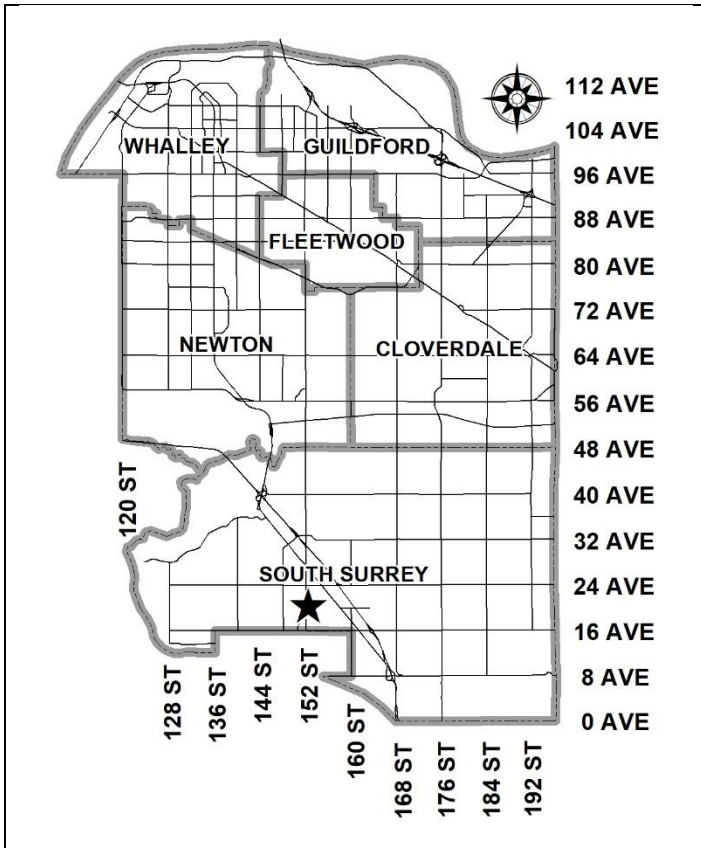


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7923-0237-00

Planning Report Date: December 18, 2023



PROPOSAL:

- **Temporary Use Permit**

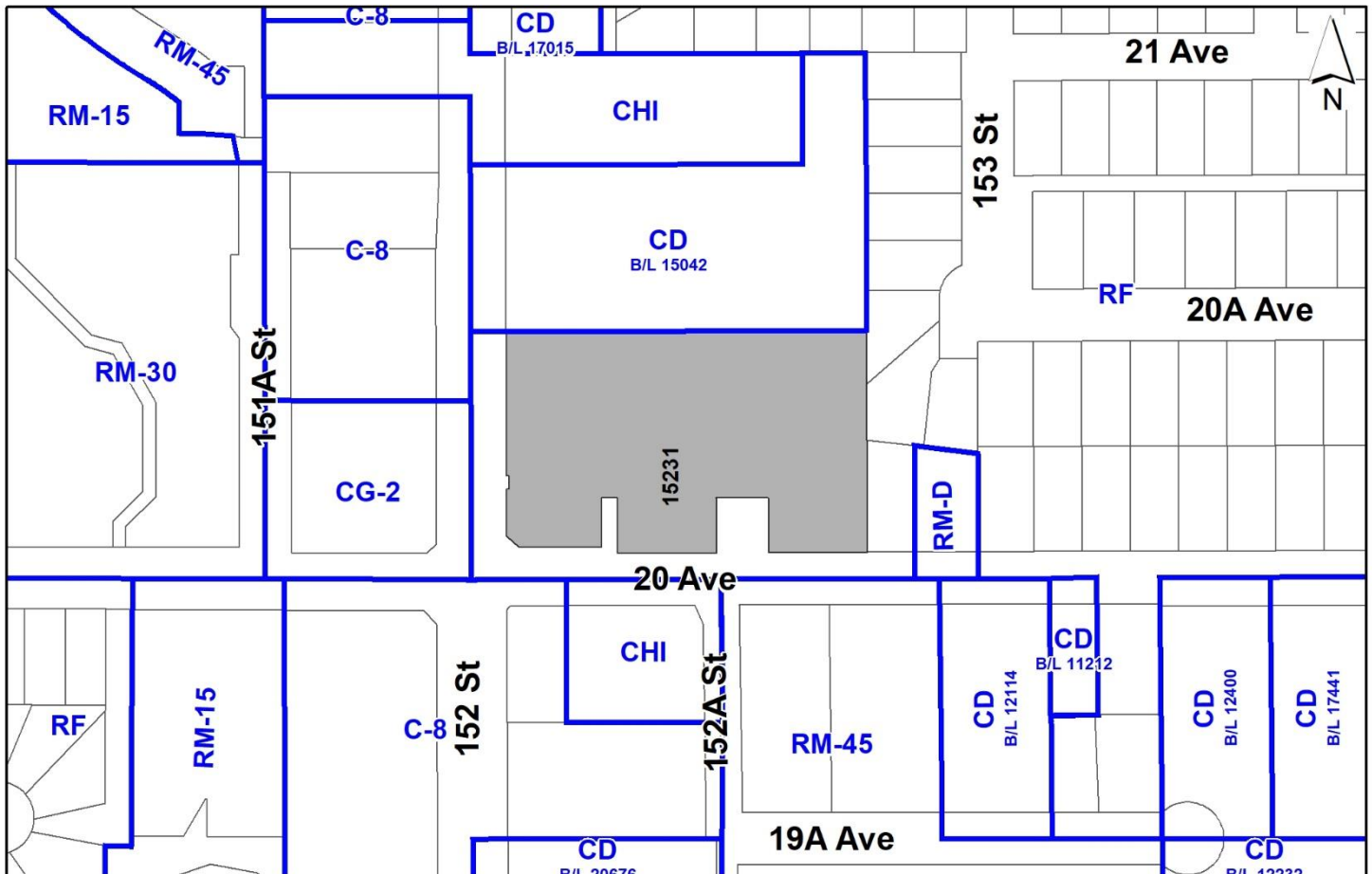
to permit a temporary real estate sales centre and associated surface parking lot for a nearby 6-storey mixed-use building in the Semiahmoo Town Centre for a period not to exceed three (3) years.

LOCATION: 15231 20 Avenue

ZONING: RF

OCP DESIGNATION: Town Centre

SEMAHMOO TCP DESIGNATION: Low-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 construction of a temporary sales centre on the subject site from which the applicant will market units for a proposed mid-rise development. The mixed-use mid-rise market residential apartment building, with ground level commercial was given third reading by Council under Development Application No. 7922-0241-00 on June 15, 2023, and is located at 15262 24 Avenue.
- Due to the necessary excavation and construction works for Application No. 7922-0241-00, the proposed sales centre and parking are proposed to be located nearby on the subject site.
- The subject property is also part of Development Application No. 23-0079-00, which proposes 2 six-storey mixed-use wood frame apartment buildings with ground floor commercial. This project also will utilize this sales centre to market from in the future.
- The applicant will submit a \$5,000.00 bond to ensure the removal of the temporary buildings and restoration of the site to its original condition at the conclusion of the TUP term.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Temporary Use Permit No. 7923-0237-00 (Appendix IV) 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 \$5,000 security to ensure that the site is restored following termination of the Temporary Use Permit;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the Planning and Development Department;
 - (d) submission of securities for tree retention; and
 - (e) submission of a finalized landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

SITE CONTEXT & BACKGROUND

| Direction | Existing Use | TCP Designation | Existing Zone |
|---------------------------|---|----------------------|---------------|
| Subject Site | Fenced lot with an existing dwelling. | Low-Rise Mixed-Use | RF |
| North: | Apartment Building with ground floor commercial | Low-Rise Mixed-Use | CD |
| East: | Fenced vacant lot | Low-Rise Residential | RF |
| South (Across 20 Avenue): | Office/Commercial | Low-Rise Mixed-Use | C-8/CHI |
| West (Across 152 Street): | Gas Station | Low-Rise Mixed-Use | CG-2 |

Context & Background

- The subject site, located at 15231 20 Avenue in the Semiahmoo Town Centre, measuring 11,166 square metres in size, and is zoned “Single-Family Residential Zone (RF)”. The site is designated “Town Centre” in the OCP, and “Low-Rise Mixed-Use” in the Semiahmoo Town Centre Plan.
- The subject site previously contained several single-family dwellings and accessory buildings on a treed site. The site has been cleared, and only contains 1 existing single-family dwelling adjacent to the proposed sales centre, fronting 20 Avenue. This dwelling will be removed to permit the construction of the sales centre.
- The subject site is proposed to be fully developed as part of Application No. 7923-0079-00.

