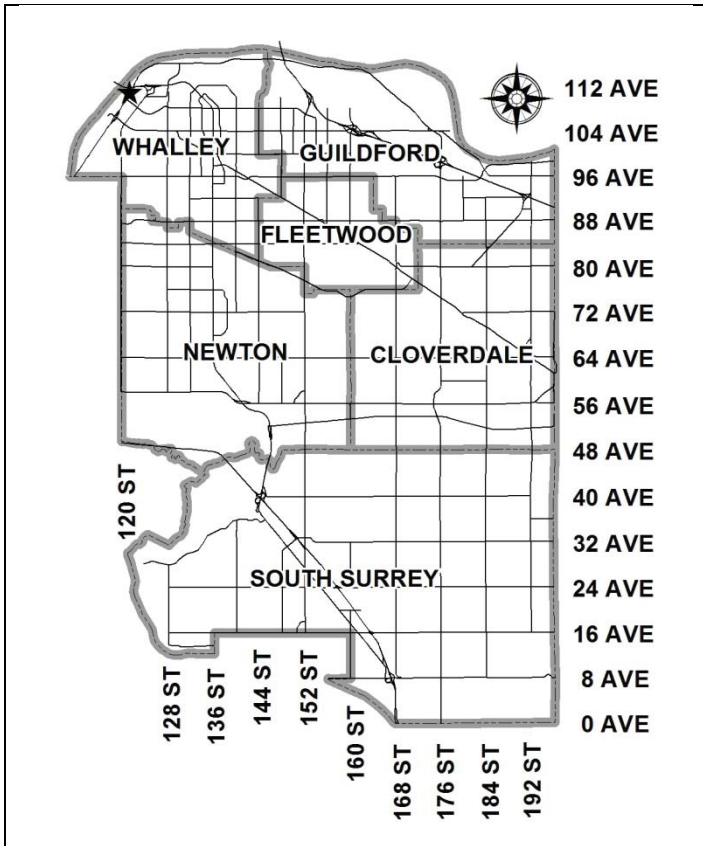


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0198-00

Planning Report Date: November 6, 2017



PROPOSAL:

