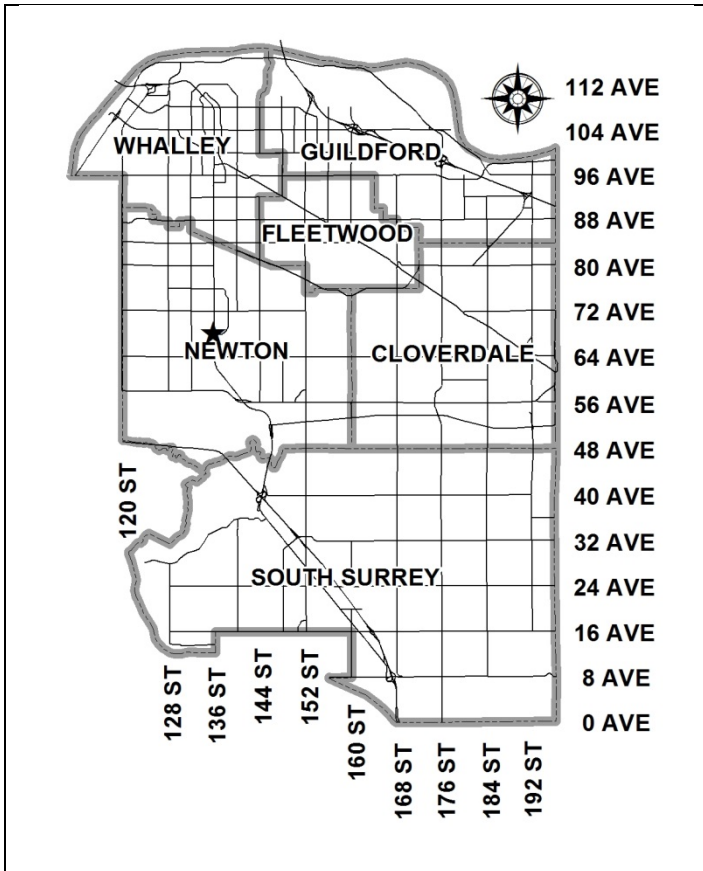


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7915-0321-00

Planning Report Date: November 30, 2015



**PROPOSAL:**

- **Temporary Use Permit**

to permit the development of a temporary greenhouse building for agricultural research purposes.

