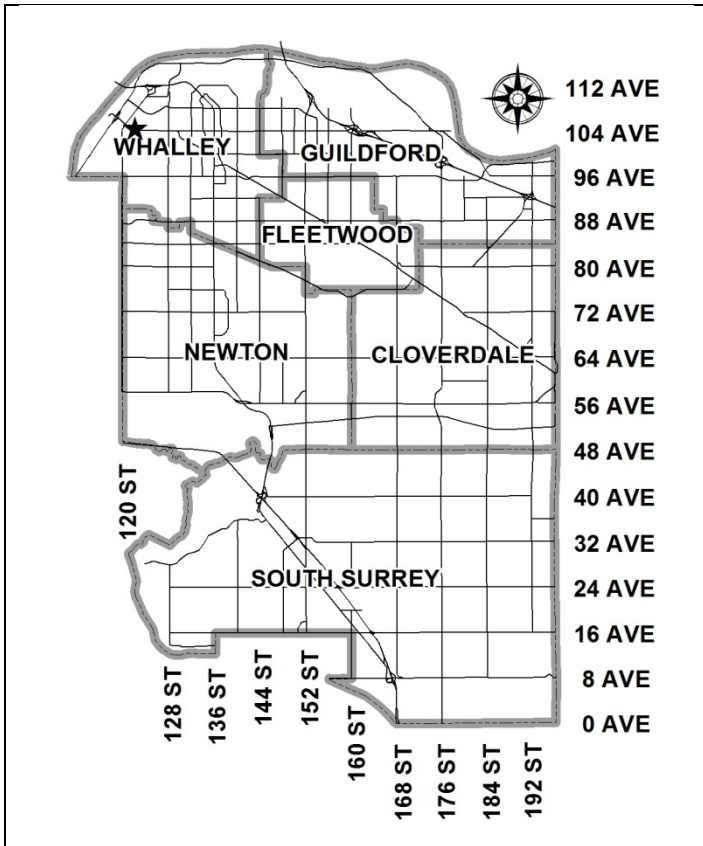


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0116-00

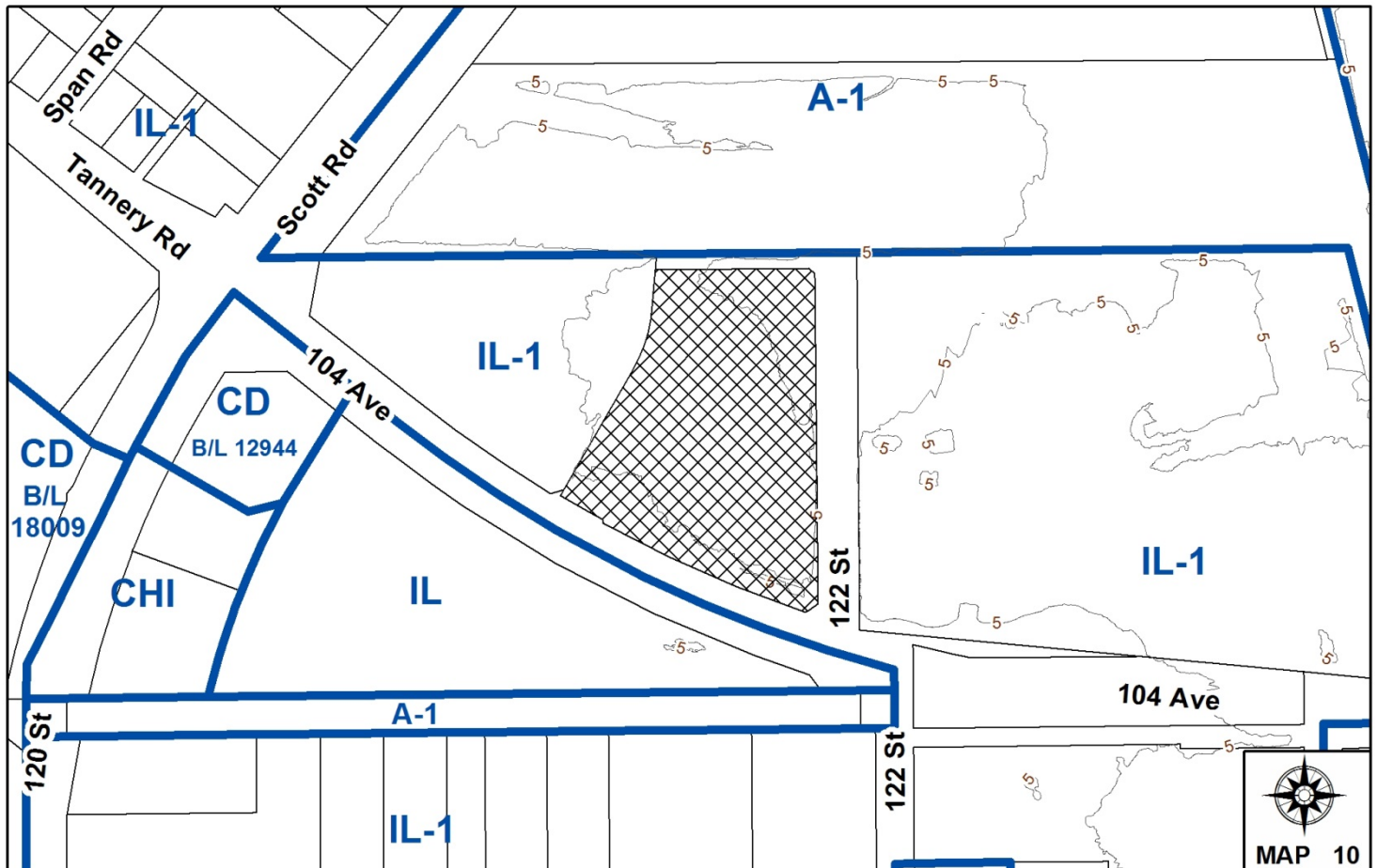
Planning Report Date: June 29, 2015



PROPOSAL:

- **Temporary Use Permit**
 to permit a temporary truck parking facility for an additional 3 years from the date of expiry.

LOCATION: 12175 - 104 Avenue
OWNER: Ron Zeeman 421854 BC Ltd
 421851 BC Ltd
ZONING: IL-1
OCP DESIGNATION: Mixed Employment
NCP DESIGNATION: Business Park



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Contrary to the South Westminster NCP and the IL-1 Zone.

RATIONALE OF RECOMMENDATION

- The initial Temporary Industrial Use Permit (TUP) No. 7908-0018-00 to allow temporary truck parking on the subject site, was approved by Council on October 1, 2012 and expired on October 1, 2014. The proposed 3-year TUP renewal will have an expiry date of October 1, 2017.
- The applicant is seeking a renewal of the expired TUP for truck parking to enable the applicant to continue their operation while searching for a permanent site for a truck parking facility.
- The proposed temporary truck parking facility will allow for the interim use of the land until it is economically viable for redevelopment.
- The proposal will continue to assist in providing much-needed truck parking spaces in the City.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Temporary Use Permit No. 7915-0116-00 (Appendix II) to proceed to Public Notification.