- **Temporary Use Permit**

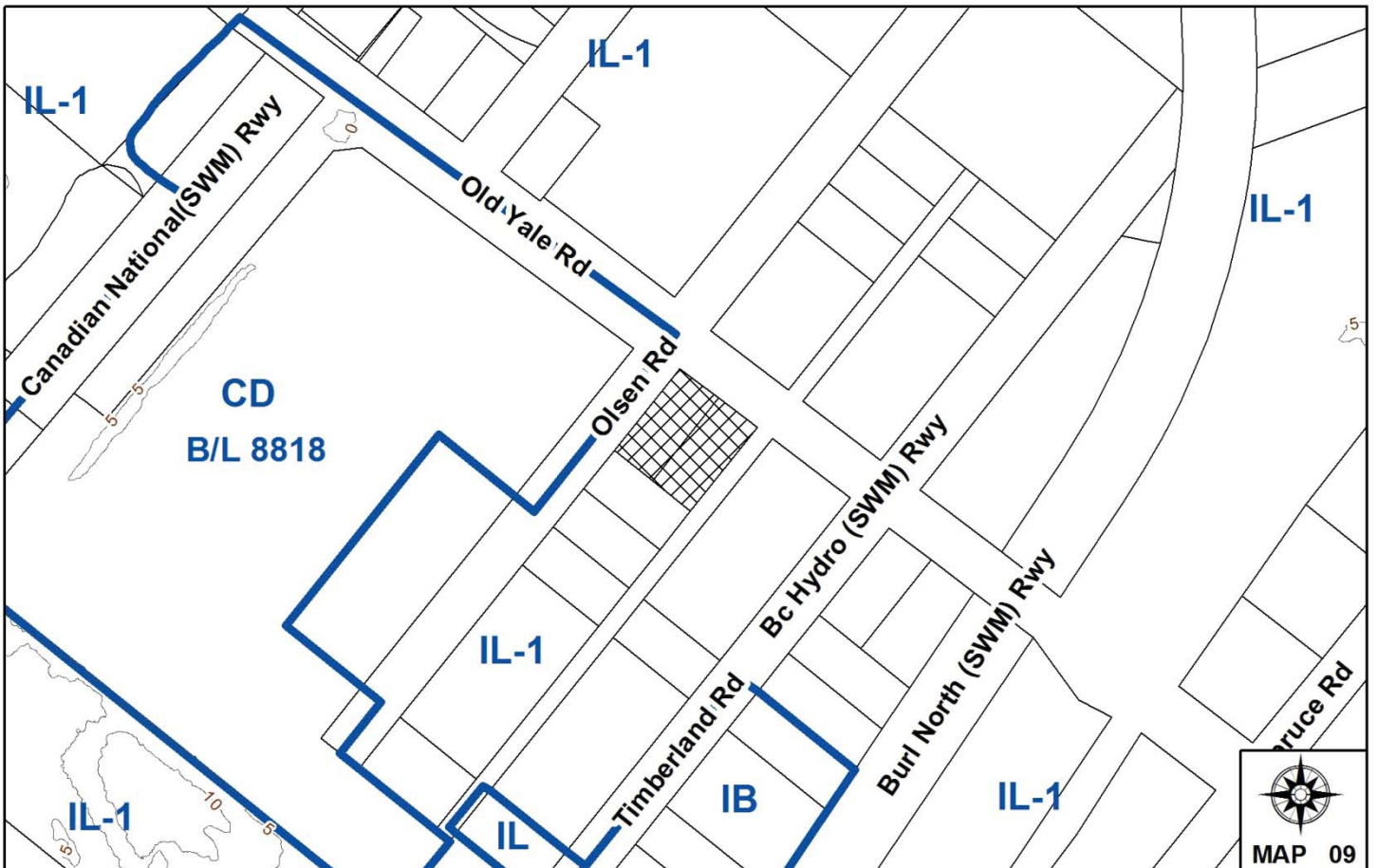
to permit a temporary modular office building with equipment storage and truck parking on the subject site for a period of three (3) years.

LOCATION: 11014 - Olsen Road
 12010 - Old Yale Road

ZONING: IL-1

OCF DESIGNATION: Commercial

NCP DESIGNATION: Retail Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Contrary to the South Westminster Neighbourhood Concept Plan (NCP) and the IL-1 Zone.

RATIONALE OF RECOMMENDATION

- The proposed temporary modular office building with equipment storage and truck parking on the subject site will allow for an interim use of the land until it is economically viable for redevelopment.
- The proposal is an appropriate interim use for this area. No concerns have been expressed by property owners in the neighbourhood.
- The subject site has good access for trucks, being in close proximity to a controlled intersection at the South Fraser Perimeter Road to the southeast. Vehicles travelling between the SFPR and the subject site will not travel through the adjacent residential area.
- The proposed use is generally a low-impact use, with minimal truck traffic and will have standard Monday-Friday operating hours.

RECOMMENDATION

The Planning & Development Department recommends:

1. Council approve Temporary Industrial Use Permit No. 7915-0198-00 (Appendix IV) 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) submission of a temporary trailer permit for the existing modular office trailer, located at the western portion of the site; and
 - (c) installation of appropriate on-site landscaping (cedar hedge) along Old Yale Road, to the satisfaction of the General Manager, Planning and Development.

REFERRALS

Engineering: The Engineering Department has no objection to the project, subject to the completion of Engineering requirements as outlined in Appendix III.

SITE CHARACTERISTICS

Existing Land Use: Existing modular office trailer, parking for truck cabs and semi-trailers as well as the outside storage of construction materials (steel rebar), which are to remain.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across Olsen Road):	Brownsville Recreational Vehicle Park and Pub.	Retail/Residential	CD (By-law No. 8818)
East (Across Old Yale Road):	Unauthorized auto body shop.	Retail/Residential	IL-1
South (Across unopened lane right-of-way):	Steel cutting warehouse.	Retail/Residential	IL-1
West:	Unauthorized container storage.	Retail/Residential	IL-1