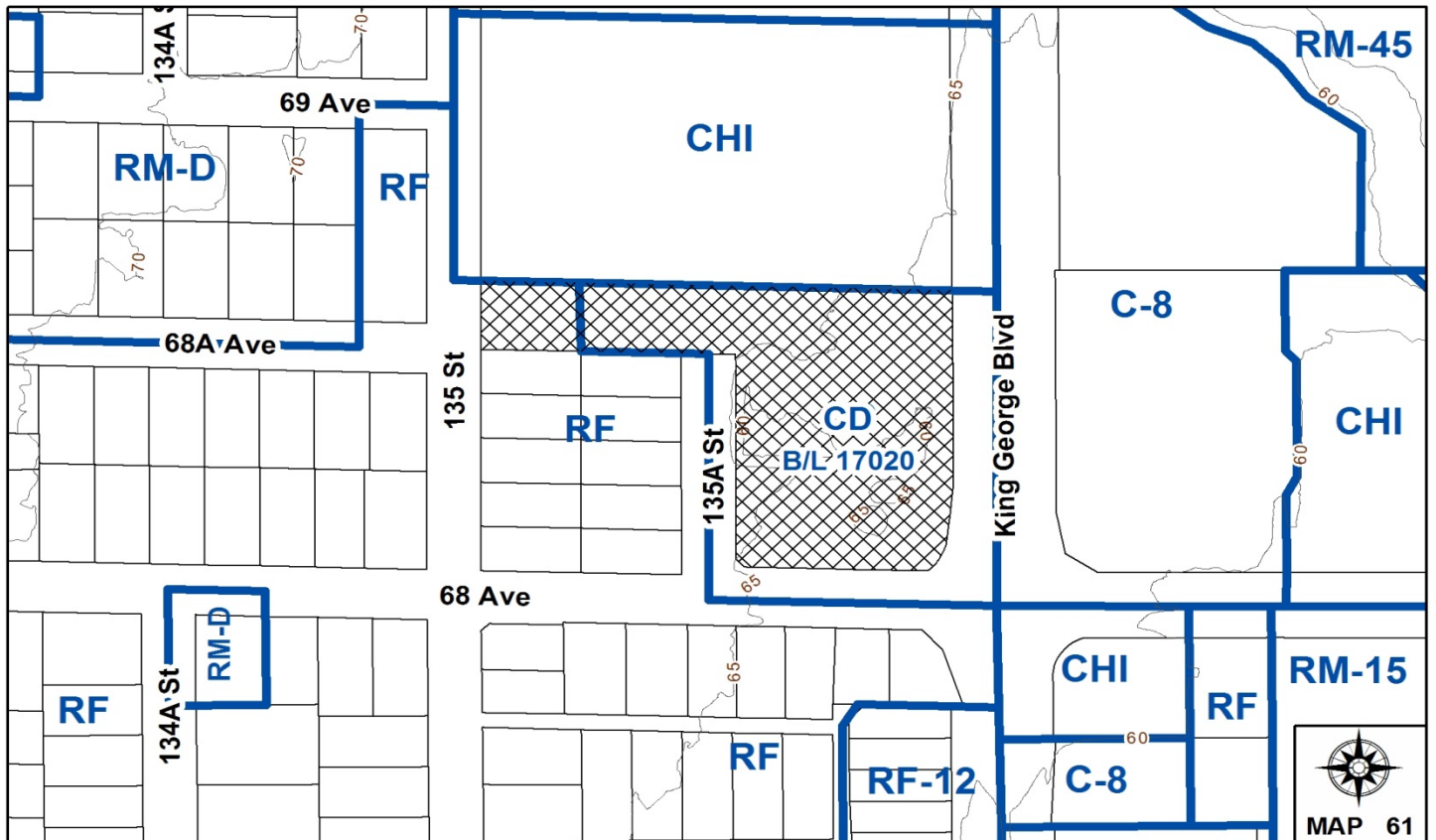
**LOCATION:** 6833 - King George Boulevard

**OWNER:** John Volken Foundation

**ZONING:** CD (By-law No. 17020)

**OCP DESIGNATION:** Multiple Residential/Urban

**TOWN CENTRE PLAN DESIGNATION:** Highway Commercial



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to construct a temporary farm building (greenhouse) to be used for agricultural research purposes. The proposed use is not permitted under the current CD Zone (By-law No. 17020) of the subject site.
- The TUP includes a proposed variance to vary the southern property line setback from 7.5 metres (25 ft.) to 2.85 metres (9.5 ft.) to accommodate the temporary structure.

### RATIONALE OF RECOMMENDATION

- The University of the Fraser Valley has partnered with the John Volken Academy, the City of Surrey, BW Global, Affinor Growers, Simon Fraser University, Kwantlen Polytechnic University and British Columbia Institute of Technology to build two greenhouses for horticultural research and horticulture training for students of the John Volken Academy.
- The proposed greenhouses will provide research and training space that will be integrated with the drug and alcohol recovery programs operated by the John Volken Academy. The facility will provide employment and professional training to students, while also providing fresh herbs and produce that will be sold in the PricePro grocery store next door.
- The research project is expected to last approximately 5 years. Once the research project is underway and there has been an opportunity to evaluate it, the applicant intends to explore the possibility of rezoning the site and the adjacent properties to the south to accommodate an expansion of the proposed use on a permanent basis.
- The temporary use would not prevent the property from developing as envisioned in the future, under the Comprehensive Development Zone intended for licensed and private care facilities and associated office and amenity spaces.
- The applicant owns the properties immediately adjacent to the proposed development, both to the north and south, and therefore, no concerns are anticipated from the proposed use. In addition, the proposed greenhouse structure is proposed to be sited over 40 metres (130 ft.) east of 135 Street and largely remains out of view from the single family neighbourhood to the west.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Temporary Use Permit No. 7915-0321-00 (Appendix V) to proceed to Public Notification.
2. Council instruct staff to resolve the following issues prior to 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.

