

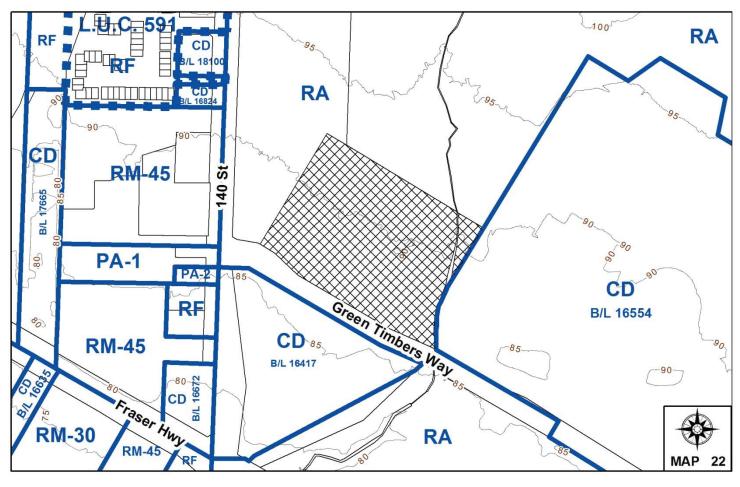
Planning Report Date: February 6, 2017

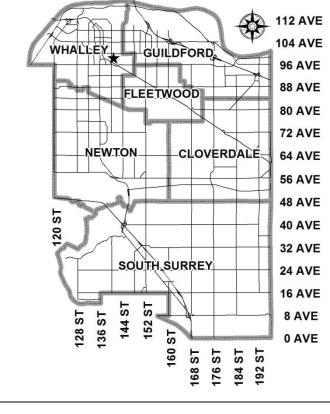
PROPOSAL:

• Temporary Use Permit

to allow a temporary parking lot for a 3-year period.

LOCATION:	Portion of 14150 - Green Timbers Way
OWNER:	City of Surrey
ZONING:	RA (proposed CD By-law No. 18718 at 3 rd Reading)
OCP DESIGNATION:	Mixed Employment (proposed Multiple Residential)





RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

• The proposed temporary parking lot is not a permitted use under the current RA zoning of the subject site.

RATIONALE OF RECOMMENDATION

- The proposed temporary parking facility will be located on the north-east portion of the subject lot with driveway access to Green Timbers Way.
- The proposed temporary parking facility will provide temporary parking for RCMP staff during construction of the new forensics lab at the adjacent RCMP E-Division Headquarters.
- The site is ultimately intended to be redeveloped for a combination of future institutional, residential, office and civic uses including care facility, emergency shelter/transitional housing, offices and bio-energy facility under Development Application No. 7916-0013-00, (Third Reading given on May 9, 2016).
- The proposed parking lot location has been sited such that the intended emergency shelter/transitional housing project can be located on the south-east portion of the subject lot.

File: 7916-0698-00

RECOMMENDATION

The Planning & Development Department recommends that Council approve Temporary Use Permit No. 7916-0698-00 for a temporary parking lot for a 3-year period (Appendix V), to proceed to Public Notification.

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, partially treed lot, with some existing parking areas and a Class A
	watercourse (Quibble Creek) along the east portion of the site.

Direction	Existing Use	OCP Designation	Existing Zone
North:	Green Timbers	Conservation and	RA
	Park	Recreation	
East:	RCMP "E" Division	Mixed	CD By-law
		Employment	No. 16554
Southwest (Across Green	Jim Pattison	Mixed	CD By-law
Timbers Way):	Outpatient Clinic	Employment	No. 16417
Southeast (Across Green	Green Timbers	Conservation and	RA
Timbers Way):	Park and Nature	Recreation	
	Centre		
West:	Vacant City-owned	Mixed	RA (proposed CD
	lot under	Employment	By-law No. 18718 at
	Application No.	(proposed Multiple	3 rd Reading)
	7916-0013-00	Residential)	_
	(Third Reading)		

Adjacent Area:

DEVELOPMENT CONSIDERATIONS

Background

• At the Regular Council Land – Use Meeting on April 18, 2016 Council considered a Planning Report (Application No. 7916-0013-00) recommending rezoning of the City-owned site at 9900 - 140 Street and 14150 - Green Timbers Way (the subject lot) in order to accommodate future institutional, residential, office and civic uses including a care facility, emergency shelter/transitional housing, offices and bio-energy facility.

