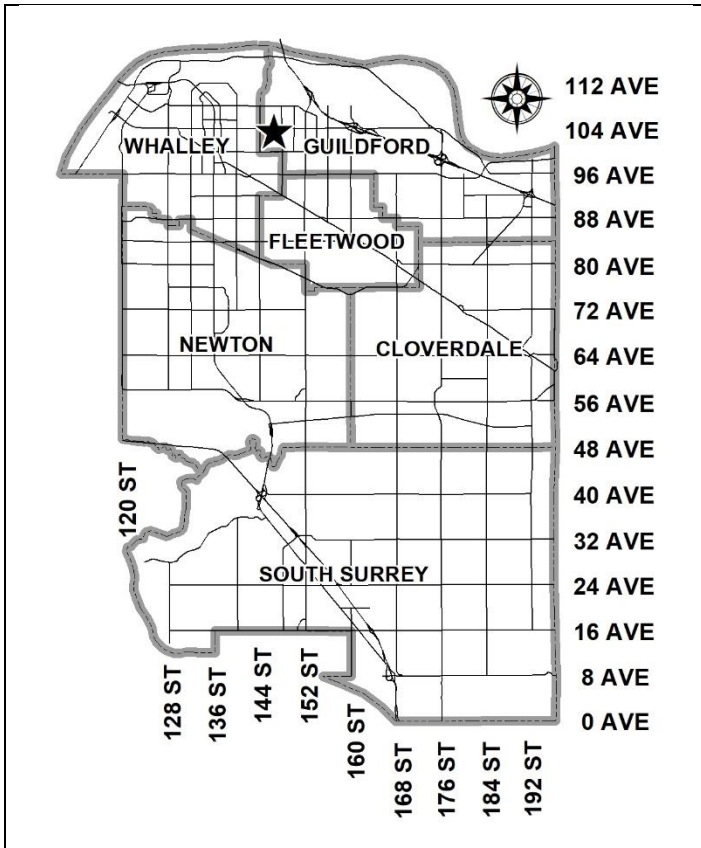


**City of Surrey
PLANNING & DEVELOPMENT REPORT**

Application No.: 7923-0293-00

Planning Report Date: June 24, 2024



PROPOSAL:

- **Temporary Use Permit**

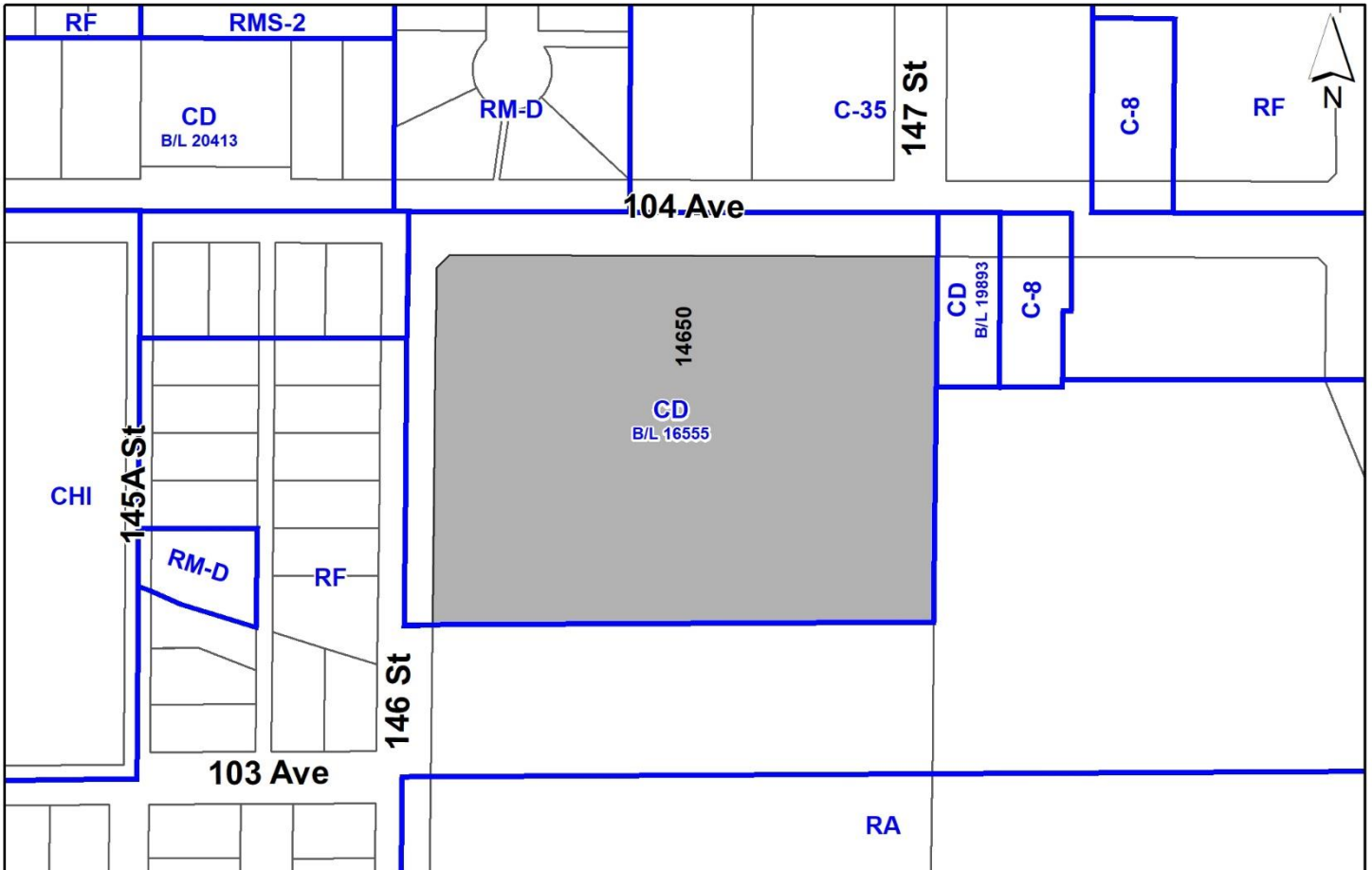
to permit the placement of a modified shipping container on the property for use as a Return-it Express & Go Station for beverage container recycling, with the duration not to exceed 3 years.