DEVELOPMENT PROPOSAL

Planning Considerations

- The developer, Polygon Halo Homes Ltd., has proposed to construct a sales centre to market their new development located nearby at 15262 24 Ave under Development Application No. 7922-0241-00.
- The current zoning of the subject site, "Single-Family Residential Zone (RF)", does not permit the use of a real estate sales centre. Therefore, the applicant has proposed a Temporary Use Permit to allow the operation of a real estate sales centre on the subject site.
- Locating the proposed sales centre on the subject site will allow for the construction of the nearby development site under Development Application No. 7922-0241-00, without the conflict of an onsite sales centre. This will eliminate construction waste and unnecessary project delays.

- Should Council support the temporary use, the proposed sales centre is intended to be in full operation by early 2024.
- The approximately 169 square metre building will be utilized as a reception area, sales presentation area, offices, staff room, kitchen, and washroom.
- A surface parking lot with spaces for 7 vehicles will be provided on-site for customers with access from 20 Avenue.
- There are seven bylaw-sized trees, all onsite. All trees are proposed to be retained under the subject TUP application.
- The Temporary Use Permit is proposed to be in effect for three years, which would be sufficient time for the applicant to complete the sales of the residential units for the proposed project under Application No. 7922-0241-00. There is potential for TUP renewal should the temporary real estate sales centre be required beyond that time. A maximum of one renewal period is permitted for an approved TUP and is subject to Council approval.

Referrals

- Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.
- Trees & Landscaping: The Trees & Landscaping Department has no objection to the project subject to the completion of Landscaping requirements as outlined in Appendix III.
- Surrey Fire Department: The Surrey Fire Department has no objection to the project.

POLICY & BY-LAW CONSIDERATIONS

- The proposed temporary use supports a higher density development within the Semiahmoo Town Centre by being the official real estate sales centre for a mixed-use mid-rise market residential apartment building, with ground level commercial under Application No. 7922-0241-00. Upon TUP expiry, it is anticipated that the subject site will developed consistent with the Low-Rise Mixed-Use designation in the Semiahmoo Town Centre Plan.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on September 27, 2023, and the Development Proposal Signs were installed on October 10, 2023. Staff received 3 responses from neighbouring: *Neighbours requested more information on which developments would be sold out of the temporary sales centre, in addition to the construction hours and duration.*

TREES

- Kelly Koome, ISA Certified Arborist and Dionne Wong, ISA Certified Arborist, of Koome Urban Forestry prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

Table 1: Summary of Proposed Tree Preservation by Tree Species:

| Tree Species | Existing | Remove | Retain |
|--|-----------------|---------------|---------------|
| Coniferous Trees | | | |
| Douglas Fir | 8 | 0 | 8 |
| Lodgepole Pine | 1 | 0 | 1 |
| Western Red Cedar | 2 | 0 | 2 |
| Total (excluding Alder and Cottonwood Trees) | 11 | 0 | 11 |
| Total Replacement Trees Proposed (excluding Boulevard Street Trees) | | 0 | |
| Total Retained and Replacement Trees Proposed | | 11 | |

- The Arborist Assessment states that there are a total of 11 mature trees on the site, and no Alder and Cottonwood trees. The applicant proposes to retain all 11 trees as part of this development proposal.
- Additional landscaping of the sales centre will consist of a five-foot-high privacy hedge along the north and west sides of the sales centre, as well as the north and east sides of the associated parking lot.

