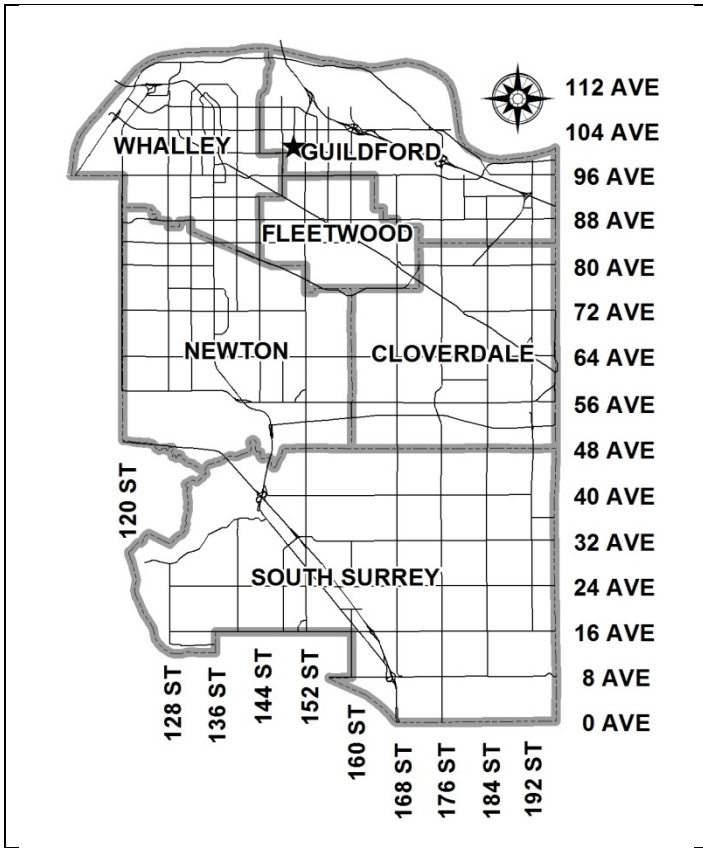


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7915-0300-00

Planning Report Date: December 14, 2015



**PROPOSAL:**

- **Temporary Use Permit**

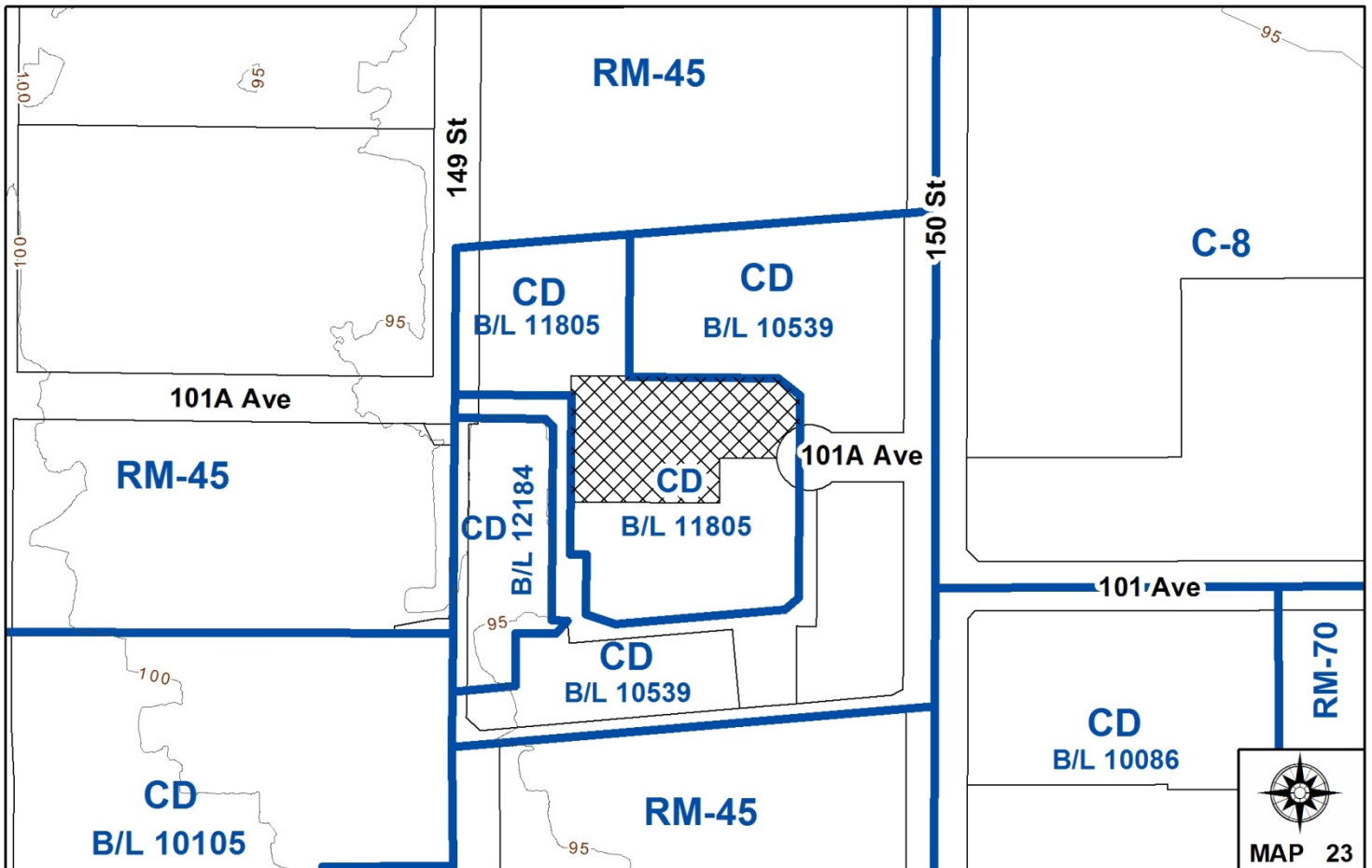
to permit the development of a temporary real estate sales centre for a proposed apartment and townhouse development in Guildford.

**LOCATION:** 14975 - 101A Avenue

**OWNER:** Mosaic Guildford Holdings Ltd.

**ZONING:** CD (By law No. 11805)

**OCP DESIGNATION:** Multiple Residential



### 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 for the construction of a temporary sales centre from which the applicant will be able to market residential units for a proposed apartment and townhouse development by MOSAIC Homes, in Guildford.
- The associated proposed 227-unit multiple residential development (Application No. 7915-0223-00) is scheduled to be considered by Council at the December 14, 2015 Regular Council – Land Use meeting.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Temporary Use Permit No. 7915-0300-00 (Appendix III) 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) the rezoning By-law for Application No. 7915-0223-00 (scheduled to be considered for First and Second Readings on December 14, 2015) which is to permit the residential project that will be marketed within the temporary sales centre proposed under TUP No. 7915-0300-00, receive Third Reading by Council; and
  - (c) submission of security to ensure that the site is restored following termination of the Temporary 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: Vacant lot, under Application No. 7915-0223-00 (Pre-Council) for a proposed apartment and townhouse development by MOSAIC Homes.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North :	Three-storey apartment building and vacant lot (under Application No. 7915-0223-00)	Multiple Residential	Apartment building: CD (By-law No. 10539) Vacant lot: CD (By-law No. 11805)

Direction	Existing Use	OCP Designation	Existing Zone
East (Across drive aisle):	Three-storey apartment building	Multiple Residential	CD (By-law No. 10539)
South:  Further South (Across drive aisle):	Vacant lot (under Application No. 7915-0223-00) Three-storey apartment building	Multiple Residential	Vacant lot: CD (By-law No. 11805)  Apartment building: CD (By-law No. 10539)
West (Across drive aisle):	Three-storey apartment building	Multiple Residential	CD (By-law No. 12184)