LOCATION: 14650 - 104 Avenue

ZONING: CD Bylaw No. 16555

OCP DESIGNATION: Commercial

TOWN CENTRE PLAN DESIGNATION: Guildford Plan (Commercial)



RECOMMENDATION SUMMARY

- Approval for Temporary Use Permit (TUP) to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing the placement of a 6.0-metre-long modified shipping container on a non-industrial zoned lot.
- Proposing to permit a beverage container return centre, not confined to an enclosed building or part of an enclosed building, to operate on the subject site zoned “Comprehensive Development Zone (CD)” (Bylaw No. 16555).

RATIONALE OF RECOMMENDATION

- The proposed Express & Go Station (i.e. beverage container return centre) will offer a new recycling experience for residents. The extended operating hours and the provision of a non-contact service are anticipated to make the recycling of beverage containers more convenient.
- This proposal is consistent with the strategic directions for materials and waste management outlined in Sustainability Charter 2.0. The proposed facility will support the City to move toward its zero waste target, which is in line with regional waste diversion goals.
- The proposed Express & Go Station will be located in the southern part of the existing parking lot. The existing hedges will function as effective screening to ensure that the proposed structure will not be visually obtrusive to the streetscape.
- The proposed location of Express & Go Station will not impact the current operations of Real Canadian Superstore. The structure will only utilize surplus surface parking spaces, which were provided in addition to the requirements in Part 5 of the Zoning Bylaw.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Temporary Use Permit No. 7923-0293-00 (Appendix I) permitting the following, to proceed to Public Notification:
 - (a) to temporarily allow a 6.0-metre-long modified shipping container to be located on the subject property, which is a non-industrial zoned lot, for the purposes of beverage container recycling; and
 - (b) to temporarily allow a beverage container return centre, which is not confined to an enclosed building or part of an enclosed building, to operate on the subject site zoned “Comprehensive Development Zone (CD)” (Bylaw No. 16555).
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) submission of \$5,000 security to ensure the modified shipping container is removed and the site is brought into compliance with the Zoning By-law following the expiration of the Temporary Use permit.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	TCP Designation	Existing Zone
Subject Site	Large scale commercial and associated covered and surface parking spaces	Commercial	CD (Bylaw No. 16555)
North (Across 104 Ave):	Vacant parcel under Development Application 21-0063, at Third Reading, proposing two 6-storey apartment buildings and underground parking, and existing Duplexes	Low to Mid Rise Residential	C-35 and RM-D
East:	Hjorth Road Park	Parks and Natural Areas	RF/RA
South:	Park Sports Fields and Surface Parking Lot	Parks and Natural Areas	RF/RA
West (Across 146 St):	Single Family Development	Low Rise Transition Residential	RF

Context & Background

- The subject site at 14650 - 104 Avenue is currently designated Commercial in the Official Community Plan (OCP) and Guildford Town Centre Plan. It is currently zoned “Comprehensive Development Zone (CD)” (Bylaw No. 16555).

