

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7919-0318-00

Planning Report Date: January 27, 2020

PROPOSAL:

- **Temporary Use Permit**

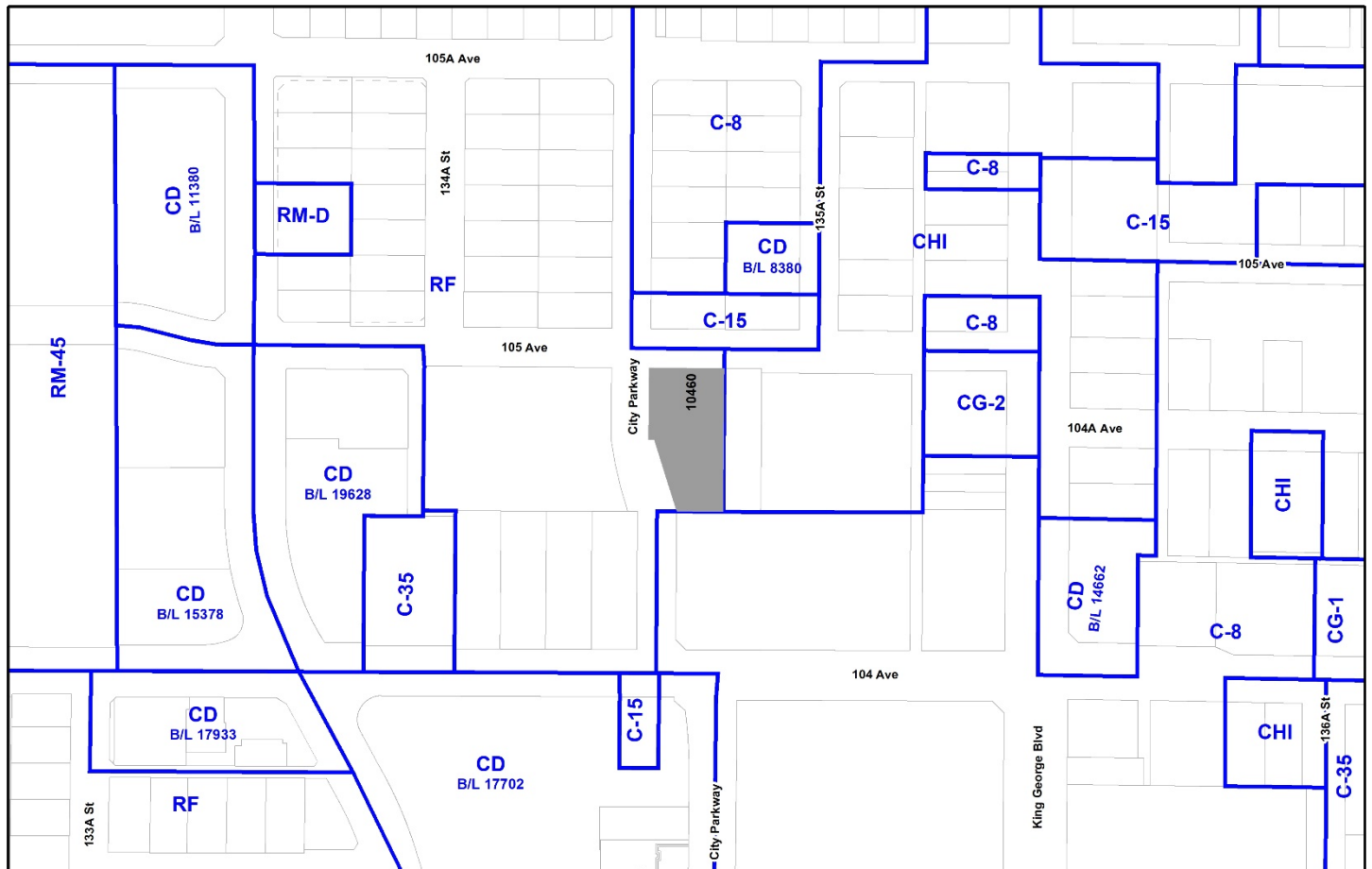
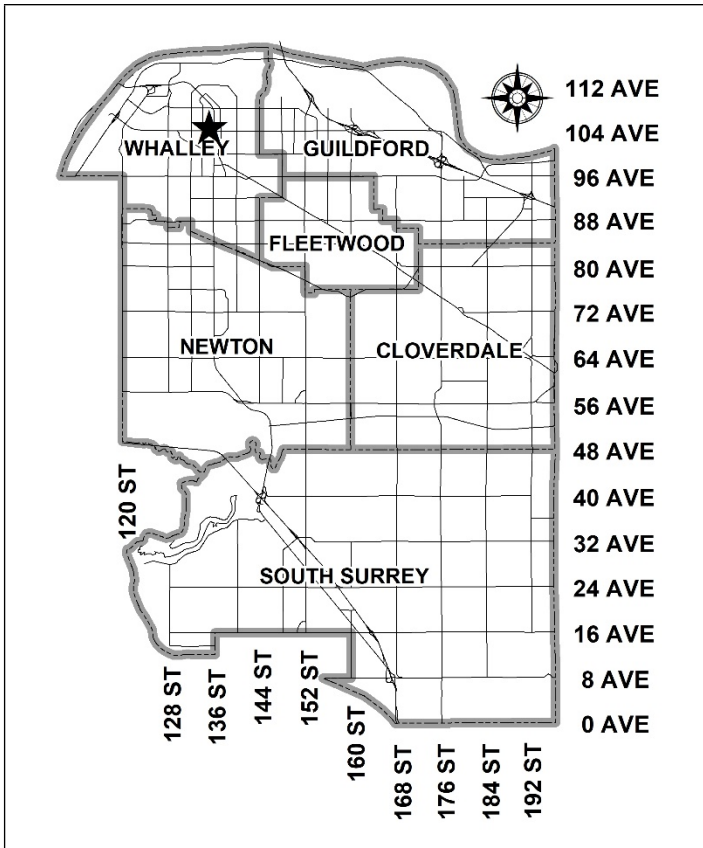
to permit the development of a temporary real estate sales centre for a nearby proposed mixed-use high-rise project in City Centre for a period not to exceed three (3) years.