### DEVELOPMENT CONSIDERATIONS

- The subject site is located at 14975 – 101A Avenue in Guildford. The site is designated "Multiple Residential" in the Official Community Plan (OCP) and is zoned "Comprehensive Development Zone (CD)" (By-law No. 11805).
- The subject site and the two neighbouring vacant lots (10160 – 149 Street and 14970 - 101A Avenue) are under Development Application No. 7915-0223-00 (scheduled to be considered by Council on December 14, 2015) by MOSAIC Homes, proposing 203 residential units within two, 4-storey apartment buildings and 24 townhouse units for a total of 227 dwelling units.
- The applicant is proposing a temporary real estate sales centre to market the residential project proposed under Development Application No. 7915-0223-00. The applicant is aware that the Rezoning By-law proposed under Development Application No. 7915-0223-00 must receive Third Reading from Council before the proposed TUP can be issued by Council.
- A sales centre is not a permitted use under the current zoning (CD By-law No. 11805) of the site.
- The Temporary 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. The applicant estimates that the temporary sales centre will be removed in the summer of 2017.
- The proposed temporary real estate sales centre will include a full 2-bedroom apartment display unit for Phase 1 of the proposed development under Application No. 7915-0223-00.
- The proposed sales centre is located within Phase 2 of the proposed 3-phased development under Application No. 7915-0223-00, and thus, will be removed prior to constructing Phase 2. Phase 2 consists of 24 townhouse units and the applicant anticipates constructing Phase 2 in the summer of 2017.
- Phases 1 and 3 each consist of a four-storey apartment building with a combined total of 203 units.

### DESIGN PROPOSAL AND REVIEW

- The proposed sales centre is a single-storey, wood frame building on a concrete slab foundation. The proposed building area is 217 square metres (2,350 sq. ft.).
- The proposed sales centre will contain a sales area, offices, a washroom and a display unit for a two-bedroom apartment unit.
- The exterior of the building will be clad in wood shingles and hardie panels. Glass entry doors and windows will emphasize the entry to the building and the model room area of the sales centre. Signage is proposed on the east elevation
- Ten surface parking spaces will be provided, which includes one parking space for persons with disabilities.
- Access to the sales centre will be from the existing cul-de-sac on 101A Avenue, west of 150 Street.
- The parking lot will be surfaced with crushed gravel.
- Temporary layered landscaping, consisting of grasses, shrubs, trees and sod is proposed. The landscape details will be resolved during the building permit stage.
- The proposed sales centre complies with the minimum setback requirements of CD By-law No. 11805.

### PRE-NOTIFICATION

- Pre-notification letters were mailed on September 18, 2015. Staff received five responses, as summarized below. Staff comments are in italics.
  - Each respondent inquired about the proposed development for the three vacant lots (under Development Application No. 7915-0300-00).

*(Staff clarified that the pre-notification letter that was mailed was for a temporary sales centre. Staff further explained that the proposed development under Application No. 7915-0300-00 is for two apartment buildings and 24 townhouse units, and that separate pre-notification letters would be mailed for that application, and a Public Information Meeting and Public Hearing would be held).*

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 Use Permit No. 7915-0300-00

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

JD/dk

\\file-server1\net-data\csdc\generate\areaproduct\save\26568783076.doc  
KD 12/10/15 9:11 AM

Information for City Clerk

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

1. Agent:               Name:               Stephanie Bird  
                          Address:           Mosaic Avenue Developments Ltd.  
  2609 Granville Street, Suite 500  
  Vancouver, BC V6H 3H3  
  
                          Tel:                 604-685-3885
  
2. Properties involved in the Application
  - (a) Civic Address:         14975 - 101A Avenue
  
  - (b) Civic Address:         14975 - 101A Ave  
    Owner:                 Mosaic Guildford Holdings Ltd  
    PID:                    017-768-675  
    Lot 4 Section 29 Block 5 North Range 1 West New Westminster District Plan LMP4420
  
3. Summary of Actions for City Clerk's Office
  - (a) Proceed with Public Notification for Temporary Use Permit No. 7915-0300-00 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.