Transportation Considerations

- The proposed beverage container return centre will utilize the current Real Canadian Superstore accesses from 104 Avenue and 146 Street. The modified shipping container will be located at southern portion of the site, closer to the 146 Street access.
- The site is within 100 to 200 meters of walking distance from the nearest bus stops on 104 Avenue and is accessible from Route 320 Surrey Central Station/Langley Centre and R1 King George Blvd/Guildford.

POLICY & BY-LAW CONSIDERATIONS

Zoning By-law

- The applicant proposes a TUP to permit the placement of a modified shipping container functioning as a Return-it Express & Go Station for beverage container recycling under the existing CD Zone.
- This TUP is required due to the following polices:
 - Part 17 of the Zoning Bylaw General Provisions limits the location of a shipping containers to industrial zoned lots;
 - Beverage container return centres are not identified as a permitted use under the subject CD Zone; and
 - Beverage container return centres are required to be confined to a building or a part of a building, and a modified shipping container is not defined as a building according to Part 1 of the Zoning Bylaw.
- The proposed shipping container recycling facility will replace three uncovered parking stalls. However, the remaining 546 parking spaces will still exceed the required 364 spaces for the Real Canadian Superstore.
- No additional parking is proposed for the beverage container return centre. It is anticipated that visitors to the return centre will be customers of the Real Canadian Superstore or will only be on site for a short period of time to return their recyclable beverage containers.

Sustainability Charter 2.0

- This proposal is consistent with the strategic directions for materials and waste management outlined in Sustainability Charter 2.0. The proposed facility will support the City to move toward its zero waste target, which is in line with regional waste diversion goals.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on March 12, 2024, and the Development Proposal Sign was installed on March 15, 2024. Staff received three (3) responses from neighbouring (*staff comments in italics*):

- Three (3) residents commonly expressed concerns about attracting unwelcome groups to the neighbourhood, security issues and cleanliness.

(The Express & Go Station is equipped with an alarm system and security cameras with 24-hour monitoring to prevent any misuse of the facility. Cleaning and maintenance will be provided by the operator of the proposed recycling facility.)

- Another common concern is potential traffic congestion, considering that the subject site is adjacent to well-used softball fields and soccer fields and in proximity to Hjorth Road Elementary School.

(Based on information provided by Express-It, a typical drop-off takes less than 3 minutes. With the quick drop-off time, the increase in traffic and congestion is expected to be minimal.

Additionally, with the location of the proposed facility, it is expected that the facility will be well-used by the customers of the Real Canadian Superstore, with the intention of allowing people to recycle containers during their regular shopping trips instead of making additional trips only for recycling.

Given that the subject site has access to frequent bus service, customers with fewer recyclables might consider utilizing public transit to access the proposed facility.)

- Two (2) residents questioned the necessity of an additional recycling facility with the existing beverage return depots in the area.

(An additional recycling facility will make it more convenient for Surrey residents to return their beverage containers for recycling. This aligns with the strategic directions for waste management outlined in Sustainability Charter 2.0.)

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Temporary Use Permit No. 7923-0293-00

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

MWC/ar

CITY OF SURREY

(the "City")

TEMPORARY USE PERMIT

NO.: 7923-0293-00

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: 027-393-836

LOT 1 SECTION 30 BLOCK 5 NORTH RANGE 1 WEST NEW WESTMINSTER DISTRICT
PLAN BCP 34906

14650 104 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 the placement of a 6.0-metre-long modified shipping container on a non-industrial zoned lot, to be used and operated as a beverage container return centre.
5. The temporary use permitted on the Land shall be in accordance with:
 - (a) The appearance and location of the modified shipping container 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) Upon termination of this Temporary Use Permit, the modified shipping container 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.

11. 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 and Director Legislative
Services – 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.