DEVELOPMENT CONSIDERATIONS

Background and Current Proposal

- The subject site encompasses two (2) properties located at 11014 Olsen Road and 12010 Old Yale Road, and is 1,755 square metres (0.43 acre) in size. The site is designated Commercial in the Official Community Plan (OCP), and Retail/Residential in the South Westminster Neighbourhood Concept Plan (NCP), and is currently zoned “Light Impact Industrial 1 Zone (IL-1)”.
- The owner has applied for a Temporary Industrial Use Permit to allow a single-storey modular office building to remain on the subject site for a period of three (3) years. The applicant also proposes to store steel rebar and equipment associated with the distribution of steel on the subject site, as well as the storage of trucks related the owner’s distribution business.
- The owner currently operates his business in Langley. The subject site will provide a second office and storage location closer to clients in Vancouver and Richmond.
- The IL-1 Zone allows for the outdoor storage of goods and materials, provided that the area used for outdoor storage does not exceed a total area greater than 1.5 times the lot area covered by the principal building up to a maximum of 40% lot coverage. The IL-1 Zone further specifies that the outdoor storage cannot be located within any front or side yard of the lot, and must be completely screened with landscaping and/or fencing.
- As the existing modular trailer cannot be considered as a principal building for the subject property the outdoor storage of goods and materials is thereby prohibited.
- The subject site has good access for trucks, being in close proximity to a controlled intersection at the South Fraser Perimeter Road to the southeast. Vehicles travelling between the SFPR and the subject site will not travel through the adjacent residential area.
- The proposed Temporary Industrial Use Permit allows for an interim use on the land until it economically viable for the property owner to develop the site for an ultimate use in compliance with the Retail / Residential designation in the South Westminster NCP.
- The applicant has indicated that they plan to consolidate and develop the subject properties to an ultimate light-industrial use following the conclusion of the subject Temporary Use Permit (TUP); however, they have not finalized any plans at this time.
- The City’s mapping system identified an existing Class C (green-coded) watercourse/ditch located parallel to the northern property line of the subject property. Staff have confirmed the classification of the ditch and that no additional setbacks or protections measures are required as part of the subject TUP application.

Authorized and In-stream TUP Applications in the Vicinity

- Staff are currently processing three (3) in-stream TUP applications within a 300-metre radius of the subject property which include:
 - 11078 Bridge Road (7911-0193-00; 3rd Reading) → OCP Text Amendment and Temporary Use Permit (TUP) to permit a temporary lumber unloading/loading facility and temporary office space.
 - 10897 Timberland Road (7916-0195-00; Pre-Council) → A Temporary Use Permit (TUP) to allow an outdoor wood chipping facility and material storage in association with a general contracting business.
 - 12118 Old Yale Road / 10882 Spruce Road (7916-0393-00; Pre-Council) → A Temporary Use Permit (TUP) to allow the outdoor storage of wooden pallets and temporary manufacturing within temporary, fire-rated Quonset huts.

PRE-NOTIFICATION

- Pre-notification letters were sent out on August 5, 2015 and a development proposal sign was installed on August 20, 2015, to which staff have received no telephone calls or letters of concern.

DESIGN PROPOSAL AND REVIEW

- The proposed, temporary single-storey modular office building is a wood-frame building approximately 95 square metres (1,015 sq.ft.) in size, and is located at the southwest corner of the site.
- The buildings materials include grey vertical wood panels and brown horizontal roof panels.
- There are two (2) existing vehicular driveways to the site – one (1) at the northeast corner along Old Yale Road and one (1) at the southwest corner along Olsen Road.
- The applicant will be required to widen the existing concrete driveway letdown along Old Yale Road to 9 metres (30 ft.) and to regrade and repave a portion of the pavement structure along the northeast side of Old Yale Road, adjacent to site entrance, to provide adequate pavement width for truck-turning movement. No additional widening or construction will be required along the Olsen Road driveway letdown.
- As the applicant proposes to retain the existing crushed gravel surface of the site the subject TUP will modify the Zoning By-law requirement for paving the parking area with asphalt, concrete or other similar pavement to allow the use of other surfacing materials suitable for truck traffic as approved by the General Manager of Engineering.
- The applicant proposes three (3) employee and visitor parking adjacent to the existing, one-storey modular office building.