# INTER-OFFICE MEMO

---

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

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

DATE: **November 16, 2015** PROJECT FILE: **7815-0300-00**

---

RE: **Engineering Requirements (Commercial)  
Location: 14975 101A Avenue**

## TEMPORARY USE PERMIT

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

### *Works and Services*

- Construct a 7.0 metre concrete driveway letdown.
- Provide onsite storm mitigation features to ensure there is no increase in run-off from the development from pre-development to post-development. All run-off from the proposed impervious areas (parking lot, roof, etc.) to be infiltrated on-site. A restrictive covenant (RC) may need to be registered on title for this requirement, as determined through the building permit review process.
- Provide a water quality/sediment control facility as a component of the on-site drainage system. An RC must be registered on title to address this requirement.
- The City supports the proposed development utilizing the service connections installed (water, storm, and sanitary) under Surrey Project 7889-0475-00.

The applicant is advised that should the TUP proceed before the required legal documents are registered under Surrey Project 7815-0223-00 then a processing fee of \$1,349.25 (GST included) is required to complete SWMP reviews and administer the legal documents.

A Servicing Agreement is not required for the proposed Temporary Use Permit. Proposed works associated with the driveway access can be constructed subject to issuance of City Road and Right-of-Way Permits through the Building Permit review process and referral to Engineering. This will include payment of permit fees and provision of securities.



Rémi Dubé, P.Eng.  
Development Services Manager

CE



## CITY OF SURREY

(the "City")

**TEMPORARY USE PERMIT**

NO.: 7915-0300-00

Issued To: MOSAIC GUILDFORD HOLDINGS LTD.

("the Owner")

Address of Owner: Unit 500, 2609 - Granville Street  
Vancouver, BC V6H 3H3

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: 017-768-675

Lot 4 Section 29 Block 5 North Range 1 West New Westminster District Plan Lmp4420

14975 - 101A Avenue

(the "Land")

3. The temporary use permitted on the Land shall be a real estate sale centre and associated surface parking lot.
4. The temporary use shall be carried out according to the following conditions:
  - (a) The appearance and location of the buildings, access and parking 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) The parking surface shall be of a dust-free material such as crushed gravel;
  - (d) Upon the termination of this Temporary Use Permit, the real estate sales centre shall be removed and the Land restored to its condition prior to this Temporary Use Permit.

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

SBird.  
Authorized Agent: Signature

STEPHANIE BIRD  
Name (Please Print)

[Signature]  
Owner: Signature

Max Bruce  
Name: (Please Print)

OR

TO THE CITY OF SURREY:

MOSAIC GUILDFORD HOLDINGS LTD.  
(Name of Owner)

being the owner of Lot 4 Section 29 Block 5 North Range 1 West New Westminster District Plan  
Lmp4420  
(Legal Description)

known as 14075 - 101A Avenue  
(Civic Address)

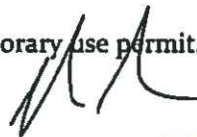
hereby undertake as a condition of issuance of my temporary use permit to:


- (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.