LOCATION: 10460 - City Parkway

ZONING: RF

OCP DESIGNATION: Central Business District

TCP DESIGNATION: Residential Mid to High Rise up to 3.5 FAR



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, Bosa Properties, will be able to market units for a proposed mixed-use high-rise development. The two high-rise residential towers, townhouses and commercial project were approved under Application No. 7918-0058-00, located west of the subject site at 13428 105 Avenue and 10418, 10428, 10448, 10468 University Drive. The rezoning and development permit for this high-rise project received Final Adoption on October 1, 2018.
- Due to excavation and construction works for Application No. 7918-0058-00, the existing on-site sales centre and parking owned by the applicant is proposed to be relocated to the subject site.
- The applicant will post a \$5,000.00 bond to ensure the removal of the temporary building and parking, 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. 7919-0318-00 (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; and
 - (b) submission of a \$5,000 security to ensure that the site is restored following termination of the Temporary Use Permit.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	TCP Designation	Existing Zone
Subject Site	Vacant lot	Residential Mid to High Rise 3.5 FAR	RF
North (Across 105 Ave):	Assembly hall and other commercial businesses	Residential Mid to High Rise 3.5 FAR	C-15
East:	Automotive repair shop	Residential Mid to High Rise 3.5 FAR	CHI
South:	Vacant furniture shop and parking lot	Mixed-Use 5.5 FAR	C-8
West (Across City Parkway):	Vacant lot	Park	RF

Context & Background

- The subject site is located at 10460 City Parkway in City Centre and is 0.252 hectares in area. It is designated "Residential Mid to High Rise 3.5 FAR" in the City Centre Plan and is zoned "Single Family Residential Zone (RF)".
- The associated development project at 13428 105 Avenue and 10418, 10428, 10448, 10468 University Drive (Application No. 7918-0058-00) received final adoption of the rezoning by-law and development permit issuance on October 1, 2018 to permit the development of two high-rise residential towers, townhouses and commercial space.