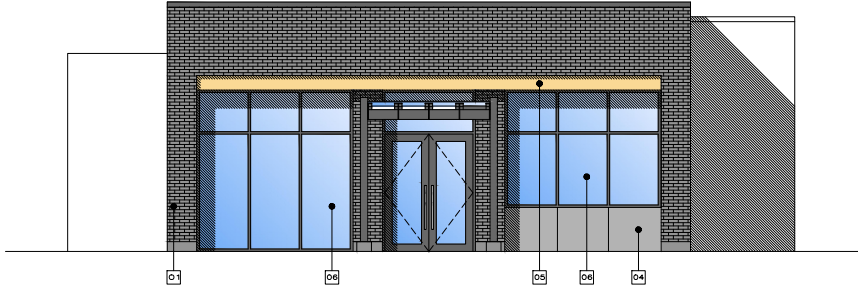
INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

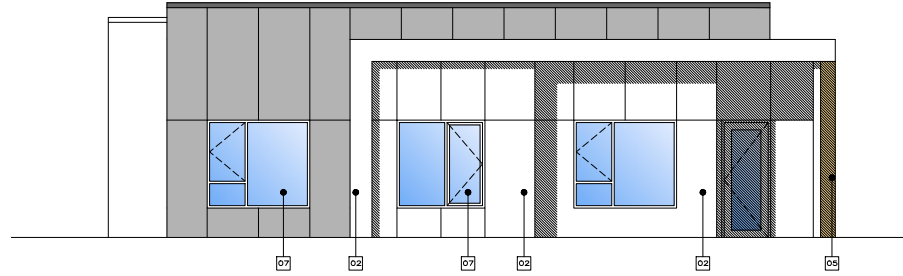
| | |
|---------------|---------------------------------------|
| Appendix I. | Site Plan and Building Elevations |
| Appendix II. | Engineering Summary |
| Appendix III. | Landscaping Plan |
| Appendix IV. | Temporary Use Permit No. 7923-0237-00 |
| Appendix V. | Aerial Photos |

approved by Shawn Low

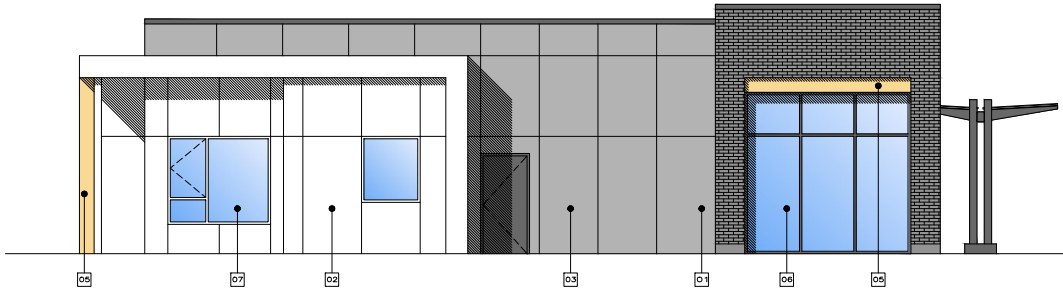
Don Luymes
General Manager
Planning and Development



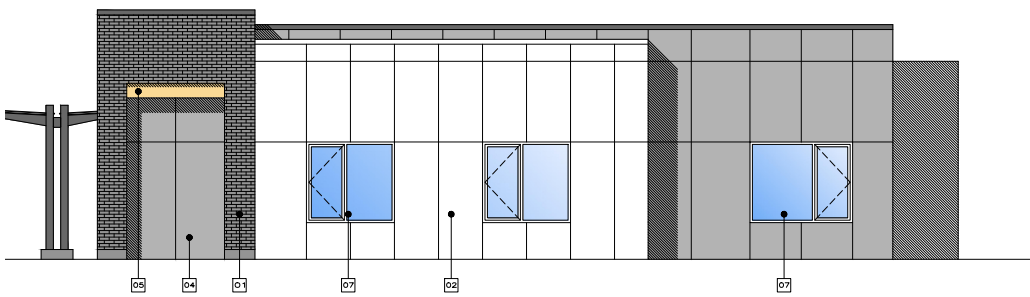
1 SOUTH ELEVATION
 1/4" = 1'-0"



2 NORTH ELEVATION
 1/4" = 1'-0"



3 WEST ELEVATION
 1/4" = 1'-0"



4 EAST ELEVATION
 1/4" = 1'-0"

| REV | DATE | DESCRIPTION | DR | RV |
|-----|------|-------------|----|----|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