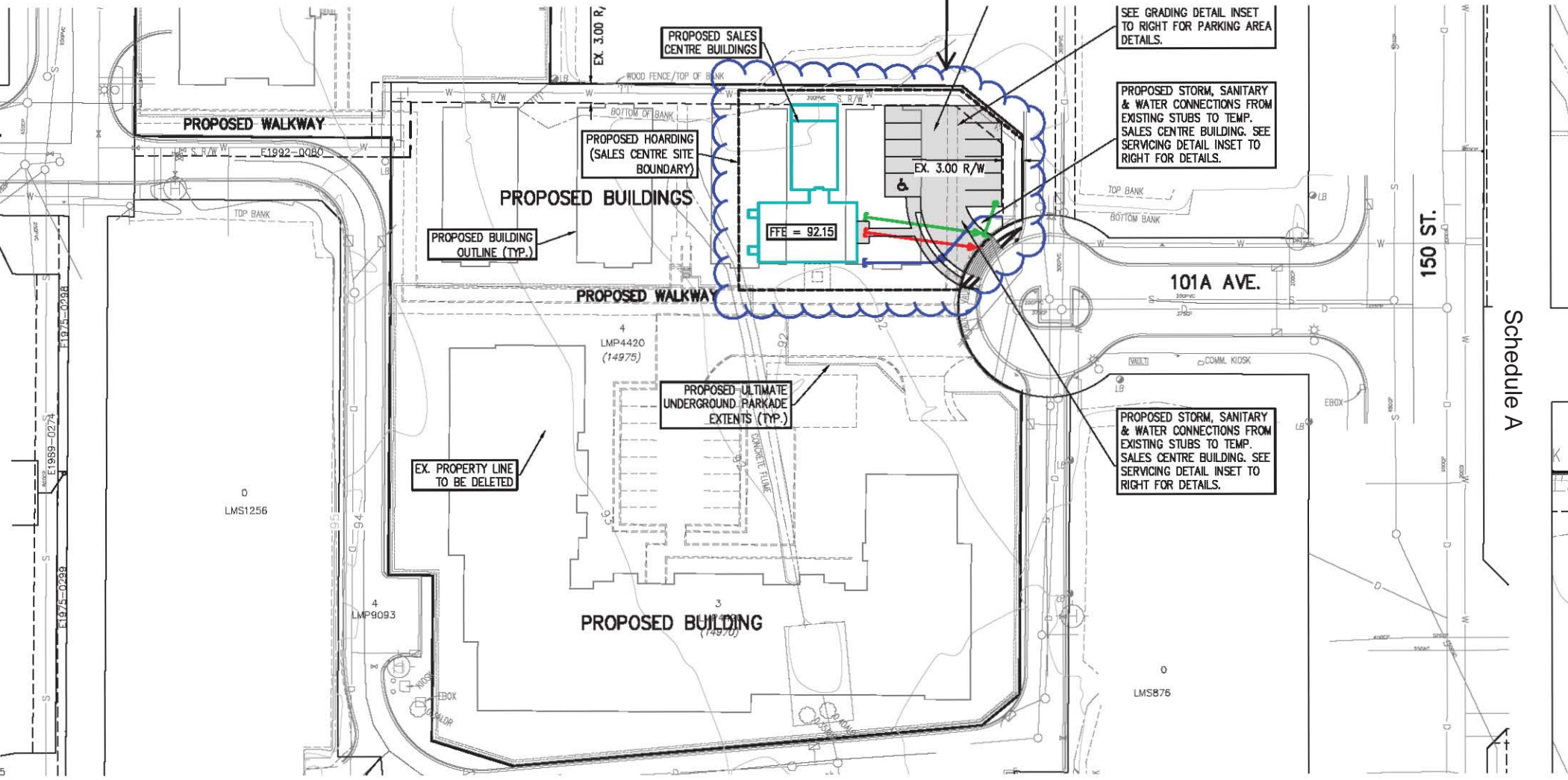
I further understand that should I not fulfill the undertaking described herein, the City or its agents may enter upon the land described on the temporary use permit and perform such work as is necessary to eliminate the temporary use and bring the use and occupancy of the land in compliance with Surrey 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.