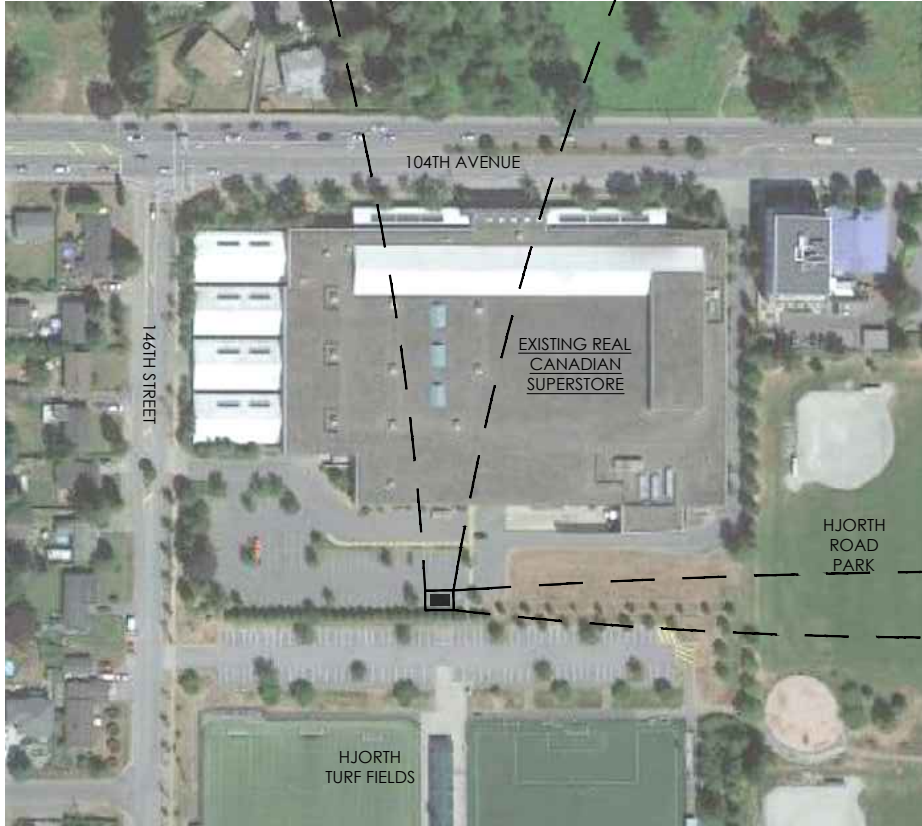
I further understand that should I not fulfill the undertaking described herein, the City or its agents may enter upon the land described on the temporary use permit and perform such work as is necessary to eliminate the temporary use and bring the use and occupancy of the land in compliance with Surrey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

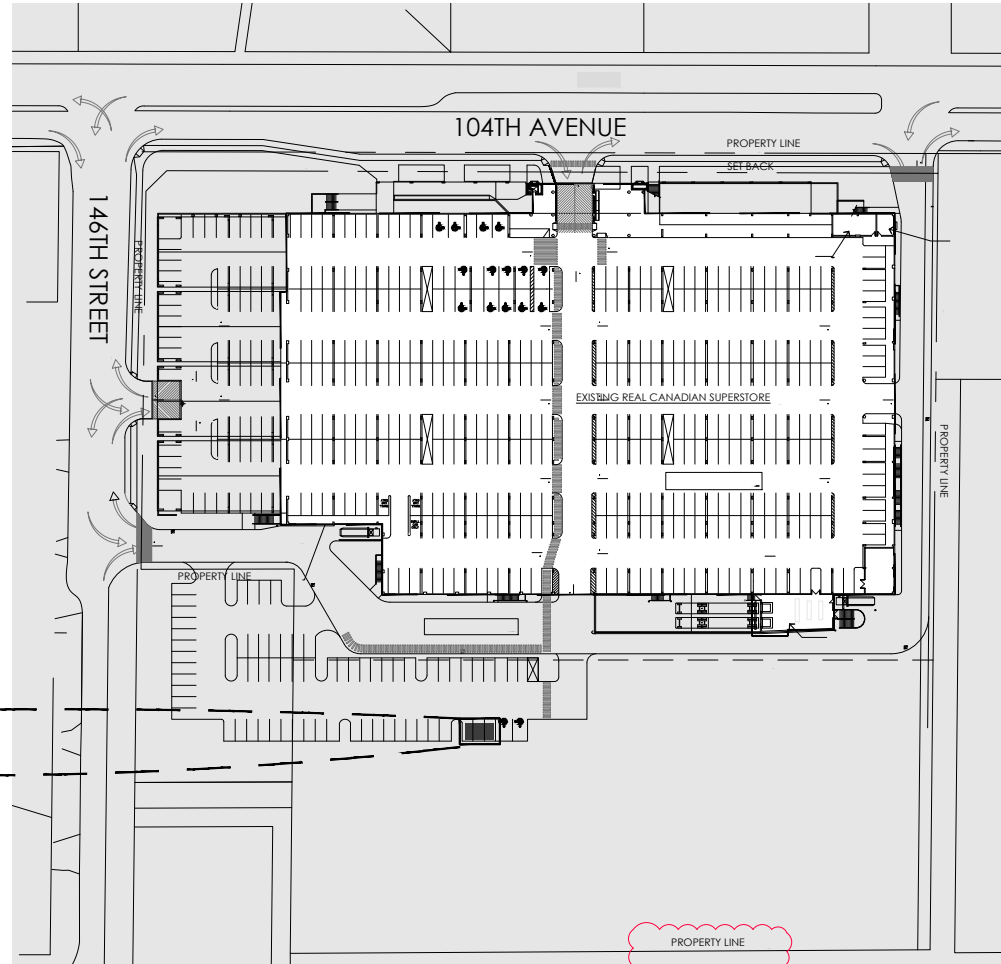
(Owner)