ISSUES AND SPECIFICATIONS, ALL RESTRICTIONS OF SERVICE, AND THE PROVISIONS OF ALL REGULATIONS, THE CONTRACTOR IS TO BE RESPONSIBLE TO THEM. NO SPECIFICATIONS OR ALIENS BEYOND THE TERRITORY OF THE ARCHITECTURE AND ENGINEERING MUST BE MADE. ALL FINISHES TO BE CHANGED. THIS DRAWING MUST NOT BE SCALED. THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS, DIMENSIONS AND SPACING BEFORE WORK. CONDITIONS IN THE SITE ARE BE RESPONSIBLE FOR SEPARATE CONSULTANTS TO ALL ARCHITECTURES. THE DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS ISSUED BY THE CONSULTANT.

PROJECT: POLYGON HOMES
 PROPOSED SALES CENTRE

18211 20 AVENUE
 SURVEY, ETC.

SHEET TITLE:

ELEVATIONS

| | | | |
|-------|------------|-------------|----------|
| DATE | 07/19/2023 | PROJECT NO. | 22182 |
| SCALE | AS SHOWN | DRAWING NO. | REVISION |

| FINISH INFORMATION | |
|--------------------|--|
| 01 | BRICK FINISH COLOUR: CHARCOAL |
| 02 | FIBER CEMENT PANEL COLOUR: WHITE |
| 03 | FIBER CEMENT PANEL COLOUR: GRAY |
| 04 | METAL PANEL COLOUR: BRUSHED GRAPHITE |
| 05 | FIBER CEMENT PLANK COLOUR: WOOD GRAIN FINISH |
| 06 | ALUMINUM STOREFRONT FRAMING W/ CLEAR GLAZING COLOUR: KAWNEER PERMAFLUOR - BLACK |
| 07 | VINYL WINDOWS COLOUR: WHITE |

A2.0

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

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

DATE: **November 10, 2023** PROJECT FILE: **7823-0237-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 15231 20 Avenue**

TEMPORARY USE PERMIT

The following are requirements of the proposed Temporary Use Permit and are conditions of Building Permit issuance:

- Construct concrete letdown onto 20 Avenue.
- Provide onsite sustainable drainage facilities to manage all on-lot runoff.
- Install new sanitary service connection and abandon existing 100mm AC connection.
- Meter and backflow preventer required at property line of existing connection. Abandon all other existing connections.