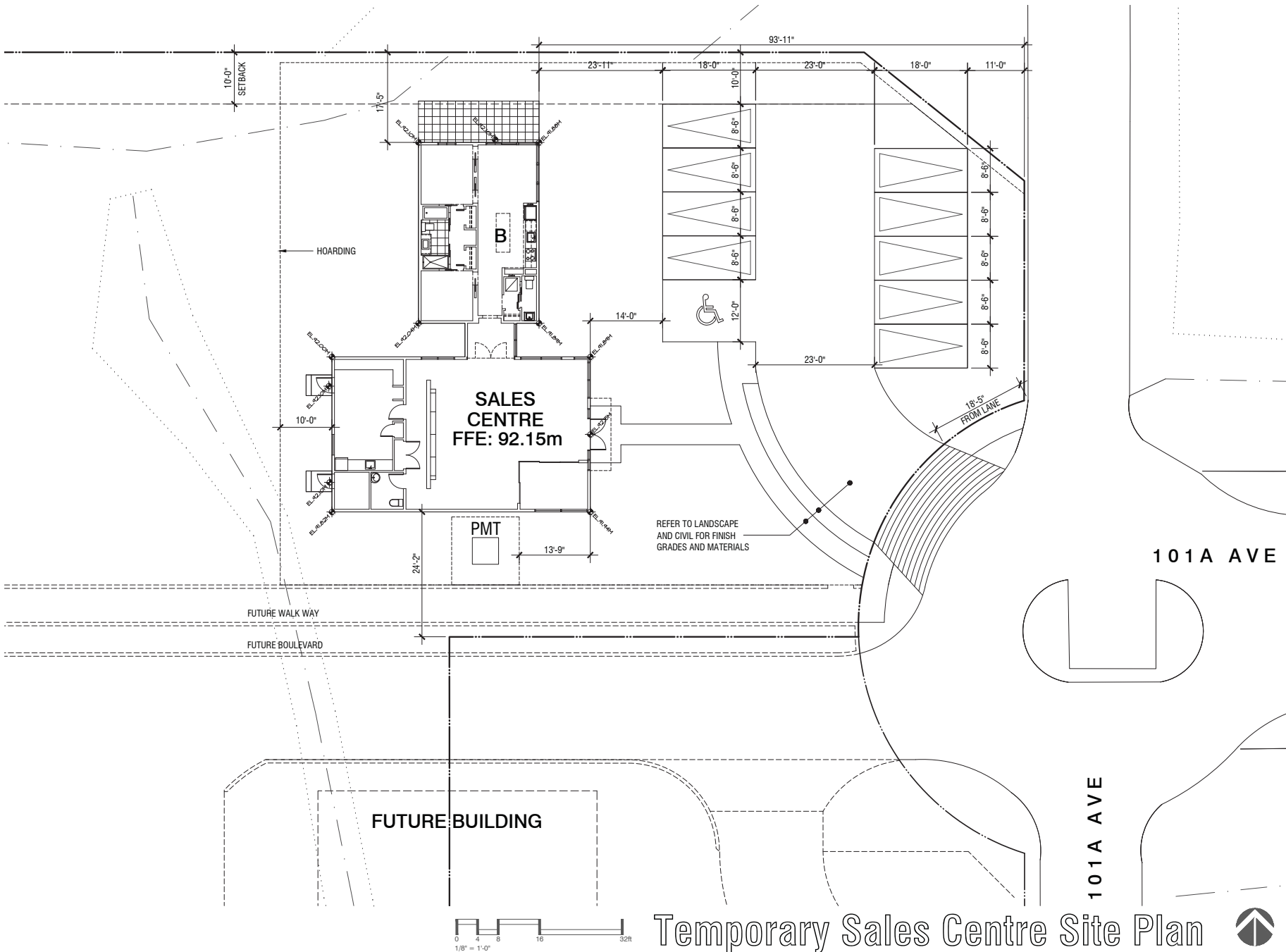
This undertaking is attached hereto and forms part of the temporary use permit.