- Six (6) truck parking spaces are proposed, three (3) tractor cab and three (3) semi-trailer parking spaces, and the owner confirms that while some of the trucks that will be stored on the site are semi-trailers, most will only be the tractor unit or cab and will not include a trailer.
- The three (3) proposed employee and visitor parking spaces are all 2.75 metres (9ft.) in width and 5.5 metres (18 ft.) in depth. Truck parking space lengths range from 10 metres (33 ft.) to 15.2 metres (50 ft.) and are a minimum of 4 metres (13 ft.) wide.
- The owner proposes to install on-site landscaping, consisting of a cedar hedge comprised of a minimum of fifteen (15) individual trees, along Old Yale Road in order to provide screening. An existing chain-link fence that surrounds the site will remain.
- No additional landscaping is proposed for the Olsen Road frontage as there is sufficient natural vegetation within the Olsen Road right-of-way to provide sufficient screening between the subject property and Brownsville Recreational Vehicle Park to the north.
- There are two (2) trees located on the subject site adjacent to the multi-use path (Scott Greenway) along Old Yale Road. These trees will be retained.

INFORMATION ATTACHED TO THIS REPORT

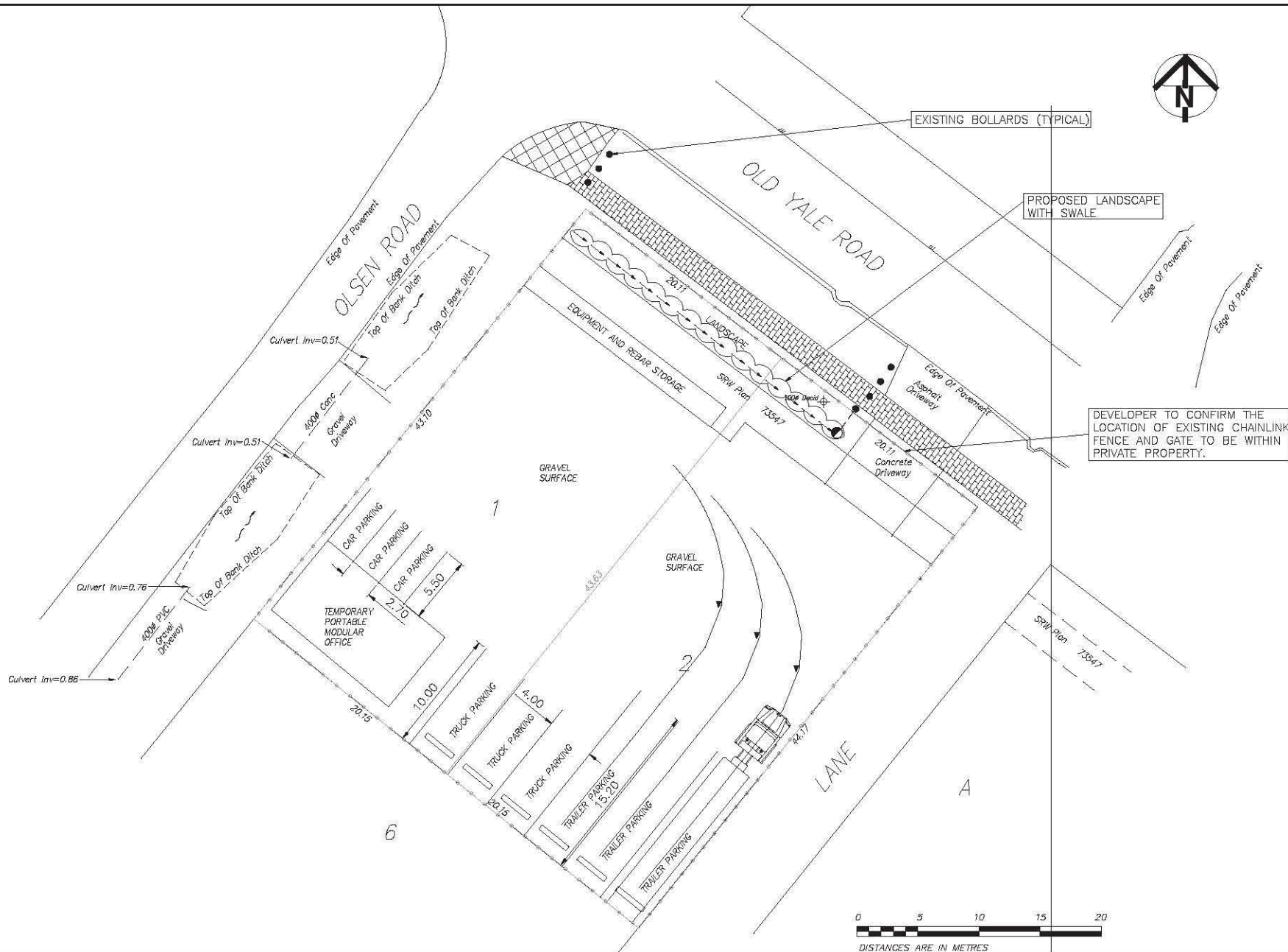
The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential)
Appendix II.	Site Plan
Appendix III.	Engineering Summary
Appendix IV.	Temporary Industrial Use Permit No. 7915-0198-00