REFERRALS

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

**Surrey Fire Department:** The Surrey Fire Department has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: Vacant lot located in a CD Zone.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/Town Centre Designation</b>	<b>Existing Zone</b>
North:	Retail Commercial (PricePro Grocery Store)	Commercial/Highway Commercial	CHI
East (Across King George Boulevard):	Community Commercial Zone	Commercial/Highway Commercial	C-8
South:	Single Family Dwellings	Urban/Highway Commercial	RF
South (Across 68 Ave.):	Single Family Dwellings	Urban	RF
West (Across 135 St.):	Detention Pond, Single Family & Duplex Dwellings	Urban	RF and RM-D

## DEVELOPMENT CONSIDERATIONS

### Background:

- The subject property is located at 6833 King George Boulevard and is zoned Comprehensive Development (By-law No. 17020), designated “Highway Commercial” in the Newton Town Centre Plan, and “Multiple Residential” and “Urban” in the Official Community Plan.
- The subject site is part of a larger CD Zoned property created in 2012 to permit the development of the first phase of the John Volken Academy private care facility for alcohol and drug recovery (approved under Development Application No. 7907-0129-00).

### Proposal:

- The applicant is seeking a Temporary Use Permit (TUP) to permit construction of two greenhouses on the west portion of the site (Appendix II).
- The University of the Fraser Valley has partnered with the John Volken Academy, the City of Surrey, BW Global, Affinor Growers, Simon Fraser University, Kwantlen Polytechnic University and British Columbia Institute of Technology to build the greenhouses for horticultural research and horticulture training for students of the John Volken Academy.
- The proposed two greenhouses will be connected by a header house on the property, have a combined total floor area of 366.8 m<sup>2</sup> (3,498 sq. ft.), and a peak height of 6.6 metres (21.5 ft.).
- One greenhouse will be used as a research control system while the other will be used to test state-of-the-art greenhouse growing technology. The post-secondary institutional partners will also be conducting a variety of research projects using the proposed greenhouse research space.
- Fresh herbs and produce from the greenhouses will be made available for sale in the John Volken Academy’s PricePro grocery store next door.
- The John Volken Academy operates a drug and alcohol recovery program that attempts to expose students to a multitude of interests as part of the recovery process to help provide recovering addicts with an opportunity to engage in meaningful employment after graduation from the program. It is expected that students completing training in the greenhouses will be well prepared for careers in the greenhouse industry.
- The research project is expected to last approximately 5 years. In order to achieve the desired institutional research objectives and training goals of the John Volken Academy, the applicant anticipates seeking a renewal of the Temporary Use Permit after 3 years.
- Once the research project is underway and there has been an opportunity to evaluate it, the applicant intends to explore the possibility of rezoning the site and some of the properties to the south to accommodate an expansion of the proposed use on a permanent basis.
- The applicant owns several of the residential properties immediately to the south of where the proposed greenhouses would be located. Furthermore, the proposed greenhouses will be

located more than 40 metres (130 ft.) from 135 Street, and remain largely out of view from the existing single family neighbourhood to the west.

### PRE-NOTIFICATION

- In accordance with Council Policy, a Development Proposal sign was placed on the property and pre-notification letters were sent to properties located within 100 metres (328 ft.) of the subject site.
- In response, staff received one phone call from a neighbouring property owner located at 13524 68 Avenue, expressing concerns regarding the potential for pests related to the agricultural use and potential noise emanating from fans associated with the greenhouse operations.
- In response to these concerns, the applicant provided the following comments:
  - The greenhouses are designed to be sealed units to limit heat and air loss, and thus also limiting access to agricultural products and waste.
  - There is the potential for the waste from the greenhouses to be combined with the waste from the PricePro grocery store next door as a way of reducing agricultural waste on site.
  - The applicant is also considering a sealed composting system that can provide heat to the header house or another building. There is a local entrepreneur looking to trial a composting and heat exchanger product that is sealed and limits the escape of odours.
  - The fans that are being installed are 5-blade fans that are typically quieter than the standard 3-blade fans commonly used in greenhouse operations. The typical 3-blade fans have noise level ratings of 68 decibels at a distance of 3 metres (10 ft). This is considered comparable to street noise emanating from a street such as King George Boulevard.
  - The applicant owns the properties immediately adjacent to the proposed development, both north and south, and therefore, no concerns are anticipated with the proposed use.
  - The greenhouse structure is proposed to be sited over 40 metres (130 ft.) east of 135 street due to an existing covenant on title prohibiting any development on the west portion of the site.

