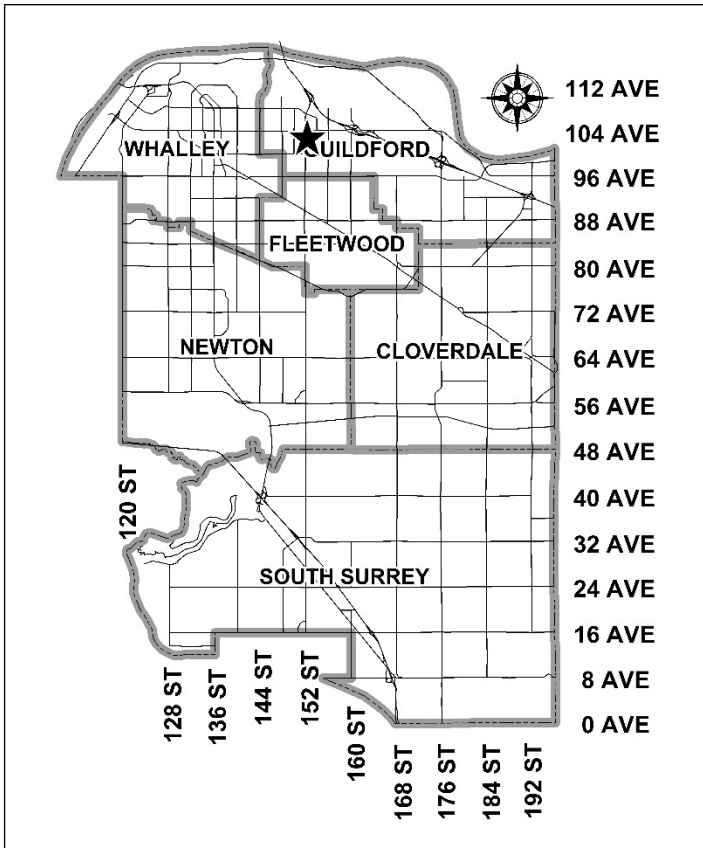


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7920-0043-00

Planning Report Date: June 29, 2020



**PROPOSAL:**

- **Temporary Use Permit**

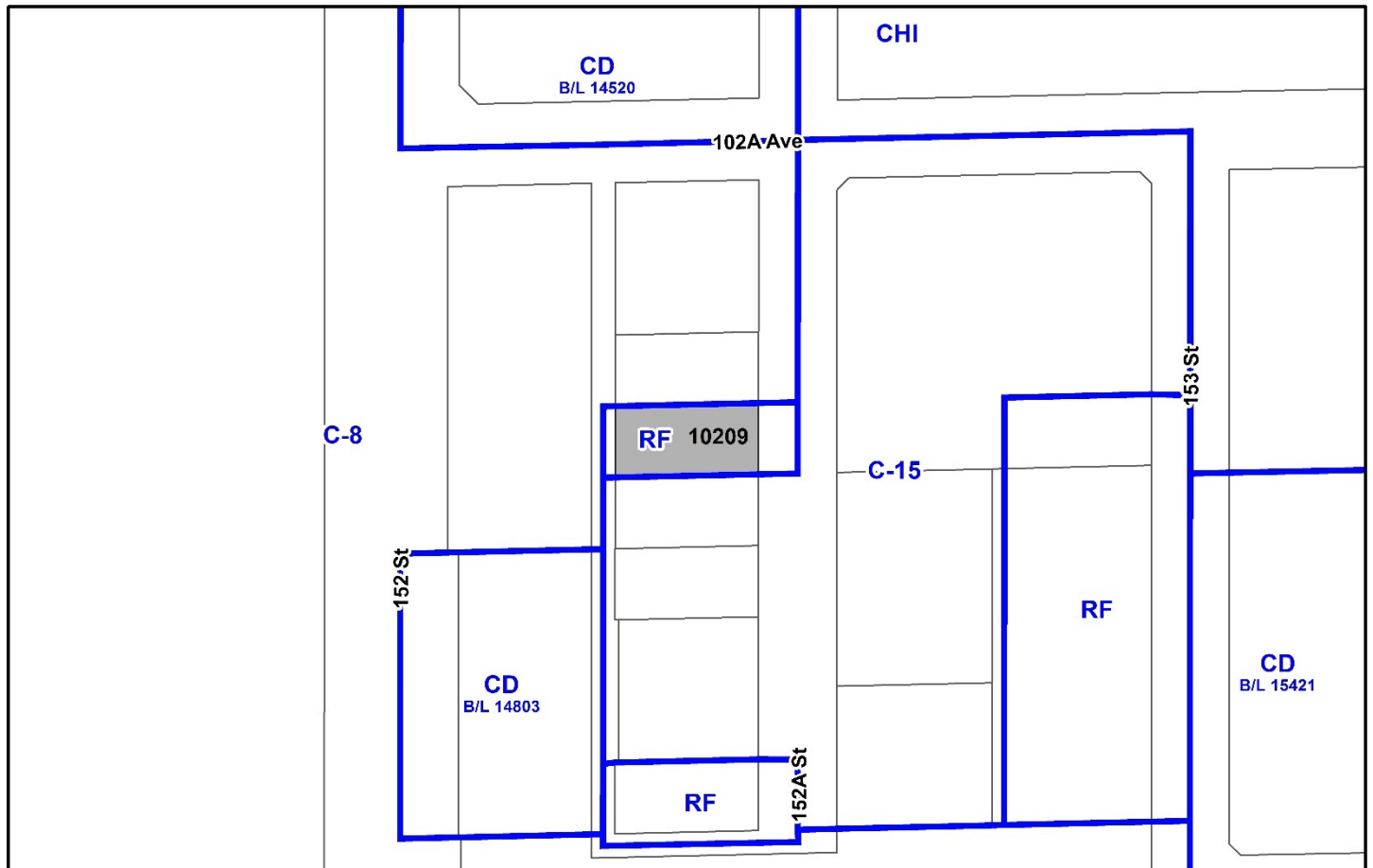
to allow an outdoor play area for an existing childcare centre, located at 10172 - 152A Street, to be located on the subject lot for a period not to exceed three (3) years.