  
\_\_\_\_\_  
(Owner)

  
\_\_\_\_\_  
(Witness)

TUP area for  
proposed real  
estate sales  
centre





101A AVE

MOSAIC

**Guildford  
 Condo  
 & Cityhome  
 Development  
 Sales Centre**  
 101A Avenue  
 Surrey, B.C.

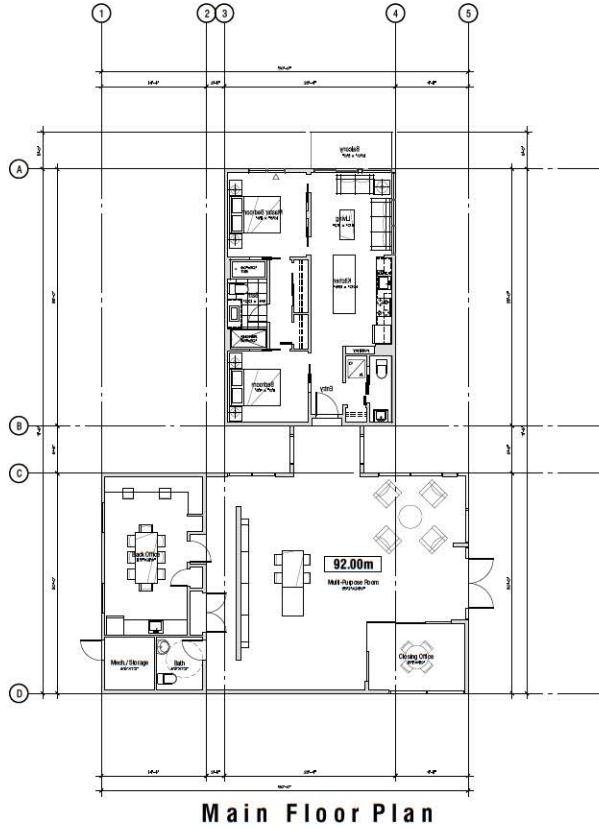
**Temporary  
 Sales Centre  
 Site Plan**  
 1/8" = 1'-0"  
 November 23, 2015