### BY-LAW VARIANCE AND JUSTIFICATION

- The TUP includes a proposed variance to reduce the minimum south property line setback from 7.5 metres (25 ft.) to 2.85 metres (9.5 ft.) to accommodate the temporary structure.
- The applicant owns the properties most impacted by the proposed siting, immediately to the south of the proposed development.

- It is only the eastern-most portion of the proposed structure (header house) that extends within 2.85 metres (9.5 ft) of the property line, and this portion of the structure faces the rear yard of the adjacent residential property. The remainder of the proposed structure is set back a distance of 5.14 metres (17 ft.).
- Staff support the TUP to proceed to public notification.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary
Appendix II.	Site Plan
Appendix III.	Building Drawings
Appendix IV.	Engineering Requirements
Appendix V.	Temporary Industrial Use Permit No. 7915-0321-00

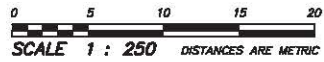
*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

RJG/dk



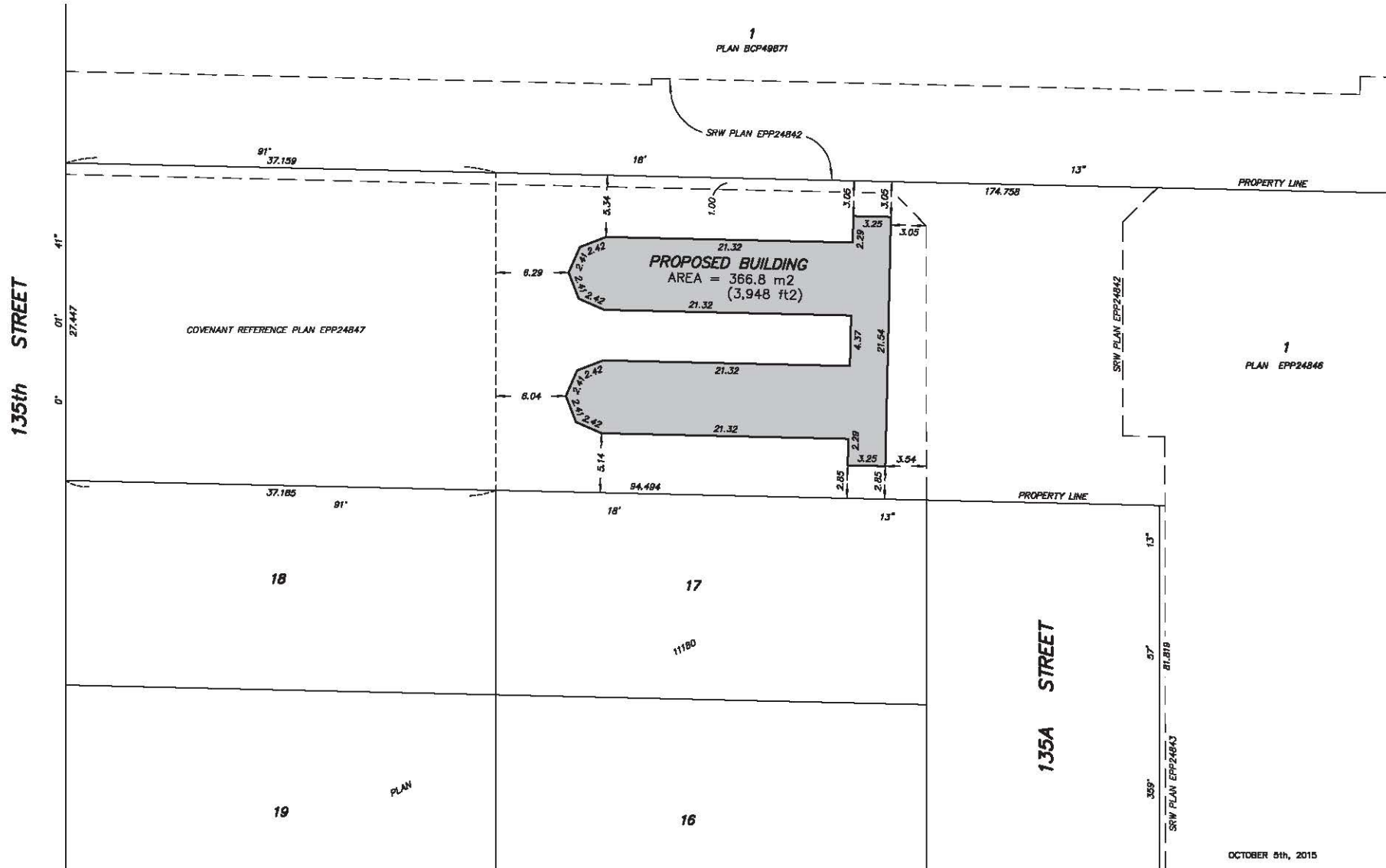
PLAN OF PROPOSED GREENHOUSE TO BE LOCATED ON PART OF LOT 1 SECTION 17 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN EPP24846