(Witness)

14650 104 AVE
SURREY, BC V3R 1M3



MAP - BIRDS EYE VIEW
NSD



SITE PLAN
NSD



Rev #	Date	Revision Description
01	MAY.17.2023	ISSUED FOR REVIEW
02	JUN.20.2023	ISSUED FOR REVIEW
03	OCT.03.2023	ISSUED FOR PERMIT
04	FEB.13.2024	ISSUED FOR PERMIT
05	MAY.30.2024	ISSUED FOR PERMIT

- Drawing Status:
- Issued For Review
 - Issued For LL Review
 - Issued For Permit
 - Issued For Tender
 - Issued For Construction

Arch:

DRAWING LIST	
ARCHITECTURAL	
A00.0	TITLE SHEET
A01.0	GENERAL LAYOUT
A02.0	CONTAINER DETAILS

LEGAL DESCRIPTION	
DESCRIPTION:	LOT 1, BLOCK 3N, SECTION 30, RANGE 1W, PLAN BCPS4964 NWD
CIVIC ADDRESS:	14650 104 AVE, SURREY, BC
PID:	027-393-836
EXISTING ZONING:	CD
PROPOSED ZONING:	CD + TEXT AMENDMENT

TECHNICAL DATA SUMMARY	
TOTAL CONTAINER AREA:	14.86 M ²
TOTAL FLOOR SPACE:	14.86 M ²
SITE COVERAGE:	N/A
BUILDING HEIGHT:	SINGLE STOREY CONTAINER MODEL
YARD SETBACKS:	N/A
FSR STATEMENT:	N/A