DEVELOPMENT PROPOSAL

Planning Considerations

- The developer, Bosa Properties, has proposed to move their existing sales centre from its current location on the site of Project 7918-0058-00 to the subject site, which they also own, at 10460 City Parkway.
- The current zoning of the subject site, "Single Family Residential (RF)", does not permit the use of a real estate sales centre. Therefore, the applicant has proposed a Temporary Use Permit to allow the relocation and operation of a real estate sales centre on the subject site.
- Relocating the existing sales centre will allow for construction of the approved development (No. 7918-0058-00) to begin, eliminate the need to construct a new sales centre, and decrease the amount of waste created by construction.
- Once the sales centre is relocated on to the subject site, a proposed addition to the structure will be constructed, with the proposed sales centre to be in full operation by November 2020.
- The approximately 684-square metre, one-storey sales centre will contain a reception area, sales presentation area, offices, staff room, washroom, as well as a mock-up residential unit.
- A surface parking lot with spaces for 18 vehicles will be provided on-site for customers and temporary parking of construction workers' vehicles with access from City Parkway.
- There is only one bylaw-sized tree onsite, which is proposed to be removed for the development of the sales centre. The applicant is contributing \$800 to the Green City Fund to compensate for the removal of this tree.
- 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. 7918-0058-00. There is potential for 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.

Policy & Bylaw Considerations

- The proposed temporary use supports a higher density development within City Centre by being the official real estate sales centre for two high-rise residential towers, townhouses and commercial space, approved under Application No. 7918-0058-00. Upon TUP expiry, it is anticipated that the subject site will develop consistent with the Residential Mid to High Rise 3.5 FAR designation in the City Centre Plan.

Referrals

Engineering:

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

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on December 19, 2019, and the Development Proposal Signs were installed on January 10, 2020. Staff received no responses to date.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

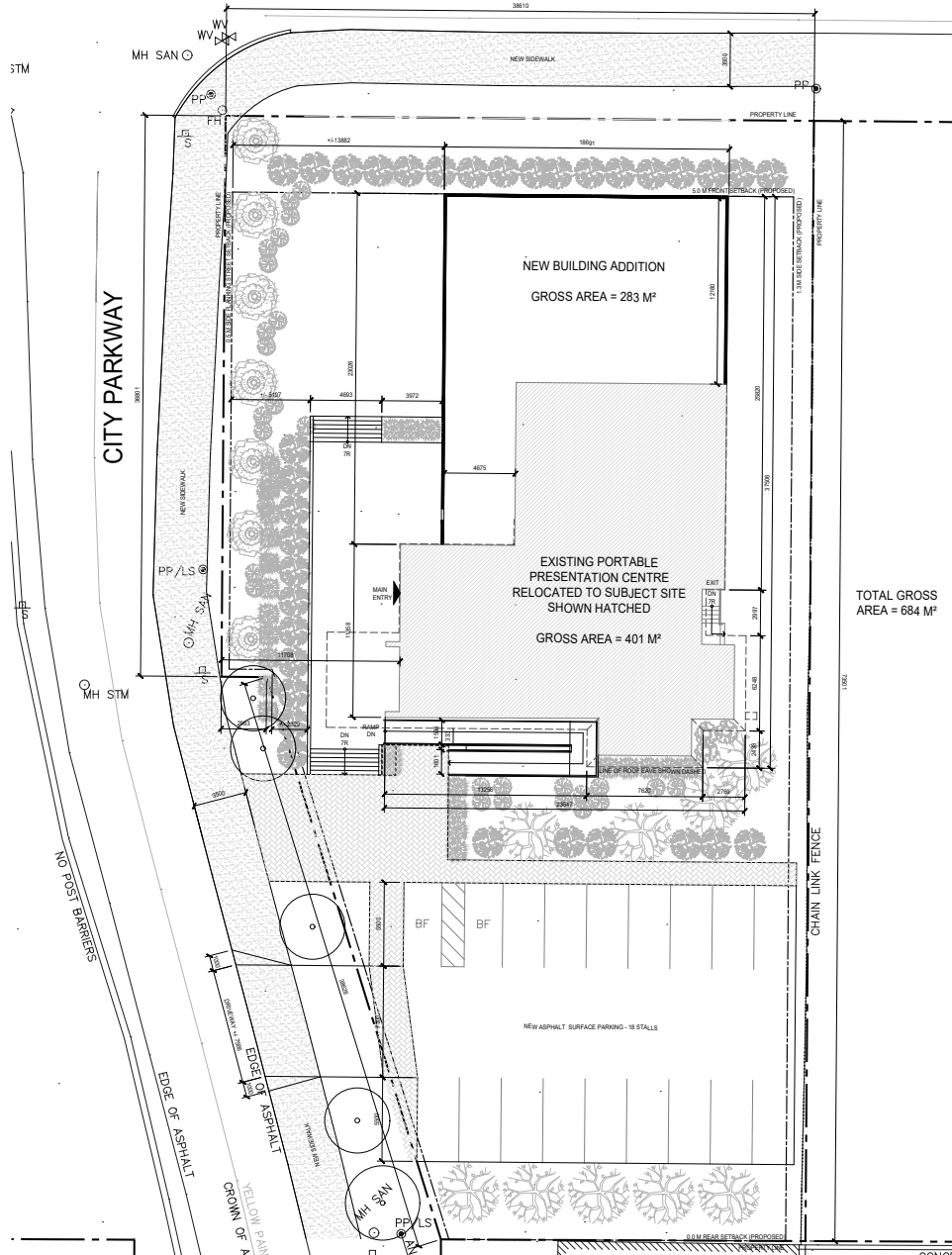
Appendix I.	Site Plan and Building Elevations
Appendix II.	Engineering Summary
Appendix III.	Temporary Use Permit No. 7919-0318-00
Appendix IV.	Aerial Photo