Staff Report to Council

- Following the Public Hearing, Council granted Third Reading to Rezoning By-law No. 18718 on May 9, 2016.
- Council also endorsed Urban Design Guidelines for the subject site. A completed Development Permit application for the design of Phase I of the site is required prior to final adoption of the Rezoning By-law. Subsequent Development Permits will also be required for the design of the remaining phases.
- It is anticipated that BC Housing will soon be submitting a Development Permit application for an emergency shelter/transitional housing on the south-east portion of the subject lot.

Current Proposal

- The City-owned subject property is located at 14150 Green Timbers Way, and has a site area of 2.8 hectares (7.0 acres). The subject property is designated Mixed Employment in the Official Community Plan (OCP) and is currently zoned "One-Acre Residential Zone (RA)", with proposed rezoning to "Comprehensive Development Zone (CD)" By-law No. 18718 currently at Third Reading. The site is just outside the City Centre Plan area. The Class A Quibble Creek is located along the eastern portion of the subject property.
- The subject property is immediately west of the RCMP "E" Division campus, located on Green Timbers Way.
- As part of Development Permit No. 7910-0031-00, which regulates the form and character of the "E" Division campus, which received final approval from Council on March 22, 2010, a RCMP Forensics Lab is proposed to be constructed on the site. The proposed Forensic Lab is generally in accordance with the approved Development Permit No. 7910-0031-00, and therefore a further Development Permit application is not required. Funding approval from Public Works Canada has now been granted and construction work is anticipated in Spring, 2017.
- In order for the construction work to proceed on the RCMP Forensics Lab, approximately 162 staff parking spaces must temporarily be relocated off of the "E" Division campus in order to allow for a construction staging area.
- The applicant is therefore seeking a Temporary Use Permit (TUP) to allow the relocation of the 162 RCMP staff parking spaces to a temporary gravel parking lot on the northeast portion of the subject lot, for a period of up to three years. A parking lot is not a permitted use under the existing RA zoning of the site.
- The proposed 5,001- square metre (1.2-acre) temporary parking lot is located away from both the proposed site of the BC Housing project and the proposed future road.
- As the subject site is located within 50 metres (164 ft.) of a Class A watercourse (Quibble Creek) and a Green Infrastructure (GIN) Hub (Green Timbers Park), it is located within the Sensitive Ecosystem Development Permit Area. The applicant engaged Pinchin West Ltd. to prepare and submit an Ecosystem Development Plan. The Ecosystem Development Plan has confirmed the location, classification and top-of-bank of the existing Class A watercourse on the site, based upon survey information provided by Aplin & Martin Consultants Ltd.

Staff Report to Council

File: 7916-0698-00

- As per the Sensitive Ecosystem Development Permit Guidelines within the Official Community Plan (OCP), certain development scenarios are exempt from requiring a Sensitive Ecosystem Development Permit (DP) in situations where the objectives of the Sensitive Ecosystem DP Area are not impacted. As the proposed temporary parking lot is subject to a Temporary Use Permit (TUP), the proposed temporary gravel parking lot will be located at least 30 metres (98 ft.) from the Class A watercourse, and the applicant is not seeking a Development Variance Permit (DVP) to reduce the streamside setback requirements the conditions typically associated with a Sensitive Ecosystem Development Permit will not be required as part of the proposed TUP.
- The TUP will ensure that no parking will occur within the protected setback areas and the Sensitive Ecosystem Development Permit requirements will be addressed as part of the future permanent redevelopment plan of the site.
- Vehicle access to the temporary parking lot will be via a driveway from Green Timbers Way, located on the west side of the site. The temporary parking lot will be secured with a 2.4-metre (8 ft.) high chain link fence. A card-accessed controlled lift-arm gate will operate during normal hours. During off-hours, both the lift-arm gate and sliding chain link gate will be in operation. Lighting will be provided along the driveway and within and around the temporary parking lot.
- RCMP staff will gain pedestrian access to and from the temporary parking lot via a 1.8-metre (6 ft.) wide temporary gravel pathway connection to Green Timbers Way, located on the east side of the site.