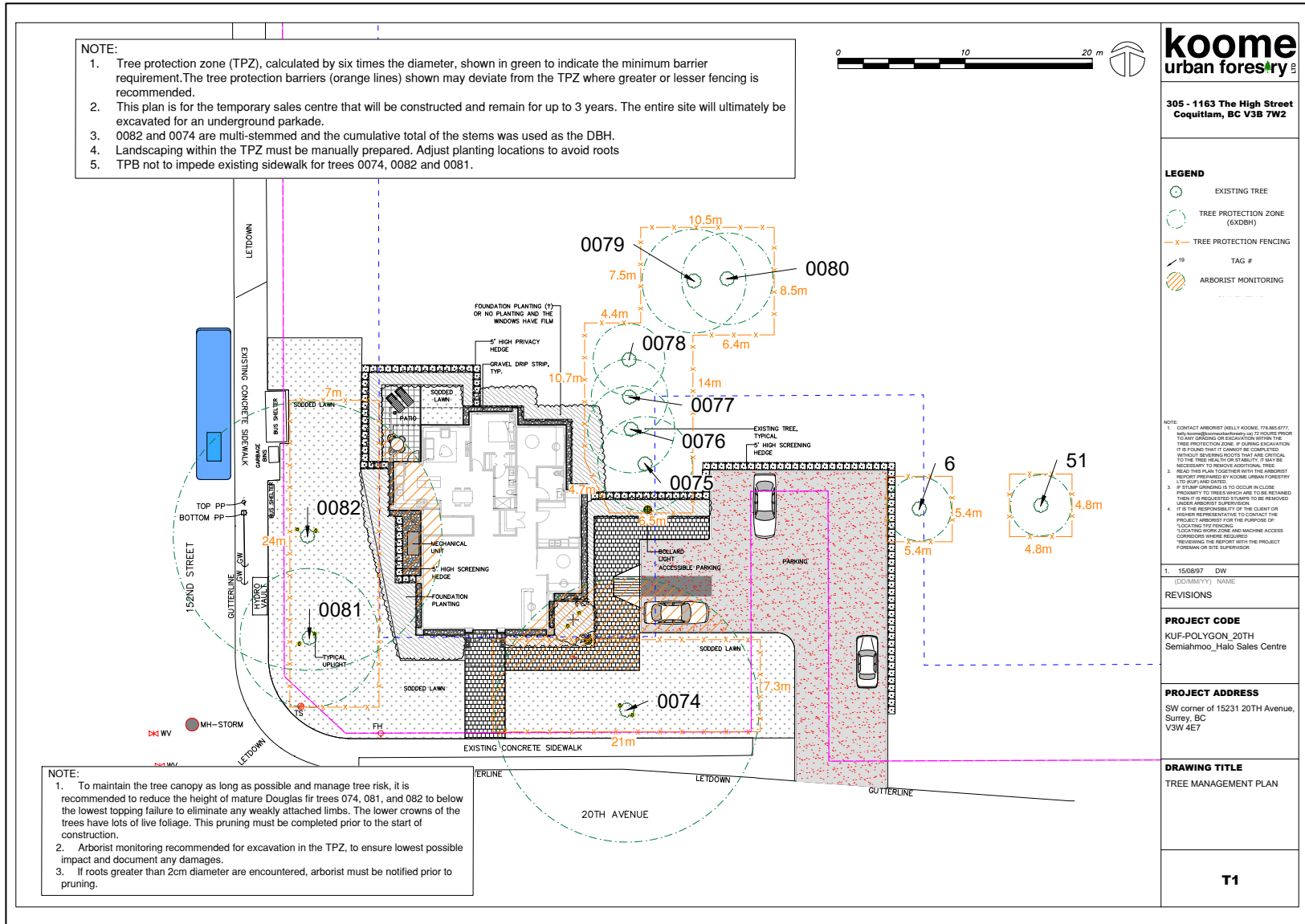
A Servicing Agreement is not required for the proposed Temporary Use Permit. All requirements above to be administered through BP review process.



Jeff Pang, P.Eng.
Development Services Manager

IK

APPENDIX B – TREE MANAGEMENT PLAN



NOTE:

1. Tree protection zone (TPZ), calculated by six times the diameter, shown in green to indicate the minimum barrier requirement. The tree protection barriers (orange lines) shown may deviate from the TPZ where greater or lesser fencing is recommended.
2. This plan is for the temporary sales centre that will be constructed and remain for up to 3 years. The entire site will ultimately be excavated for an underground parkade.
3. 0082 and 0074 are multi-stemmed and the cumulative total of the stems was used as the DBH.
4. Landscaping within the TPZ must be manually prepared. Adjust planting locations to avoid roots
5. TPB not to impede existing sidewalk for trees 0074, 0082 and 0081.

NOTE:

1. To maintain the tree canopy as long as possible and manage tree risk, it is recommended to reduce the height of mature Douglas fir trees 074, 081, and 082 to below the lowest topping failure to eliminate any weakly attached limbs. The lower crowns of the trees have lots of live foliage. This pruning must be completed prior to the start of construction.
2. Arborist monitoring recommended for excavation in the TPZ, to ensure lowest possible impact and document any damages.
3. If roots greater than 2cm diameter are encountered, arborist must be notified prior to pruning.

koome
urban forestry

305 - 1163 The High Street
Coquitlam, BC V3B 7W2

LEGEND

- EXISTING TREE
- TREE PROTECTION ZONE (6xDBH)
- TREE PROTECTION FENCING
- TAG #
- ARBORIST MONITORING

NOTE:

1. CONTACT ARBORIST (JOLLY KOOME, 778.885.6777, jolly@koomeurbanforestry.com) PRIOR TO ANY GRADING OR EXCAVATION WITHIN THE TREE PROTECTION ZONE. IF DURING EXCAVATION IT IS FOUND THAT IT CANNOT BE COMPLETED WITHOUT REMOVING ROOTS THAT ARE CRITICAL TO THE TREE HEALTH OR STABILITY, IT MAY BE NECESSARY TO REMOVE ADDITIONAL TREE.
2. READ THIS PLAN TOGETHER WITH THE ARBORIST REPORT PREPARED BY KOOME URBAN FORESTRY.
3. IF STUMP GRINDING IS TO OCCUR IN CLOSE PROXIMITY TO THESE TREES WHICH ARE TO BE RETAINED THEN IT IS REQUESTED STUMPS TO BE REMOVED UNDER ARBORIST SUPERVISION.
4. IT IS THE RESPONSIBILITY OF THE CLIENT OR THEIR REPRESENTATIVE TO CONTACT THE PUBLIC ARBORIST FOR THE PURPOSES OF: *LOCATING TPZ FENCING *REMOVING THE FENCING *AND MACHINE ACCESS CORRIDORS WHERE REQUIRED *REVIEWING THE REPORT WITH THE PROJECT FOREMAN OR SITE SUPERVISOR

1. 1508197 DW
(COMMUNITY) NAME
REVISIONS

PROJECT CODE
KUF-POLYGON_20TH
Semiahmoo_Halo Sales Centre

PROJECT ADDRESS
SW corner of 15231 20TH Avenue,
Surrey, BC
V3W 4E7

DRAWING TITLE
TREE MANAGEMENT PLAN

T1

(the "City")

TEMPORARY USE PERMIT

NO.: 7923-0237-00

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: 030-850-401
Lot A Section 14 Township 1 New Westminster District Plan EPP92643

15231 20 Avenue

(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 a temporary real estate sales centre and associated surface parking lot.
5. The temporary use permitted on the Land shall be in accordance with:
 - (a) The appearance and location of the buildings, access and parking as shown on Schedule A and numbered 7923-0237-00 (1) through to and including 7923-0237-00 (4) (the "Drawings") which is attached hereto and forms part of this permit.
 - (b) Parking is restricted to vehicles less than 5,000 kilograms GVW; and
 - (c) Upon termination of this Temporary Use Permit, the real estate centre and

temporary parking 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 commercial 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 \$5,000.00.
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 .

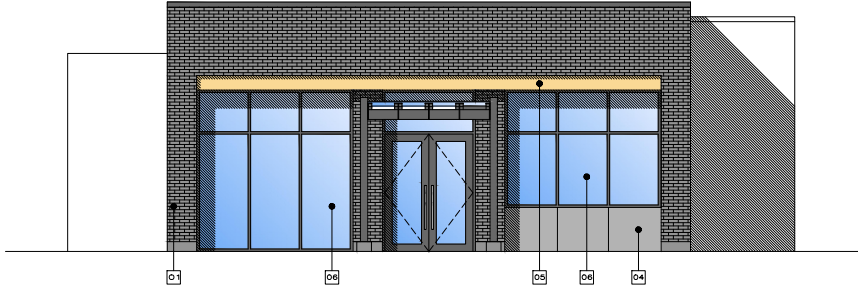
Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli

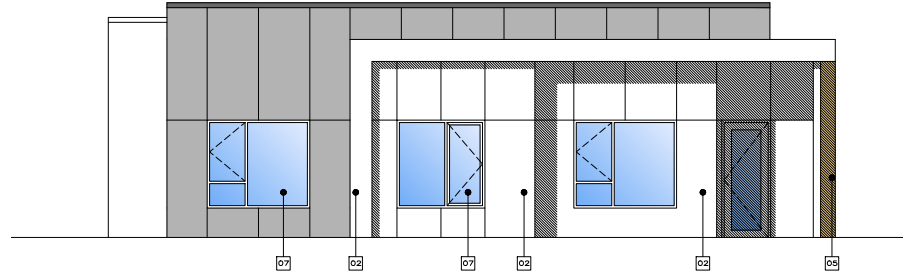
IN CONSIDERATION OF COUNCIL'S APPROVAL OF THIS TEMPORARY USE PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREED TO THE TERMS AND CONDITIONS OF THIS TEMPORARY USE PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.