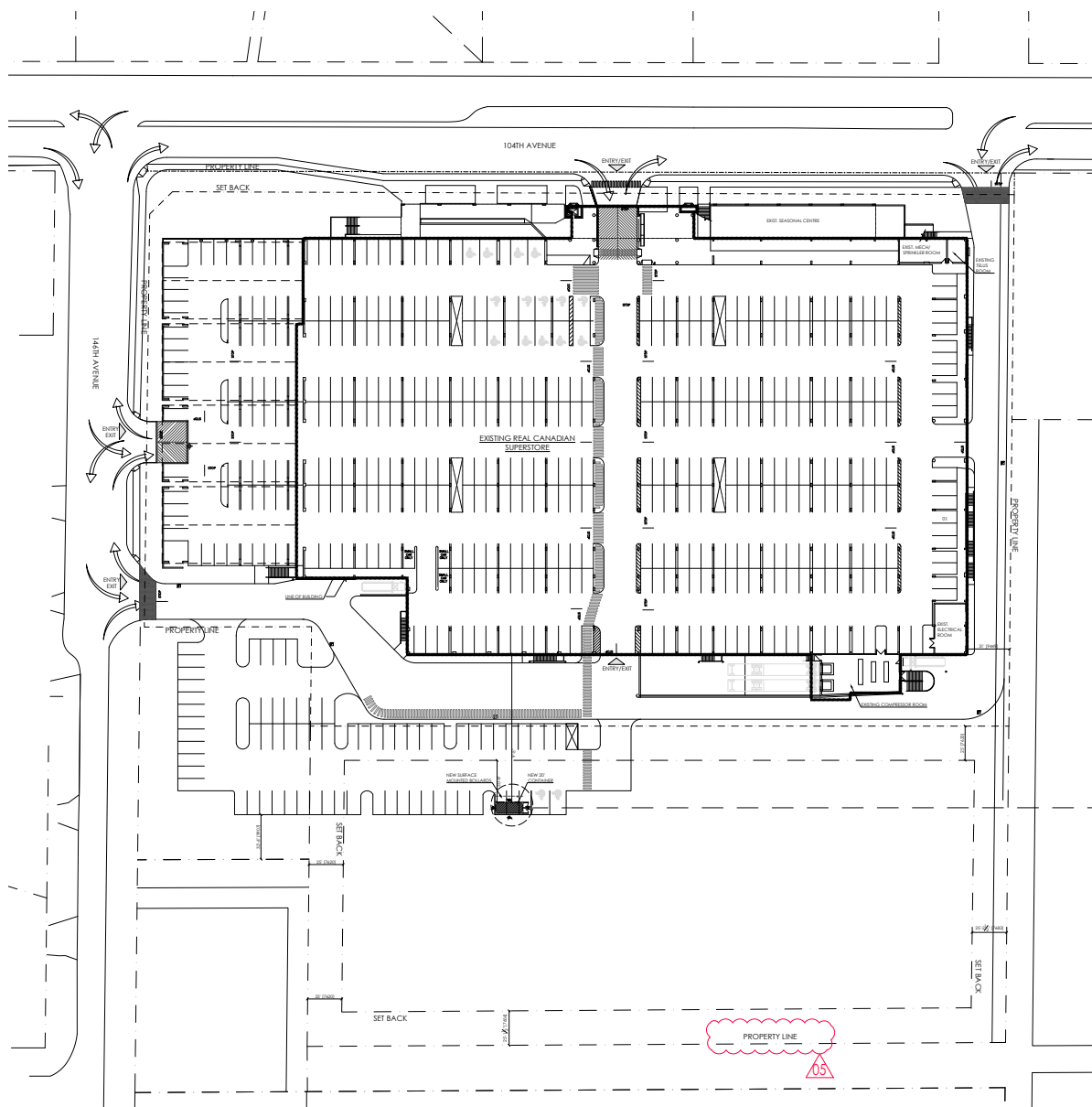
DIRECTORY	
CLIENT:	ENCORP PACIFIC SUITE 101 - 425 CANADA WAY SURREY, BC V5G 4Y2 VAN 215
CONTACT:	JACOB ZUIDERVELT CHIEF ARCHITECT DOUG MERRIS
EMAIL:	zjuiderve@returnit.co cmr.com@returnit.co dmerris@returnit.co
DESIGNER:	JANKS DESIGN GROUP 2735 WEST 37TH AVENUE VANCOUVER, BC VAN 215
CONTACT:	SHAWN EBELBAJ PRINCIPAL INTERIOR DESIGNER
EMAIL:	sebelba@janksgroup.com shawn@janksgroup.com
TEL:	604-266-5474

PARKING CALCULATIONS	
EXISTING PARKING:	549
COVERED PARKING:	483
UNCOVERED PARKING:	66
PROPOSED PARKING:	546
COVERED PARKING:	483
UNCOVERED PARKING:	63

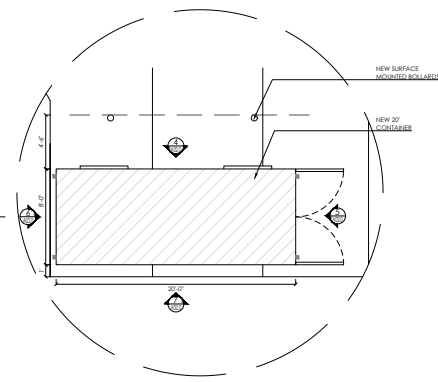
J.D.G.
Interior Design
jank design group
201 - 1220 East Pender St.
Vancouver, B.C. V6A 1W8
Phone: 604.266.5474
Fax: 604.266.5478
email: info@jankdesigngroup.com

Client: ENCORP PACIFIC
Project: RETURN IT - EXPRESS & GO
14650 - 104 AVE
SURREY, BC

Title: TITLE SHEET
Drawn By: CL
Scale: AS NOTED
Start Date: 22.05.12
Sheet #: A00.0



1 GENERAL LAYOUT
SCALE: 1/8"=1'-0"



2 CONTAINER LAYOUT
SCALE: 1/4"=1'-0"

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01	MAY.17.2023	ISSUED FOR REVIEW
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Drawing Status:

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PROJECT NORTH

JDG.
Interior Design
janka design group
201 - 1220 East Pender St.
Vancouver, B.C. V6A 1W8
Phone: 604.266.5474 Fax: 604.266.5478
email: info@jankadesigngroup.com

Client:
ENCORP PACIFIC

Project:
RETURN IT - EXPRESS & GO
1460 - 104 AVE
SURREY, BC

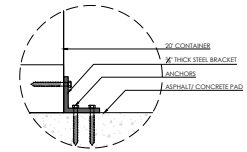
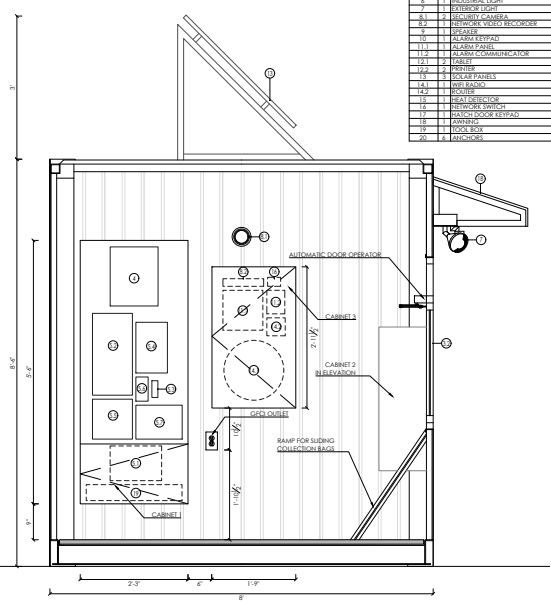
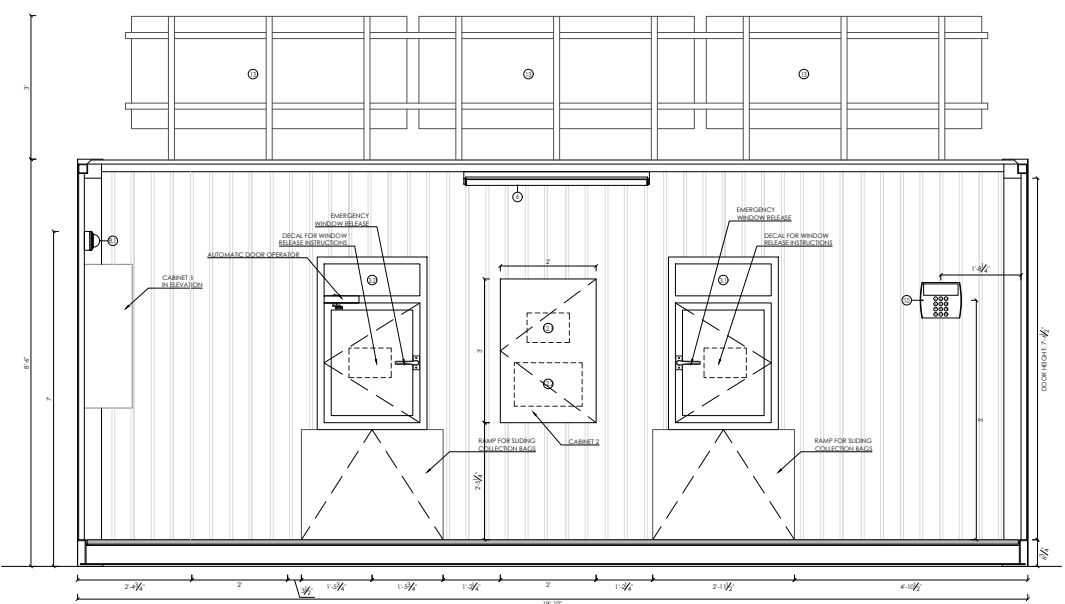
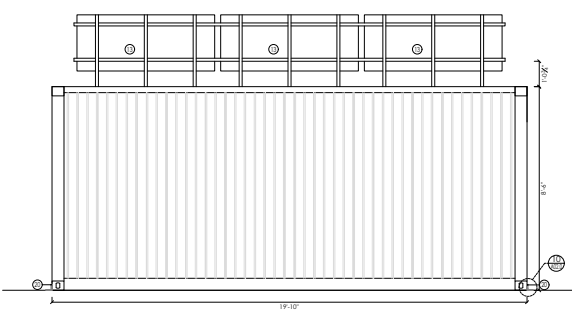
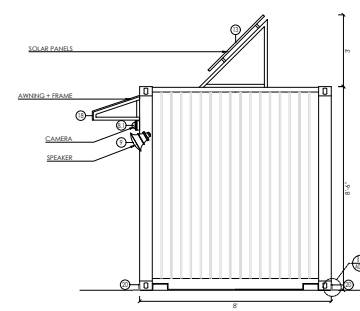
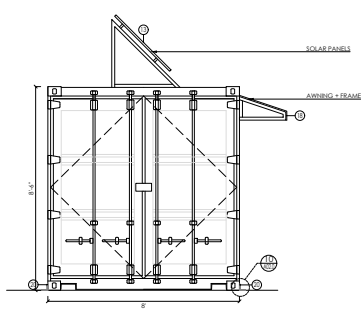
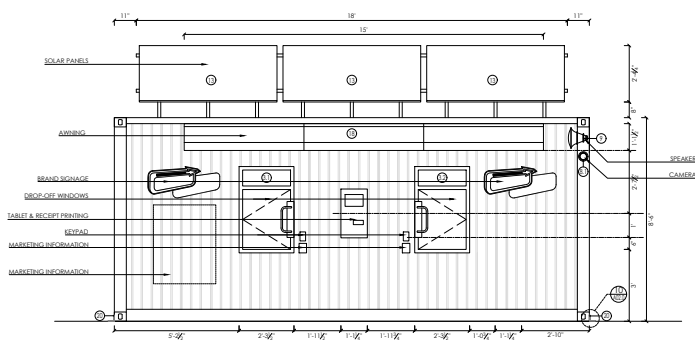
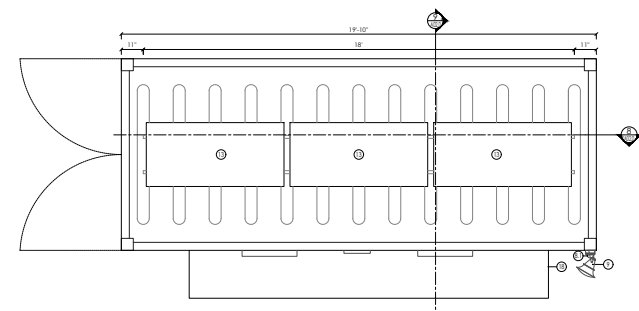
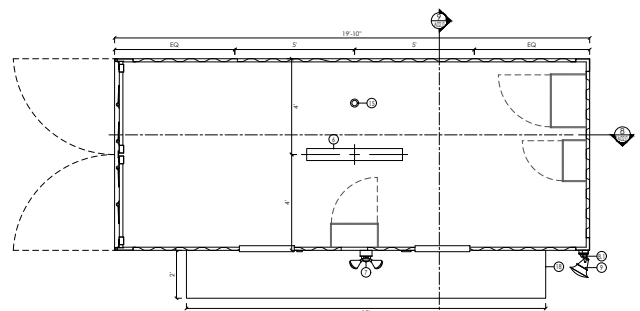