**LOCATION:** 10209 - 152A Street

**ZONING:** RF

**OCP DESIGNATION:** Town Centre

**TCP DESIGNATION:** Mid to High Rise Mixed Use



## RECOMMENDATION SUMMARY

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

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

## RATIONALE OF RECOMMENDATION

- The proposed Temporary Use Permit (TUP) will allow a temporary outdoor play area for an existing childcare provider (CEFA) located nearby, at 10172 – 152A Street.
- CEFA is located within the existing commercial building at 10172 – 152A Street. Due to an oversight by the owner and City staff, the outdoor play area for this childcare centre is located, without permits, on the neighbouring lot, 10189 – 153 Street. Both lots are owned by the same owner.
- The site of CEFA's current outdoor play area is intended to be redeveloped as part of Development Application No. 7908-0275-00, which proposes a 5-storey office and retail building. The Rezoning By-law to accommodate this redevelopment (By-law No. 17037) received Third Reading by Council at the November 16, 2009 Regular Council – Public Hearing meeting.
- The redevelopment plans for the office/retail building include reconstructing the outdoor play area for CEFA in roughly the same area as the current, unauthorized, location.
- In order for the applicant to finalize Development Application No. 7908-0275-00 and redevelop the site, the existing, unauthorized outdoor play area is proposed to be relocated temporarily across the street to 10209 – 152A Street (for the duration of construction).
- The property at 10209 – 152A Street is currently zoned "Single Family Residential Zone (RF)", which does not permit an outdoor play area for a nearby child care centre and as such, the applicant has submitted the subject Temporary Use Permit (TUP) application to accommodate this use on an interim basis.
- The outdoor play area will then be relocated back to 10189 – 153 Street upon completion of the new building construction. This requires a Development Variance Permit (DVP) to allow the outdoor play area to be located on a separate lot as the child care centre, on a permanent basis. The DVP application No. 7920-0078-00 is proceeding concurrently to Council with the subject application.
- Allowing the outdoor play area to be located on the subject lot on an interim basis will allow the existing CEFA child care centre to continue to operate, addressing the growing need for child care services in the City, while still retaining the property for potential higher density redevelopment opportunities in the shorter term.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Temporary Use Permit 7920-0043-00 (Appendix IV) to proceed to Public Notification.
2. Council instruct staff to resolve the following issues prior to final 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 finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
  - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/TCP Designation	Existing Zone
Subject Site	Surface parking lot	Town Centre in the OCP, Low to Mid Rise Mixed Use in the Guildford TC-104 Avenue Plan.	RF
North:	Two-storey commercial/office building	Town Centre in the OCP, Low to Mid Rise Mixed Use in the Guildford TC-104 Avenue Plan.	C-8
East (Across 152A Street):	Three-storey retail/office building	Town Centre in the OCP, Low to Mid Rise Mixed Use in the Guildford TC-104 Avenue Plan.	C-15
South:	Two-storey office/clinic building	Town Centre in the OCP, Low to Mid Rise Mixed Use in the Guildford TC-104 Avenue Plan.	C-15
West:	Two-storey commercial building	Town Centre in the OCP, Low to Mid Rise Mixed Use in the Guildford TC-104 Avenue Plan.	C-8