PRE-NOTIFICATION

Pre-notification letters were sent out on January 23, 2017 to a total of 408 addresses and the development proposal sign was installed mid-January, 2017. To date, staff have not received any comments on the proposal

<u>TREES</u>

• Glenn Murray, ISA Certified Arborist of Froggers Creek Tree Consultants Ltd. prepared an Arborist Assessment for the area of the proposed temporary parking lot. 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	6	5	1
Black Cottonwood	6	4	2
Total (Alder and Cottonwood)	12	9	3

File: 7916-0698-00

Tree Species	Exis	ting	Remove	Retain
Deciduous Trees				
)	Alder and	l Cottony	wood Trees)	
Bigleaf Maple	2		1	1
Bitter Cherry	1		1	0
Cherry	1		1	0
English Oak	1		0	1
European Hornbeam	1		1	0
Flowering Cherry	1		1	0
Green Ash	2		1	1
Holly	3		0	3
Horse Chestnut	1		1	0
Japanese Maple	1		0	1
Magnolia	1		0	1
Red Oak	3		0	3
	Conifero	us Tree	S	
Black Pine	1		1	0
Coastal Redwood	1		0	1
Douglas Fir	3		2	1
Giant Redwood	3		0	3
Hemlock	1		0	1
Lawson Cypress	1		0	1
Red Cedar	1		1	0
Scot Pine	5	2	49	3
Spruce	6		6	0
White Pinei	1		0	1
Total (excluding Alder and Cottonwood Trees)	8	8	66	22
Total Replacement Trees Proposed (excluding Boulevard Street Trees)o				
Total Retained and Replacement Trees		25		
Contribution to the Green City	Fund			

- The Arborist Assessment states that there are a total of 88 mature trees on the portion of the site proposed for the temporary parking lot, excluding Alder and Cottonwood trees. Twelve (12) existing trees, approximately 12% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 25 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of the proposed temporary parking lot, driveway, drainage swales and electrical services.
- No trees are proposed to be removed within the 30-metre (100 ft.) riparian setback area surrounding the Class A watercourse. In addition, there is a cluster of 4 trees located in the southeastern corner of the site that are classified as Heritage trees that will not be impacted by the construction of the temporary parking lot.

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• No trees are proposed to be replaced as part of the subject application. Under the conditions of the lease agreement with the City of Surrey, the parking infrastructure is to be left in place upon expiry of the lease, or the Temporary Use Permit. Ultimately, as part of permanent redevelopment of the site, a landscape plan will be submitted and reviewed by staff and landscaping will be provided at the time of building construction.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary
- Appendix II. Temporary Parking Lot Plan
- Appendix III. Engineering Summary
- Appendix IV. Summary of Tree Survey and Tree Preservation
- Appendix V. Temporary Use Permit No. 7916-0698-00