approved by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

SJ/cm

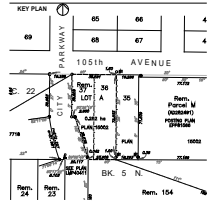
105 AVENUE



PRIME CONSULTANT
mckinleyburkart

205-110-0000 ext 400
 400-110-0000
 1000-110-0000
 1000-110-0000

NOTES
 DO NOT SCALE DRAWINGS. REQUEST VERIFICATION OF DIMENSIONS AS REQUIRED.
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TITLE	NO	ISSUE	DATE
A	1	ISSUED FOR TEMPORARY USE PERMIT	2019-11-08
B	1	ISSUED FOR TEMPORARY USE PERMIT	2020-01-10

SEAL

CLIENT
 BOSA PROPERTIES

1201 - 8th Street
 Vancouver, BC, V6C 5A4

PROJECT
 BRIGHTSIDE PRESENTATION CENTRE

PROJECT ADDRESS:
 1050 City Parkway, Surrey, BC

DRAWING TITLE
 PROPOSED SITE PLAN

DRAWING INFORMATION	
PROJECT NO	1550
STARTED	2019/09/19
SCALE	1:100
DRAWN	PL
CHECKED	CT

REVISION
 B

SHEET
A10.01

01 A10.01 PROPOSED SITE PLAN

INTER-OFFICE MEMO

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

FROM: **Development Engineer, Engineering Department**

DATE: **Jan 07, 2020** PROJECT FILE: **7819-0318-00**

RE: **Engineering Requirements (Temporary Use Permit)
Location: 13508 & 13516 - 105 Avenue**

TEMPORARY USE PERMIT

The following are the requirements of the proposed Temporary Use Permit for a real estate sales centre that can be addressed prior to the issuance of the Building Permit:

- Construct minimum 7.3m wide access along 105 Avenue.
- Restore disturbed boulevard area fronting the site with topsoil and sodding.
- Construct on-site water quality treatment features for surface runoff from on-site parking and drive aisle areas. Register restrictive covenant for water quality/sediment control, if applicable.
- Provide metered water, storm and sanitary service connections to the lot. Submit video report to confirm adequacy if existing sanitary and storm connections are to be utilized.
- Submit an updated key plan and storm water control plan. The storm water control plan and key plan will be reviewed through the Building Permit review process.

A Servicing Agreement is not required for the proposed Temporary Use Permit. It should be noted that the works and services will be triggered through the future development of the site.



Jeff Pang, P.Eng.
Development Engineer
HB4

CITY OF SURREY

(the "City")

TEMPORARY USE PERMIT

NO.: 7919-0318-00

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: 030-962-471

Lot A Section 22 Block 5 North Range 2 New Westminster District Plan EPP96345

10460 - City Parkway

(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) A real estate sales centre and associated surface parking lot; and
 - (b) Temporary parking of construction worker's vehicles.
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 which is attached hereto and forms part of this permit;

6. The temporary use shall be carried out according to the following conditions:
 - (a) Parking is restricted to vehicles less than 5,000 kilograms GVW;
 - (b) The parking surface shall be of a dust-free material such as crushed gravel; 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.

7. 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

8. 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.

9. An undertaking submitted by the Owner is attached hereto as Appendix I and forms part of this temporary use permit.

10. This temporary use permit is not transferable.

ii. 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)

OR

Owner: 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.