## Context & Background

- The subject property is located on the west side of 152A Street, south of 102A Avenue, in Guildford. The site is designated "Town Centre" in the Official Community Plan (OCP) and is designated "Mid to High Rise Mixed Use" in the Stage 1 Guildford Town Centre – 104 Avenue Corridor Plan (Stage 1).
- The property is approximately 674 square metres in size and is zoned "Single Family Residential (RF) Zone". The east portion of the site is currently vacant; the west portion of the site is a surface parking lot with approximately eight (8) stalls. The parking stalls are currently used by the dental practice to the north of the subject site, 10215 – 152A Street, as both lots are owned by the same owner.
- Stage 1 of the Guildford Town Centre – 104 Avenue Corridor Plan was approved by Council on July 8, 2019, which outlined the expected land use and densities for the Guildford Town Centre/104 Avenue Corridor area. The subject property is designated "Mid to High Rise Mixed Use" in the Stage 1 Guildford Town Centre – 104 Avenue Corridor Plan.
- Staff will undertake a comprehensive review of land uses, engineering servicing and community amenities as part of the Stage 2 planning process for Guildford Town Centre. The Stage 2 review is not anticipated to have major impacts to the subject site.
- An existing childcare provider, CEFA, is located across the street from the subject site, within a three-storey commercial and office building at 10172 – 152A Street. The approved Development Permit for the commercial/office building (Development Permit No. 7905-0287-00) does not account for an outdoor play area, which is located, due to an oversight and without permits, on the neighbouring lot, 10189 – 153 Street. Both lots are owned by the same owner.
- The site of CEFA's current outdoor play area is intended to be redeveloped as part of Development Application No. 7908-0275-00, which proposes a 5-storey office and retail building. The Rezoning By-law to accommodate this redevelopment (By-law No. 17037) received Third Reading by Council at the November 16, 2009 Regular Council – Public Hearing meeting.
- The redevelopment plans for the office/retail building include reconstructing the outdoor play area for CEFA in roughly the same area as the current, unauthorized, location.
- In order for the applicant to finalize Development Application No. 7908-0275-00 and redevelop the site, the existing, unauthorized outdoor play area is proposed to be relocated temporarily across the street to 10209 – 152A Street (for the duration of construction).
- Since the "Single Family Residential Zone (RF)" does not permit an outdoor play area for a nearby child care centre, the applicant has submitted the subject Temporary Use Permit (TUP) application to accommodate this use on an interim basis.

- The outdoor play area will then be relocated back to 10189 – 153 Street upon completion of the new building construction. This requires a Development Variance Permit (DVP) to allow the outdoor play area to be located on a separate lot as the child care centre, on a permanent basis. The DVP application No. 7920-0078-00 is proceeding concurrently to Council with the subject application.
- Allowing the outdoor play area to be located on the subject lot on an interim basis will allow the existing CEFA child care centre to continue to operate, addressing the growing need for child care services in the City, while still retaining the property for potential higher density redevelopment opportunities in the shorter term.
- The site plan and landscape details of the future ultimate location of the outdoor play area will be approved and finalized as part of the Development Permit No. 7908-0275-00.