original signed by Judith Robertson

Jean Lamontagne General Manager Planning and Development

LAP/da

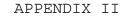
Information for City Clerk

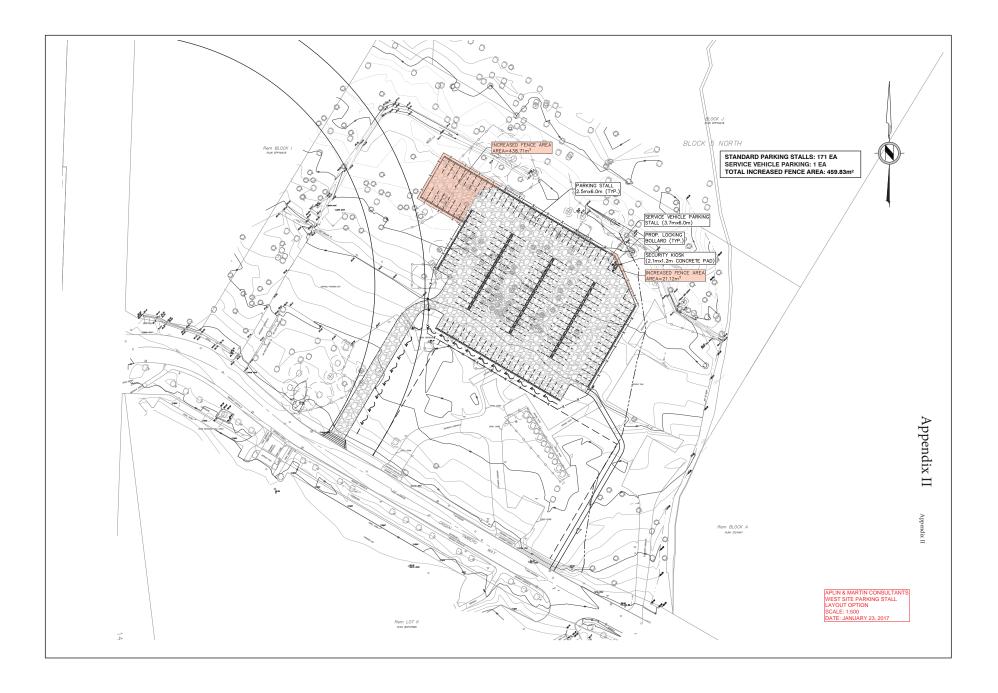
Legal Description and Owners of all lots that form part of the application:

1.	(a) Agent:	Name:	Andris Ozols
			c/o Bird Design Build Construction Inc.
		Address:	Unit 2370, Building 2000, 6900 - Graybar Road
			Richmond, BC V6W oA5

2. Properties involved in the Application

- (a) Civic Address: Portion of 14150 Green Timbers Way
- (b) Civic Address: Portion of 14150 Green Timbers Way
 Owner: City of Surrey
 PID: 027-060-420
 Block H Section 36 Block 5 North Range 2 West New Westminster District Except Plan BCP51681
- 3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Temporary Use Permit No. 7916-0698-00 and bring the Temporary Use Permit forward for issuance and execution by the Mayor and City Clerk.





Appendix III



INTER-OFFICE MEMO

TO: Manager, Area Planning & Development - North Surrey Division Planning and Development Department				
FROM:	Development Services Ma	nager, Engineering Depa	rtment	
DATE:	February 1, 2017	PROJECT FILE:	7816-0698-00	
RE:	Engineering Requirement Location: 14150 Green Tim		÷	

TEMPORARY USE PERMIT

The following are the conditions associated with the proposed Temporary Use Permit (TUP) for a temporary parking lot for RCMP vehicles during the construction of a new Forensic Lab at the E-Division headquarters. These can be addressed through the subsequent Building Permit Process prior to issuance of the Building Permit (BP):

- Construct driveway letdown off Green Timbers Way
- Construct storm connection off Green Timbers Way

A Servicing Agreement is not required for the proposed TUP. The driveway crossing and storm connection can be constructed subject to issuance of a City Road and Right-of-Way Permit (CRRP) obtainable as part of the BP review and processing by Engineering which includes payment of securities and permit fees. It is noted that FortisBC and Hydro infrastructure exists onsite. Coordination with respective utility companies will be required.

ECO-SYSTEMS DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Eco-Systems Development Permit.

Rémi Dubé, P.Eng. Development Services Manager

HB₄

Tree Preservation Summary

Surrey Project No:

0

0

Address: 14150 Green Timbers Way Surrey Registered Arborist: Glenn Murray

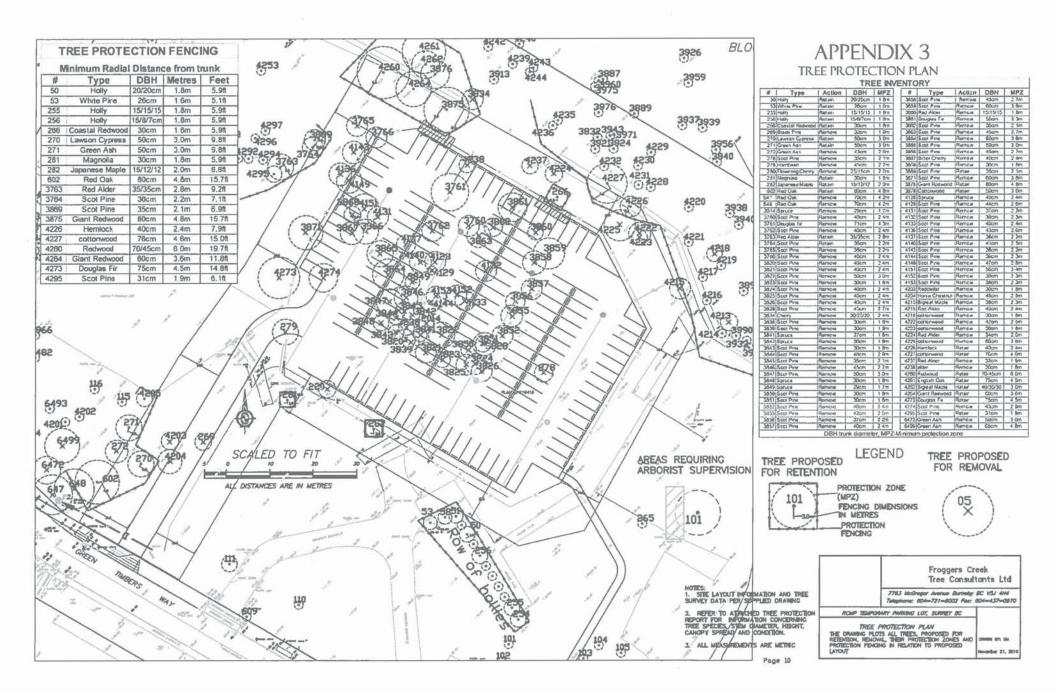
On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	100
Protected Trees to be Removed	75
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	25
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 9 X one (1) = 9 - All other Trees Requiring 2 to 1 Replacement Ratio 66 X two (2) = 132	141
Replacement Trees Proposed	
Replacement Trees in Deficit	141
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	

Off-Site Trees	Number of Trees	
Protected Off-Site Trees to be Removed	0	
Total Replacement Trees Required:		
 Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio X one (1) = 0 	0	
- All other Trees Requiring 2 to 1 Replacement Ratio		
Replacement Trees Proposed	0	
Replacement Trees in Deficit	0	

Summary, report and plan prepared and submitted by:

(Signature of Arborist)

21-Nov-16 Date



CITY OF SURREY

(the "City")

TEMPORARY USE PERMIT

NO.: 7916-0698-00

Issued To:	CITY OF SURREY
issued to:	CITI OF SURREI

(the "Owner")

Address of Owner: 13450 - 104 Avenue Surrey BC V3T 1V8

- 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: 027-060-420

Block H Section 36 Block 5 North Range 2 West New Westminster District Except Plan BCP51681

Portion of 14150 - Green Timbers Way

(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 parking lot located strictly in accordance with the parking plan attached in Appendix II.
- 5 The temporary use shall be carried out according to the following conditions:
 - The proposed temporary parking lot will be located at least 30 metres from the top-of-bank of Quibble Creek;

- No development or disturbance associated with the project works shall occur within the Green Infrastructure Network (GIN) associated with Green Timbers Forest or the Streamside Protection Areas associated with Quibble Creek, except in areas where there is documented approval from the City of Surrey; and
- Effects to vegetation and forest habitat will be limited to removal of vegetation, including trees, from the temporary parking lot footprint and will be outside of Streamside Protection and Green Infrastructure Network (GIN) Areas. Forested habitat outside of the proposed location of the temporary parking lot will remain undeveloped.
- 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 - 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

OR

Name (Please Print)

Owner: Signature KEN WOODWARD Realty Asset Manager

Name: (Please Print)

TO THE CITY OF SURREY:

I, <u>Ken Woodward Clo City of Surrey</u> (Name of Owner) being the owner of <u>Block H Section 36 Block 5 North Range 2</u> West NWJ (Legal Description) Except Plan BCP 51681 known as <u>14150 Green Timbers Way</u> (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; and

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)