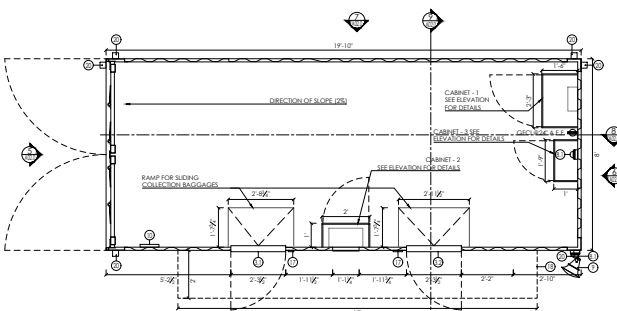
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GENERAL LAYOUT

Drawn By:
CL

Start Date:
22.05.12

Scale:
AS NOTED

Sheet #:
A01.0



LEGEND / SCHEDULE				
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2	SPACE			
3	SPACE			
4	SPACE			
5	SPACE			
6	SPACE			
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11	SPACE			
12	SPACE			
13	SPACE			
14	SPACE			
15	SPACE			
16	SPACE			
17	SPACE			
18	SPACE			
19	SPACE			
20	SPACE			

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 SURREY, BC

Title:
CONTAINER DETAILS
 Drawn By:
CL
 Start Date:
22.05.12
 Scale:
 Sheet #:
A04.0
 AS NOTED