PREPARED FOR: JOHN VOLKEN FOUNDATION

CIVIC ADDRESS:

6911 KING GEORGE BOULEVARD SURREY, B.C.



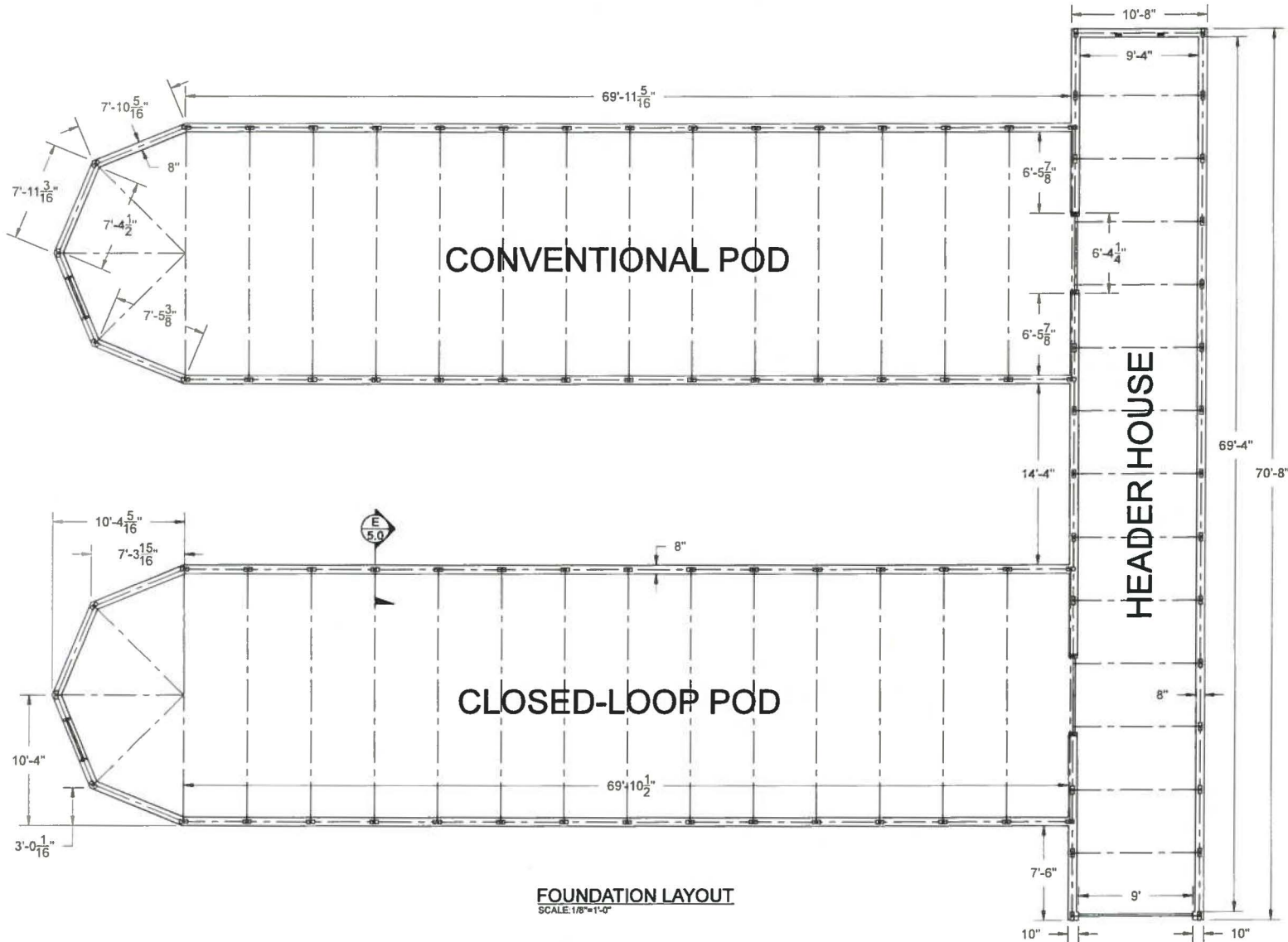
OCTOBER 5th, 2015

BUTLER SURVEYING 4 - 19089 94th Ave Surrey, BC V4N 3S4 www.butlersurveying.com Tel. 604-513-9611

File: 4090 Dwg: 4090-BIOPDD

APPENDIX II





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**BW Greenhouse**  