REFERRALS

Engineering: The Engineering Department has no objection to the project

SITE CHARACTERISTICS

Existing Land Use: Truck parking facility (Temporary Industrial Use Permit No. 7908-0018-00 expired on October 1, 2014).

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Temporary landscape supply business (TUP No. 7913-0217-00 received support on July 7, 2014).	Business Park	A-1
East (Across 122 Street):	Mixed industrial uses including Seaboard Self Storage.	Light Impact/Business Park	IL-1
South (Across 104 Avenue):	Vacant lot.	Highway Commercial	IL
West:	Vacant lot.	Highway Commercial	IL-1

Background

- The subject property is located at 12175 – 104 Avenue at the northwest corner of 104 Avenue and 122 Street, and is 1.7 hectares (4.2 acres) in size. The site is designated Mixed Employment in the Official Community Plan (OCP), "Business Park" in the South Westminster Neighbourhood Concept Plan (NCP), and is currently zoned "Light Impact Industrial 1 Zone (IL-1)".
- With the adoption of the new OCP (By-law No. 18020) on October 20, 2014, the OCP designation for this site was amended from "Industrial" to "Mixed Employment."
- The initial Temporary Industrial Use Permit (TUP) No. 7908-0018-00 to allow temporary truck parking on the subject site, was approved by Council on October 1, 2012 and was valid for two years, expiring on October 1, 2014.