101A AVE

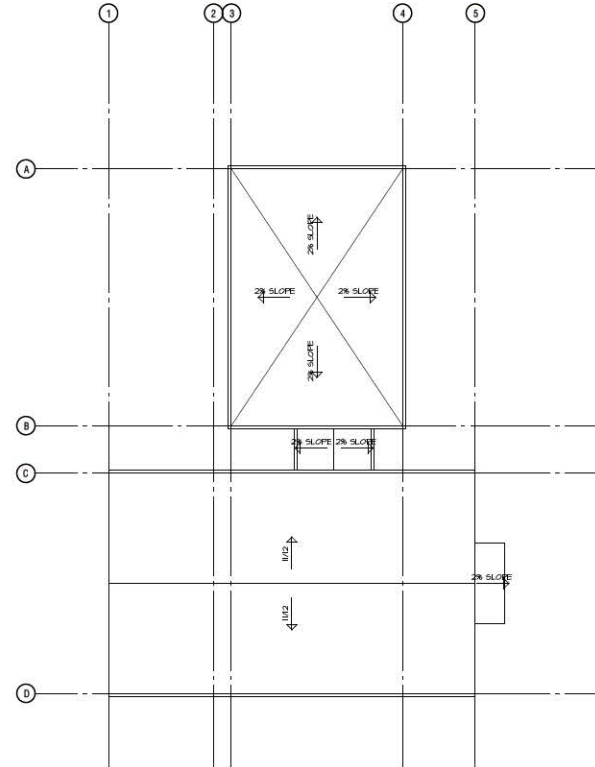
Temporary Sales Centre Site Plan



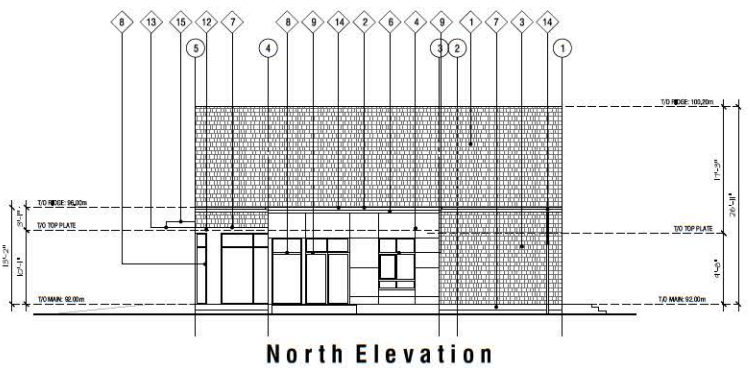
A-1.0



**Main Floor Plan**



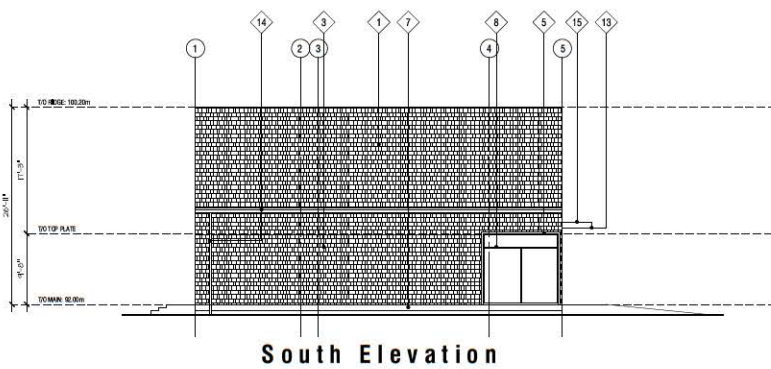
**Roof Plan**



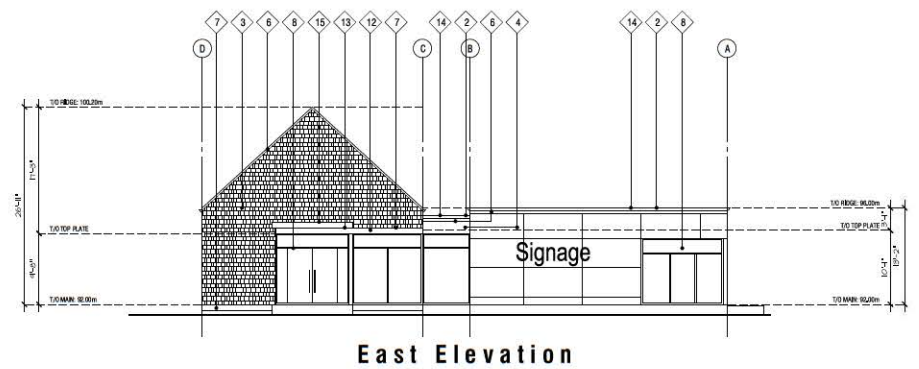
**North Elevation**



**West Elevation**



**South Elevation**



**East Elevation**

**Exterior Finish Legend**

1 Pitch Roof	Stained Wood Shingles	6 Wood Trim	Primed and Painted Wood Trim	11 Sliding Door	Vinyl Frames
2 Flat Roof	2 Ply SBS Roof Membrane	7 Flashing	Pre-finished Metal Flashing	12 Aluminum Panel	Pre-finished Aluminum Metal Panel
3 Shingle Siding	Stained Wood Shingles	8 Windows/ Doors	Aluminum Storefront Window/ Door	13 Soffit	Primed and Painted T & G Wood Soffit
4 Fibre Cement Panel	Hardie Panel	9 Vinyl Windows	Vinyl Frames	14 Gutter & RWL	Pre-finished Aluminum
5 Window/ Door Trim	1x3 Primed and Painted Wood Trim	10 Doors	Painted Metal Door	15 Canopy	

**Temporary Sales Centre Elevations**

SK-1.02