## **DEVELOPMENT PROPOSAL**

### **Planning Considerations**

- The applicant is proposing a Temporary Use Permit to permit a temporary outdoor play area for an existing childcare provider located at 10172 – 152A Street.
- The site will consist of artificial turf, rubber tile, sand playboxes, and wood play structures. The existing 8-stall surface parking lot at the western portion of the site (fronting the rear lane) is proposed to remain.
- Along the frontage of 152A Street, the play area will be protected by an existing concrete block wall/fence, as well as a 1.2 metre high chain link fence. Facing the rear parking lot, the play area will be protected by an 8-metre-high solid wood fence, which will provide visual and noise buffering to the adjacent parking stalls. As an added safety and buffering measure, no-post barriers are proposed between the play area and parking stalls.
- The required parking spaces for the childcare provider are provided at the daycare site, 10172 - 152A Street. The existing surface parking stalls at the west portion of the subject site are currently utilized by the dental office to the north, at 10251 – 152A Street, as both lots are owned by the same owner. This arrangement is proposed to remain for the duration of the Temporary Use Permit.

### **Policy & Bylaw Considerations**

- The proposed temporary use, which is stipulated for a maximum of three (3) years, is an appropriate interim use of the lands until the permanent outdoor play area is constructed as part of Development Application No. 7908-0275-00 and authorized through Development Variance Permit No. 7920-0078-00.

## Referrals

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

The applicant is required to construct a cross walk across 152A Street to accommodate the high volume of pedestrian access to the proposed temporary play area, The crosswalk is to be constructed close to the south property line of the subject site and shall not impact any on-street parking fronting 10203 – 152A Street.

**Parks, Recreation & Culture:** No objections to the project. Should there be any unexpected tree removal required on City land due to development/construction impacts, cash-in-lieu of all trees, regardless of size, will be required as determined by a formal arboricultural appraisal.

**Fraser Health:** No objections to the project.

## PUBLIC ENGAGEMENT

- Pre-notification letters were sent on May 12, 2020, and the Development Proposal Signs were installed on May 20, 2020. Staff have received no responses from neighbouring residents regarding the proposed development.

## TREES

- Tim Vandenberg, ISA Certified Arborist of Mike Fadum and Associates 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
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Mountain Ash	1	0	1
Magnolia	1	0	1
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>2</b>	<b>0</b>	<b>2</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>0</b>	
<b>Total Retained and Replacement Trees</b>		<b>2</b>	
<b>Contribution to the Green City Program</b>		<b>N/A</b>	

- The Arborist Assessment states that there is a total of two (2) mature trees on the site, which are both City-owned boulevard trees. There are no Alder or Cottonwood trees on site. Both City-owned trees are proposed to be retained as part of the development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- In summary, a total of 2 trees are proposed to be retained on the site. No contribution to the Green City Program is required.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Site Plan
Appendix II.	Engineering Summary
Appendix III.	Tree Retention and Removal Plan
Appendix IV.	Temporary Use Permit No. 7920-0043-00

*approved by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

SC/cm

SEAL:

NO. DATE REVISION DESCRIPTION DR.

CURT:

PROJECT:  
**CEFA TEMPORARY PLAYGROUND DESIGN**

10209 - 152A STREET  
SURREY

DRAWING TITLE:  
**LANDSCAPE PLAN**

DATE: 20.FEB.19 DRAWING NUMBER:  
SCALE: 1:100  
DRAWN: JR  
DESIGN: JR  
CHKD: MCY

**L1**

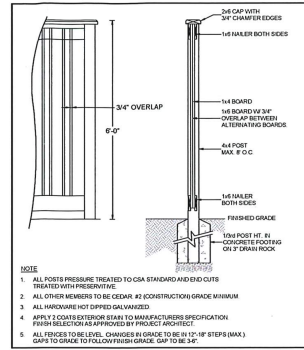
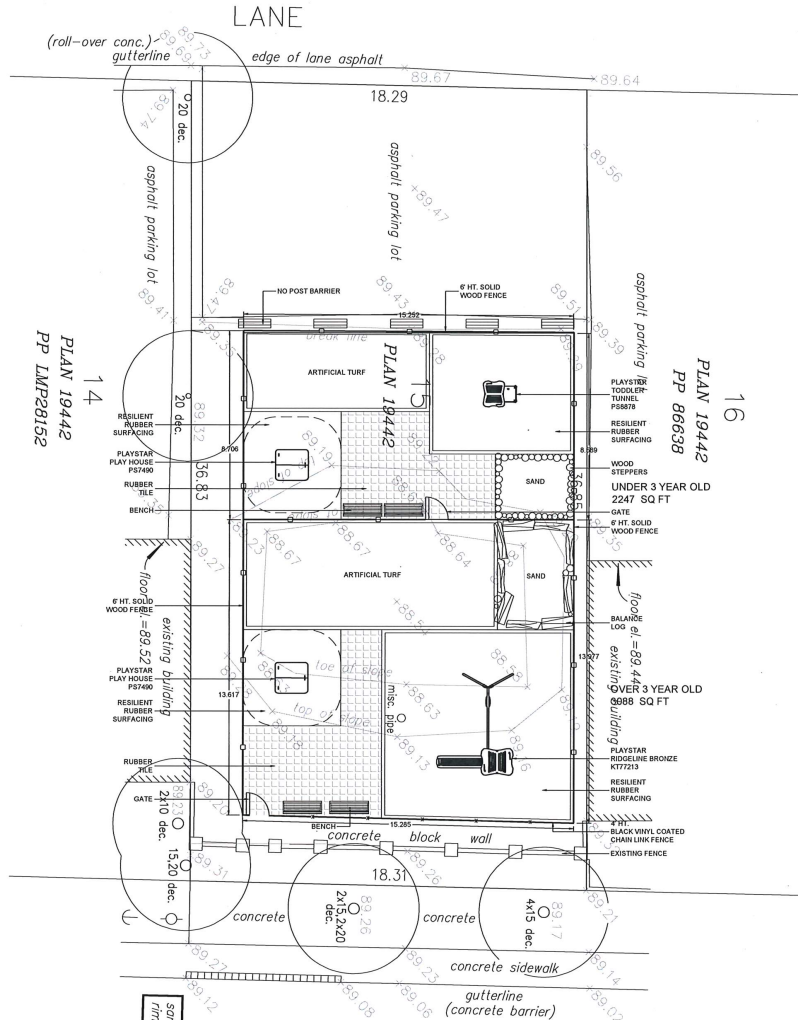
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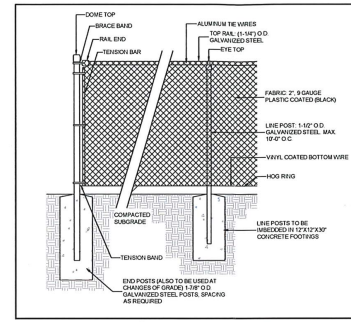
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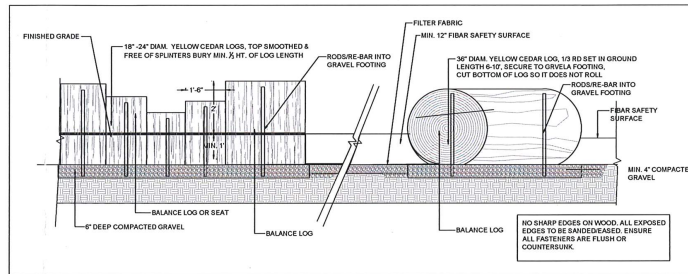
7920-0043-00



1 6" HT. SOLID WOOD FENCE



2 4" HT. CHAIN LINK FENCE



3 SAND AREA: LOG EDGING/ENDS



sanitary m/h  
rim el.=89.26

PLAN 19442  
PP LMP28152

PLAN 19442  
PP 88638

16





## INTER-OFFICE MEMO

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

FROM: **Development Engineer, Engineering Department**

DATE: **June 24, 2020** PROJECT FILE: **7820-0043-00**  
(*Supersedes June 23, 2020*)

---

RE: **Engineering Requirements  
Location: 10209 152A St**

**DEVELOPMENT VARIANCE PERMIT**

There are no engineering requirements relative to issuance of the Development Variance Permit.

**TEMPORARY USE PERMIT**

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

- Construct a crosswalk with interim curb bulges on both sides fronting the site; and
- Provide cash-in-leu for the associated maintenance costs.