- Since the previous TUP has expired and as a result of By-law Enforcement efforts, the applicant has applied for a 3-year extension of the TUP. The expiry date for the proposed TUP extension will be October 1, 2017, which is 3 years from its initial expiry.

Current Proposal

- The proposed TUP is for parking of approximately 100 oversized trucks for a period not to exceed 3 years from the date of previous expiry. Since the previous TUP was approved, the applicant has modified the layout to remove two site entrances, one from 104 Avenue and one from 122 Street. The site is now accessed by a single driveway off 122 Street.
- The site is managed by the owner's other business, Seaboard Self Storage, which is located to the east across 122 Street at 12353 - 104 Avenue. Each vehicle stall is entered and mapped into a self-storage program and is treated similar to a self-storage locker.
- The site is secured by a vertical pivot gate controlled by an access control system, six cameras and 14 lamp standards. A lock block retaining wall wraps around the perimeter of the site. No staff or security are required on site.
- There are two concrete garbage cans and plastic recycling bins emptied twice weekly and a porta-potty is located north of the site entrance.
- A restrictive covenant exists on site to prohibit truck washing and truck refueling. These prohibitions will also be incorporated within the Temporary Use Permit.
- The site will remain surfaced with gravel, with a paved driveway access into the site.

Landscaping

- As a condition of the previous TUP application, landscaping, including a mix of trees and shrubs, was planted along the street fronting property lines. The existing landscaping has remained in very good condition.

Future Plans

- The proposed extension of the TUP for truck parking allows for an interim use on the land until it is economically viable for the property owner to develop the property for an ultimate use in compliance with the Business Park designation in the NCP.
- By allowing truck parking to operate for an additional 3 years the applicant will have the opportunity to generate income until such time that the economic conditions permit the applicant to redevelop the site.

PRE-NOTIFICATION

Pre-notification letters were sent to neighbouring property owners on June 18, 2015 and a Development Sign was installed on June 10, 2015. To date, staff have not received any correspondence or telephone calls regarding the proposal.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary
- Appendix II. Temporary Use Permit No. 7915-0116-00 (includes Site Plan and Landscape Plans)

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JKS/dk

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CITY OF SURREY

(the "City")

TEMPORARY USE PERMIT

NO.: 7915-0116-00

Issued To: 421854 B.C. LTD.

Address of Owner: 3927 - Nicomekl Road
Surrey, BC V3S 0L2

Issued To: 421851 B.C. LTD.

Address of Owner: 309, 7600 - Moffatt Road
Richmond, BC V6Y 3V1

(collectively referred to as "the 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: 027-451-232

Lot A Section 19 Block 5 North Range 2 West New Westminster District Plan BCP35595

12175 - 104 Avenue

(the "Land")

3. The authority to issue Temporary Use Permits is granted to municipalities under Sections 920.2 and 921 of the *Local Government Act* R.S.B.C. 1996, Chapter 323. 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 as follows:
 - (a) truck parking facility, with the access, number of parking spaces, office trailers, the location of the structures, washrooms and garbage facilities substantially in compliance with Schedule A (the "Site Plan") which is attached hereto and forms part of this permit; and
 - (b) the landscaping shall conform to the drawing attached as Schedule B (the "Landscaping") which is attached hereto and forms part of this permit. The Landscaping must be maintained for the duration of the Temporary Use Permit.

5. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) Section B.3 of Part 4 General Provisions, the requirement to construct a permanent building, including washroom facilities, with a minimum area of 100 square metres (1,076 sq. ft.) is waived; and
 - (b) Section A.5 of Part 5 Off-Street Parking and Loading/Unloading, the requirement to pave the parking area with asphalt, concrete or other similar pavement, is modified to allow the use of other surfacing materials suitable for truck traffic as approved by the General Manager, Engineering.

6. The temporary use shall be carried out according to the following conditions:
 - (a) temporary washroom facilities are to be provided and maintained on the Land to the satisfaction of the General Manager, Planning and Development but in any case there shall be a minimum of one washroom facility on the Land;
 - (b) the parking spaces are to be visually delineated at all times to the satisfaction of the General Manager, Planning and Development so as to assist in ensuring the orderly parking of vehicles on the site at all times;
 - (c) the following activities are prohibited on the Land,:
 - i. vehicle washing;
 - ii. vehicle maintenance except if it is on an asphalt or concrete pad and excludes all oil, coolant or chemical use as per the Environmental Management Act, S.B.C. 2002 Chapter 43;
 - iii. truck fuel storage or refuelling;
 - iv. storage of waste petroleum fluids; and
 - v. parking or storage of vehicles containing Dangerous Goods as defined by the *Transport of Dangerous Goods Act* R.S.B.C. 1996, Chapter 458.