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION



DEVELOPMENT/SITE LOCATION: TEMPORARY USE PERMIT
 11014 OLSEN ROAD AND 12010 OLD YALE ROAD, SURREY

DWG. NAME: **PROPOSED TRUCK PARKING LAYOUT**

INTER-OFFICE MEMO

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

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

DATE: **March 18, 2016** PROJECT FILE: **7815-0198-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 11014 Olsen Road and 12010 Old Yale Road**

TEMPORARY USE PERMIT

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

- Upgrade Old Yale Road and Olsen Road as required to ensure that the structural strength of the pavement can accommodate the traffic and provide adequate pavement width for truck turning movement; and
- Provide features to mitigate onsite storm water.



Rémi Dubé, P.Eng.
Development Services Manager

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CITY OF SURREY

(the "City")

TEMPORARY USE PERMIT

NO.: 7915-0198-00

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: 000-459-640

Lot 1 Block 12 District Lot 4 Group 2 New Westminster District Plan 886

11014 - Olsen Road

Parcel Identifier: 000-459-666

Lot 2 Block 12 District Lot 4 Group 2 New Westminster District Plan 886

12010 - Old Yale Road

(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 distribution business with a single-storey modular office building, the storage of steel rebar and associated equipment, as well as the storage of trucks related to the Owner's steel distribution business, in compliance with Schedule A (the "Site Plan"), which is attached hereto and forms part of this permit.

5. The temporary use permitted on the Land shall be in accordance with:
 - (a) The appearance and location of the buildings, landscaping, access, equipment storage and parking as shown on the Site Plan, which is attached hereto and forms part of this permit.

6. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section A.4 of Part 5 Off-Street Parking and Loading/Unloading, the requirement to pave the parking area with asphalt, concrete or similar pavement is modified to allow the use of other surfacing materials such as gravel, as approved by the General Manager, Engineering.

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 (3) 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 INDUSTRIAL USE PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREED TO THE TERMS AND CONDITIONS OF THIS TEMPORARY INDUSTRIAL USE PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.

Authorized Agent: Signature

Name (Please Print)

OR

GARY GRANT 
Owner: Signature

GARY GRANT
Name: (Please Print)

TO THE CITY OF SURREY:

I, GARY GRANT (Name of Owner)

being the owner of

Lot 1 Block 12 District Lot 4 Group 2 New Westminster District Plan 886 and
Lot 2 Block 12 District Lot 4 Group 2 New Westminster District Plan 886
(Legal Description)

known as 11014 Olsen Road and 12010 Old Yale Road
(Civic Addresses)

hereby undertake as a condition of issuance of my temporary industrial 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.