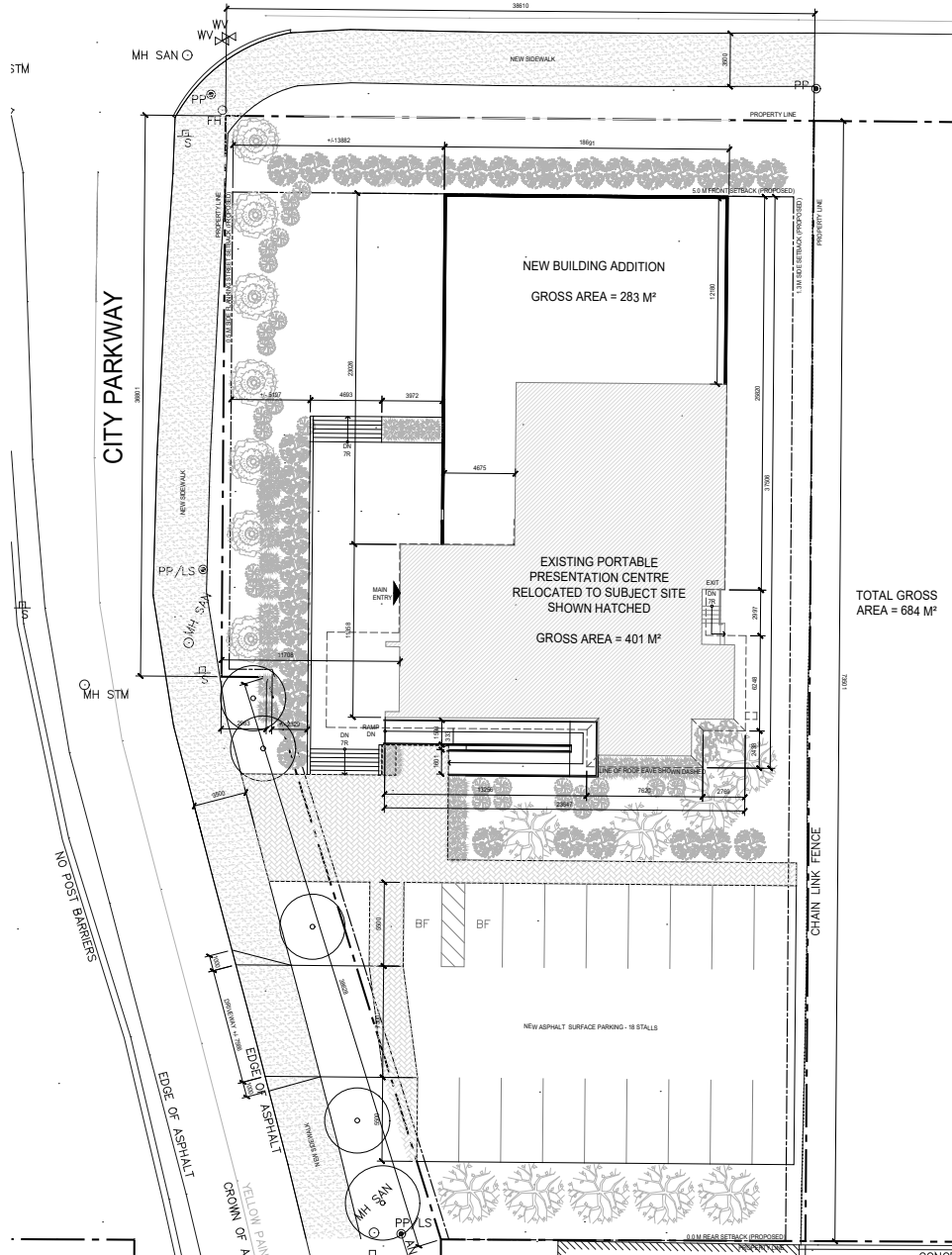
I further understand that should I not fulfil the undertaking described herein, the City or its agents may enter upon the land described on the temporary use permit and perform such work as is necessary to eliminate the temporary use and bring the use and occupancy of the land in compliance with Surrey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