7. The Owner covenants and agrees as a condition of the issuance of this Temporary Use Permit to:
 - (a) demolish or remove all buildings and/or structures that are permitted to be constructed pursuant to this Temporary Use Permit; and

(b) restore the Land to the condition it was prior to the parking of vehicles;

all of which shall be done not later than the termination date set out on this Temporary Use Permit.

8. The Owner agrees that should the Owner not comply with the Temporary Use Permit, the City or its agents may enter upon the Land 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. These costs and expenses are recoverable by the City as a debt and may be collected in the same manner and with the same remedies as ordinary taxes on land and improvements under Section 258.1(c) of the *Community Charter*, S.B.C. 2003, c. 26, as amended and if it is due and payable by December 31 and unpaid on that date, the debt is deemed to be taxes in arrears.

9. This Temporary Use Permit is not transferable.

10. This Temporary Use Permit shall lapse on October 1, 2017.


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.



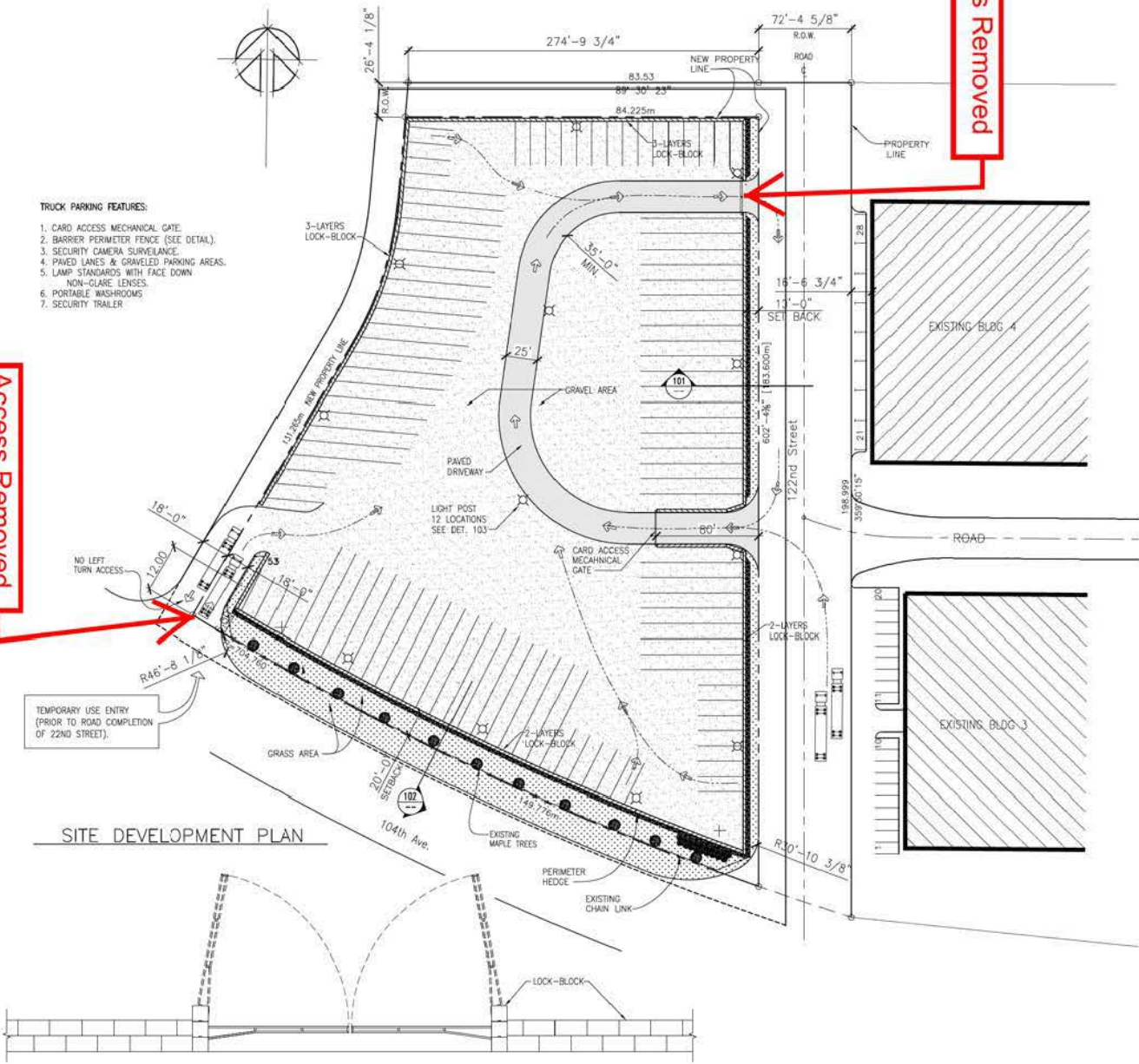
Owner: Signature



Name: (Please Print)

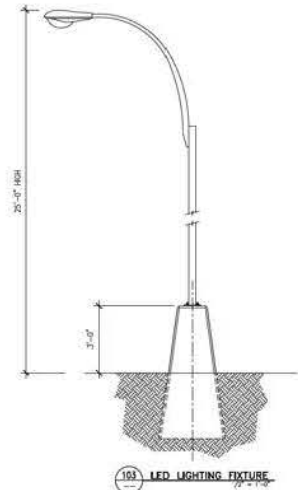
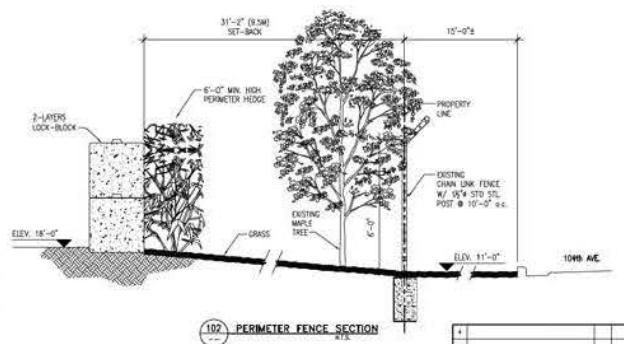
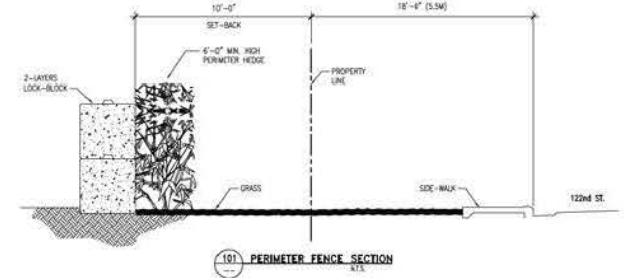


- TRUCK PARKING FEATURES:**
1. CARD ACCESS MECHANICAL GATE.
 2. BARRIER PERIMETER FENCE (SEE DETAIL).
 3. SECURITY CAMERA SURVEILLANCE.
 4. PAVED LANES & GRAVELED PARKING AREAS.
 5. LAMP STANDARDS WITH FACE DOWN NON-GLARE LENSES.
 6. PORTABLE WASHROOMS.
 7. SECURITY TRAILER.



Access Removed

Access Removed



SITE DEVELOPMENT PLAN

GATE AND TYPICAL FENCING

1	ISSUED FOR OWNER'S REVIEW	PJB	DEC. 12, 2007
2	ISSUED FOR COORDINATION	PJB	DEC. 12, 2007
REVISIONS			
NO.	REVISIONS	BY	DATE

PJB ENGINEERING LTD.
CONSULTING ENGINEERS

PROJECT:
TEMPORARY USE FOR TRUCK AND EQUIPMENT PARKING
12175 - 104TH AVENUE
TORONTO, ONT.

DRAWING TITLE:
SITE PLAN

DATE: DEC. 12, 2007	PROJECT NO. 07-22
SCALE: AS NOTED	DRAWING NO. A1
DRAWN BY: EGY	REV. NO.
APPROVED BY: PJB	REVISION

Copyright Reserved. This plan and design are, and at all times remain the exclusive property of PJB Engineering Ltd. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawings.

Schedule A and B