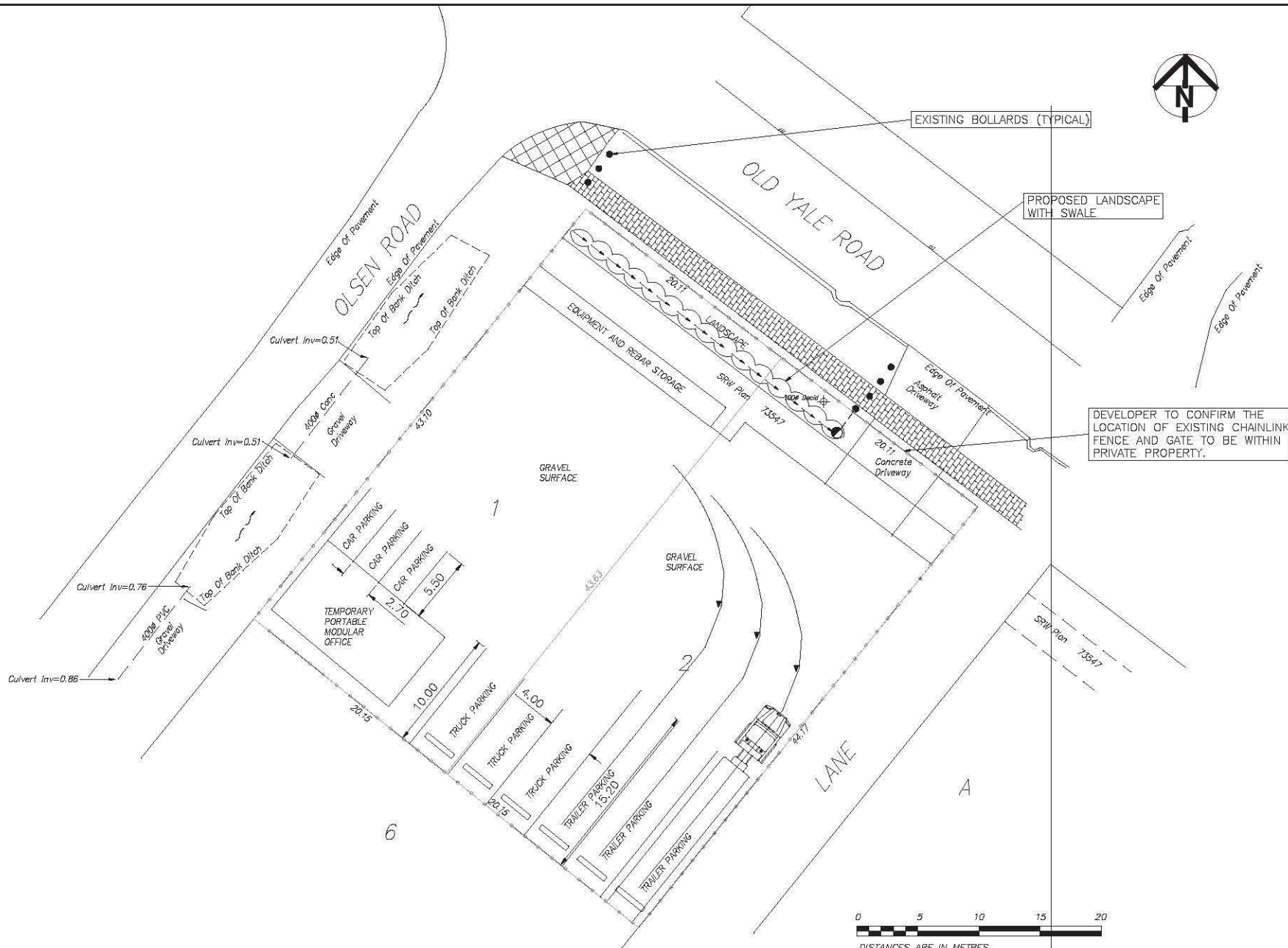
This undertaking is attached hereto and forms part of the temporary industrial use permit.



(Owner)



(Witness)



DEVELOPMENT/SITE LOCATION: TEMPORARY USE PERMIT
 11014 OLSEN ROAD AND 12010 OLD YALE ROAD, SURREY

DWG. NAME: **PROPOSED TRUCK PARKING LAYOUT**

SCHEDULE A