**BUILDING PERMIT**

The following issues are to be addressed as a condition of the subsequent Building Permit:

- Ensure the proposed artificial grass, rubber tile and rubber surfacing areas are permeable and use suitable subbase to allow water to infiltrate and permeate through the ground.

A mini-servicing agreement is required prior to issuance of the Temporary Use Permit to construct the fronting crosswalk and curb bulge works. A processing fee of \$3,780.00 is required.

Jeff Pang, P.Eng.  
Development Engineer



36  
PLAN 45773

edge of lane asphalt

LANE

(roll-over conc.)  
gutterline

18.29

15  
PLAN 19442  
asphalt parking lot

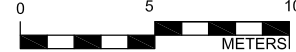
16  
PLAN 19442  
PP 86638

asphalt parking lot

14  
PLAN 19442  
PP LMP28152

asphalt parking lot

10209 152A STREET



sanitary m/h  
rim el.=89.26

storm m/h  
rim el.=89.20

152A STREET

centerline of road

GENERAL NOTES:  
• REASSESS TREES WITH FINAL DEVELOPMENT AND CONSTRUCTION PLANS. ARBORIST INVOLVEMENT MAY BE NECESSARY DURING CONSTRUCTION.

LEGEND



TREE TO BE RETAINED



MINIMUM NO DISTURBANCE ZONE



1.5m NO-BUILD ZONE

STAMP	NO.	DATE	BY	REVISION
	1	MAY21/20	MK	SITE PLAN

**MIKE FADUM AND ASSOCIATES LTD.**  
**VEGETATION CONSULTANTS**

#105, 8277 129 St.  
Surrey, British Columbia  
V3V 0A6  
Ph: (778) 593-0300  
Fax: (778) 593-0302  
Email: [mfadum@fadum.ca](mailto:mfadum@fadum.ca)

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PROJECT TITLE  
**10209 152A STREET**  
**(TEMPORARY PLAYGROUND)**  
SURREY, B.C.

SHEET TITLE  
**T1 - TREE PROTECTION**  
**AND PRESERVATION PLAN**  
CLIENT  
DATE  
FEBRUARY 28, 2020

DRAWN  
MK  
SCALE  
AS SHOWN  
DATE  
FEBRUARY 28, 2020  
**T-1**  
SHEET 1 OF 1

## CITY OF SURREY

(the "City")

## TEMPORARY USE PERMIT

NO.: 7920-0043-00

Issued To:

("the Owner")

Address of Owner:

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: 010-487-085

Lot 15 Section 28 Block 5 North Range 1 West New Westminster District Plan 19442

10209 - 152A Street

(the "Land")

3. The authority to issue Temporary Use Permits is granted to municipalities under Sections 492 and 493 of the *Local Government Act* R.S.B.C. 2015, c.1. Pursuant to Implementation, II(c) Implementation Instruments, Temporary Use Permits of Surrey Official Community Plan, 2013, No. 18020, as amended, the entire City of Surrey is designated a Temporary Use Permit area.
4. The temporary use permitted on the Land shall be for an outdoor play area, as shown in Schedule A, associated with an existing childcare service provider at 10172 - 152A Street.
5. The temporary use permitted on the Land shall be in accordance with:
  - (a) The appearance and location of the outdoor play area, parking, and landscaping, as shown on Schedule A, which is attached hereto and forms part of this permit.

6. 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.
7. An undertaking submitted by the Owner is attached hereto as Appendix I and forms part of this temporary use permit.
8. This temporary use permit is not transferable.
9. 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 – Doug McCallum

---

City Clerk – Jennifer Ficocelli

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)

TO THE CITY OF SURREY:

I, \_\_\_\_\_ (Name of Owner)

being the owner of \_\_\_\_\_  
(Legal Description)

known as \_\_\_\_\_  
(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)

SEAL:

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:  
**CEFA TEMPORARY PLAYGROUND DESIGN**