105 AVENUE



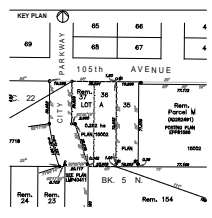
TOTAL GROSS AREA = 684 M²

01 A10.01 PROPOSED SITE PLAN

PRIME CONSULTANT
mckinleyburkart

200-110-1000 (TOLL FREE)
416-291-1100 (LOCAL)
416-291-1101 (FAX)
416-291-1102 (FAX)

NOTES
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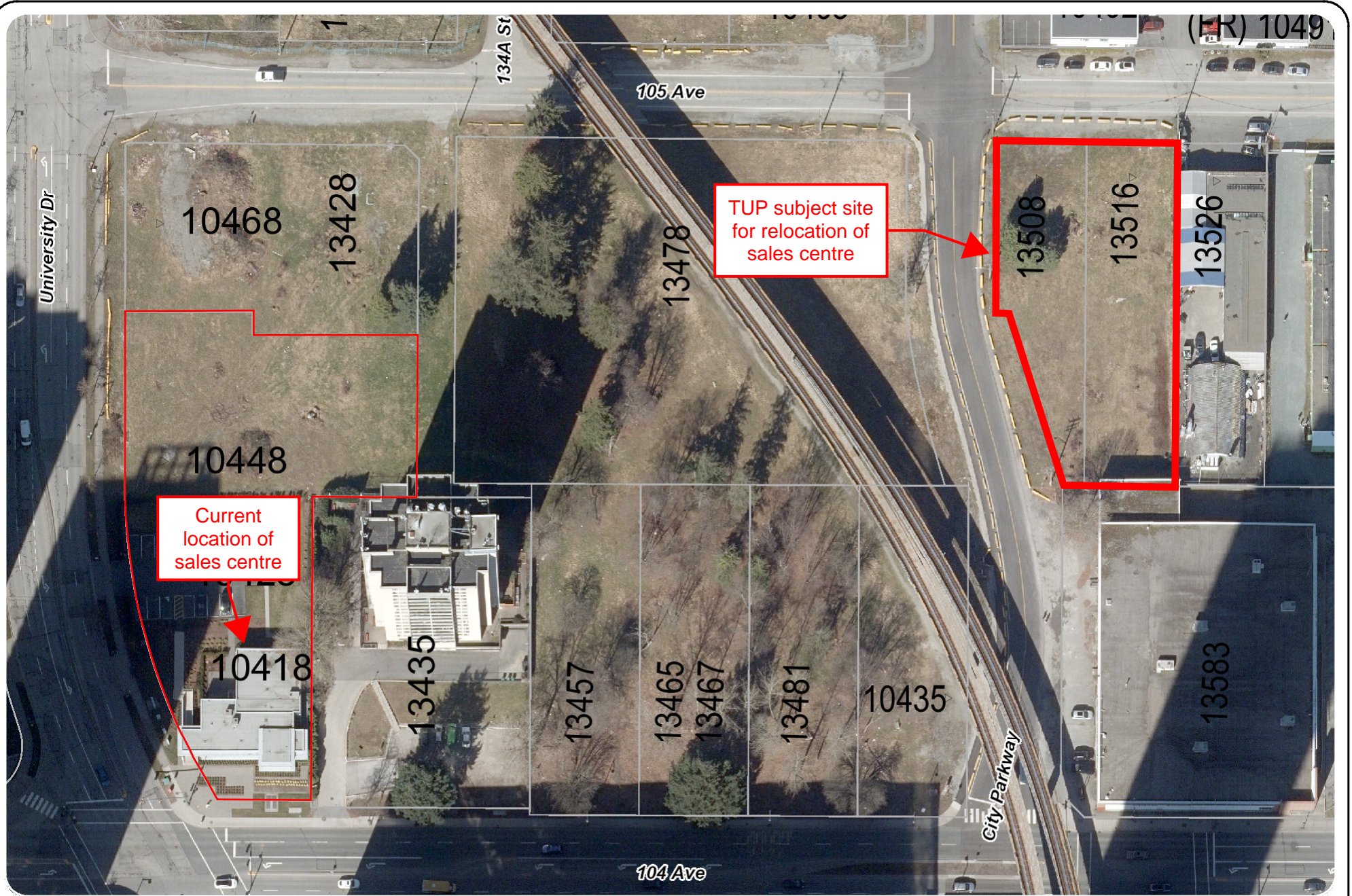
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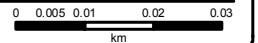
REVISION
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SHEET
A10.01



Scale: 1:1,100

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