support by Council. If supported, the Temporary Use permit will be brought forward for issuance and execution by the Mayor and City Clerk once all outstanding conditions are satisfied.



CLIENT: Trotman Automotive Group			
PROJECT: 2128 152 Street, Surrey			
DRAWING TITLE: TUP - Parking Layout (Overlaid with Topo Survey)			
PROJECT No. 14-1166	DATE: November 20, 2014	DRAWING: 01	SCALE: 1:500
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES			





Pacific Land Resource Group Inc.

Suite 101 - 7485 130 Street
Surrey, British Columbia
Canada V3W 1H8

Tel: 604-501-1624
Fax: 604-501-1625
www.pacificlandgroup.ca
info@pacificlandgroup.ca

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

FROM: Development Services Manager, Engineering Department

DATE: December 10, 2014 **PROJECT FILE: 7814-0169-00**

**RE: Engineering Requirements (Commercial/Industrial)
Location: 2128 152 St**

TEMPORARY USE PERMIT

The following issues are to be addressed as a condition of the Temporary Use Permit for vehicle parking of eighty (80) vehicles.

- Address the outstanding servicing issues of the Rezone to CD (based on RM-30) granted under project 7809-0061-00. These may be modified to address the Temporary Use Permit servicing.
- Provide driveway letdown to 152 Street.
- Provide onsite source control to reduce runoff volumes from the site as required by the Fergus Creek Integrated Storm Water Management Plan, including onsite detention and onsite infiltration system such as infiltration trenches, permeable pavers, and increased topsoil where possible.
- Install a water quality/sediment control inlet chamber as a component of the on-site drainage system before discharge at the inspection chamber.
- Register on title of the land an RC for onsite storm water management features (construction and maintenance), or confirm if these RC have been registered under project 7809-0061-00.

A Servicing Agreement is not required for the proposed Temporary Use Permit. The driveway crossing, sanitary and storm connections can be constructed subject to issuance of a City Road and Right-of-Way Permit obtainable at the Engineering front counter upon payment of securities and permit fees. City crews will do the installation of the water service once payment has been made and a work order has been issued. A processing fee of \$1,296.75 (GST included) is required to administer the storm water review, water flow analysis and/or legal document requirements.



Rémi Dubé, P.Eng.
Development Services Manager

IK1

Table 4. Tree Preservation Summary

TREE PRESERVATION SUMMARY

Surrey Project No:
 Address: 2128 152nd Street Surrey, BC
 Registered Arborist: Trevor Cox, MCIP
 ISA Certified Arborist (PN1920A)
 Certified Tree Risk Assessor (43)
 BC Parks Wildlife and Danger Tree Assessor

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	8
Protected Trees to be Removed	1
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ___ X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 1 X two (2) = 2	2
Replacement Trees Proposed	
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ___ X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 1 X two (2) = 2	2
Replacement Trees Proposed	
Replacement Trees in Deficit	

Summary prepared and
 submitted by:

Arborist



September 22,
 2014

Date

CITY OF SURREY

(the "City")

TEMPORARY USE PERMIT

NO.: 7914-0169-00

Issued To: GEORGIAN PROPERTIES LTD.

("the Owner")

Address of Owner: 19418 - Langley Bypass
Surrey BC V3S 7R2

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: 028-281-594
Lot 1 Section 14 Township 1 New Westminster District Plan BCP45500

2128 - 152 Street

(the "Land")

3. The temporary use permitted on the Land shall be:
 - (a) Temporary surface parking lot.
4. The temporary use shall be carried out according to the following conditions:
 - (a) Pavement, fencing and landscaping 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;
 - (c) Upon the termination of this Temporary Commercial Use Permit any vehicles and lighting shall be removed and concrete barriers placed across the access driveways into the site; and
 - (d) The storage of vehicles on the Land shall only be operated in conjunction with the car dealership located on the adjacent property to the south at 2090/2092 152 Street.

- 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 \$_____

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 three years from date of issuance.

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

ISSUED THIS DAY OF , 20 .

Mayor – Linda Hepner

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, Mike Trotman, being the owner of Lot 1 Section 14 Township 1 New Westminster District Plan BCP45500

(Legal Description)

known as 2128 - 152 Street Surrey, BC V4A 4N8

(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)