10209 - 152A STREET  
SURREY

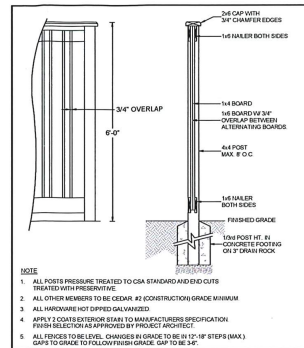
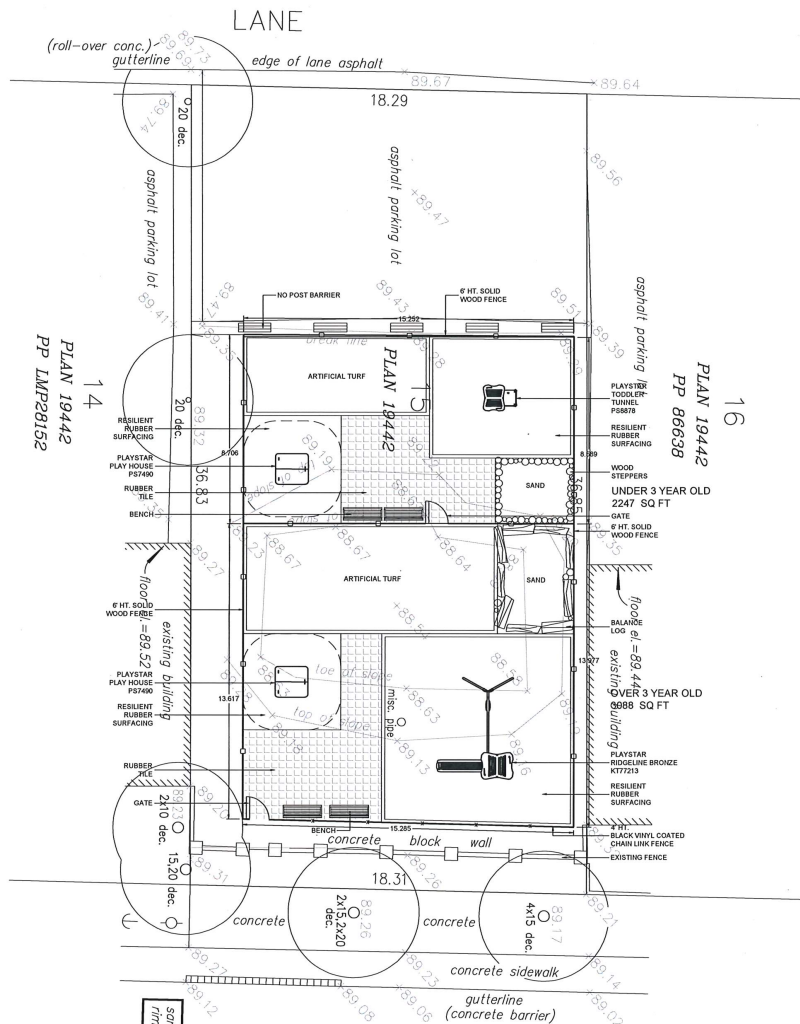
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**LANDSCAPE PLAN**

DATE: 20.FEB.19 DRAWING NUMBER:  
SCALE: 1:100  
DRAWN: JR **L1**  
DESIGN: JR  
CHKD: MCY **OF 1**

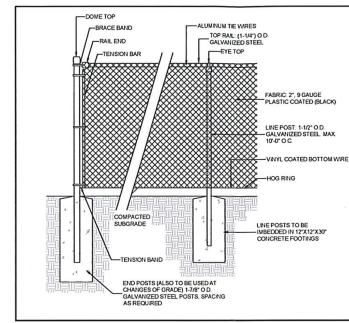
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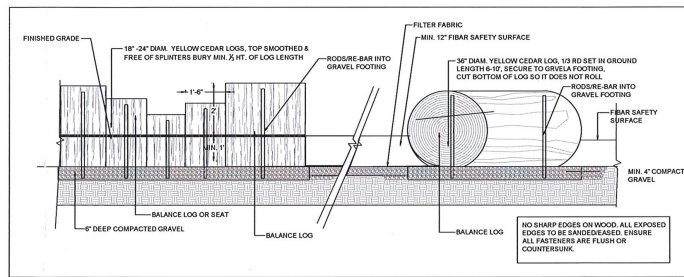
7920-0043-00



**1 6' HT. SOLID WOOD FENCE**  
1:20



**2 4' HT. CHAIN LINK FENCE**  
1:20



**3 SAND AREA: LOG EDGING/ENDS**  
1:25



20021-12P