Owner: Signature

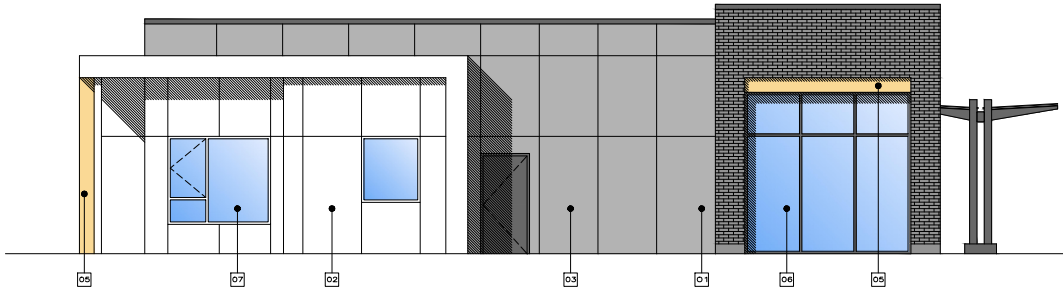
Name: (Please Print)



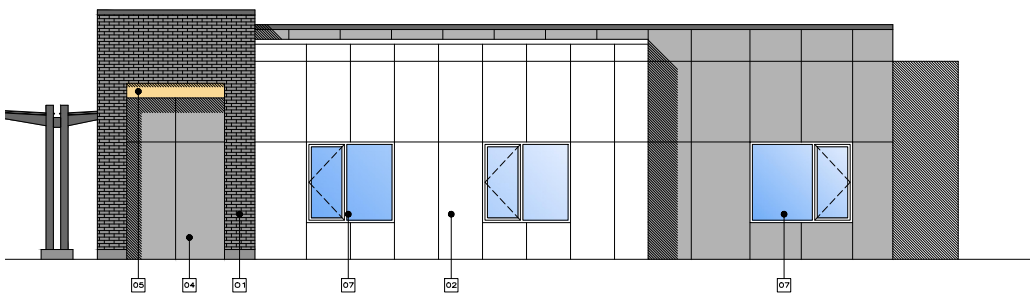
1 SOUTH ELEVATION
 1/4" = 1'-0"



2 NORTH ELEVATION
 1/4" = 1'-0"



3 WEST ELEVATION
 1/4" = 1'-0"



4 EAST ELEVATION
 1/4" = 1'-0"

| REV | DATE | DESCRIPTION | DR | RV |
|-----|------|-------------|----|----|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

ISSUES AND SPECIFICATIONS, ALL RESTRICTIONS OF SERVICE, AND THE PROVISIONS OF ALL REGULATIONS, THE CONTRACTOR IS TO BE RESPONSIBLE TO THEM. NO SPECIFICATIONS OR ALLOWED DEVIATE THE PERMISSION OF THE ARCHITECTURE AND FINISHES MUST BE AS SHOWN. ALL FINISHES TO BE CHANGED.

THIS DRAWING MUST NOT BE SCALED. THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS, FINISHES AND QUANTITIES AGAINST THE CONDITIONS IN THE SET OF THE BIDDING DOCUMENTS FOR SEPARATE CONSULTATION TO THE ARCHITECTURE. THE FINISHES ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE CONSULTANT.

PROJECT: POLYGON HOMES
 PROPOSED SALES CENTRE

18211 30 AVENUE
 SURVEY, ETC.

SHEET TITLE:

ELEVATIONS

| FINISH INFORMATION | |
|--------------------|--|
| 01 | BRICK FINISH COLOUR: CHARCOAL |
| 02 | FIBER CEMENT PANEL COLOUR: WHITE |
| 03 | FIBER CEMENT PANEL COLOUR: GRAY |
| 04 | METAL PANEL COLOUR: BRUSHED GRAPHITE |
| 05 | FIBER CEMENT PLANK COLOUR: WOOD GRAIN FINISH |
| 06 | ALUMINUM STOREFRONT FRAMING W/ CLEAR GLAZING COLOUR: KAWNEER PERMAFLUOR - BLACK |
| 07 | VINYL WINDOWS COLOUR: WHITE |

| ISSUE DATE | PROJECT NO. |
|-------------|-------------|
| 07/19/2023 | 22182 |
| AS SHOWN | REVISION |
| DRAWING NO. | |

A2.0

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)