Designed & Manufactured by BW GLOBAL Structures Inc

25020 Fraser Highway  
Abbotsford, BC, V4X 1G8  
Canada  
TOLL-FREE: 1 877 858 1303  
PHONE: +1 804 858 1303  
FAX: +1 804 858 1108

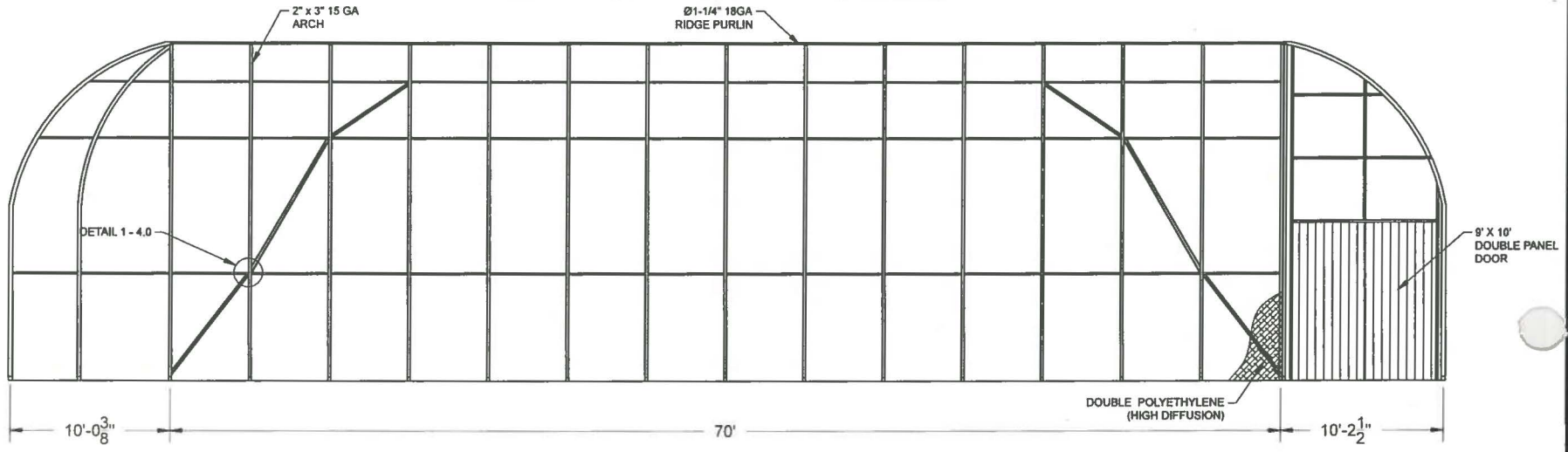
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PROJECT  
**BIPOD**

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6911 King George Blvd,  
Surrey, BC  
CANADA

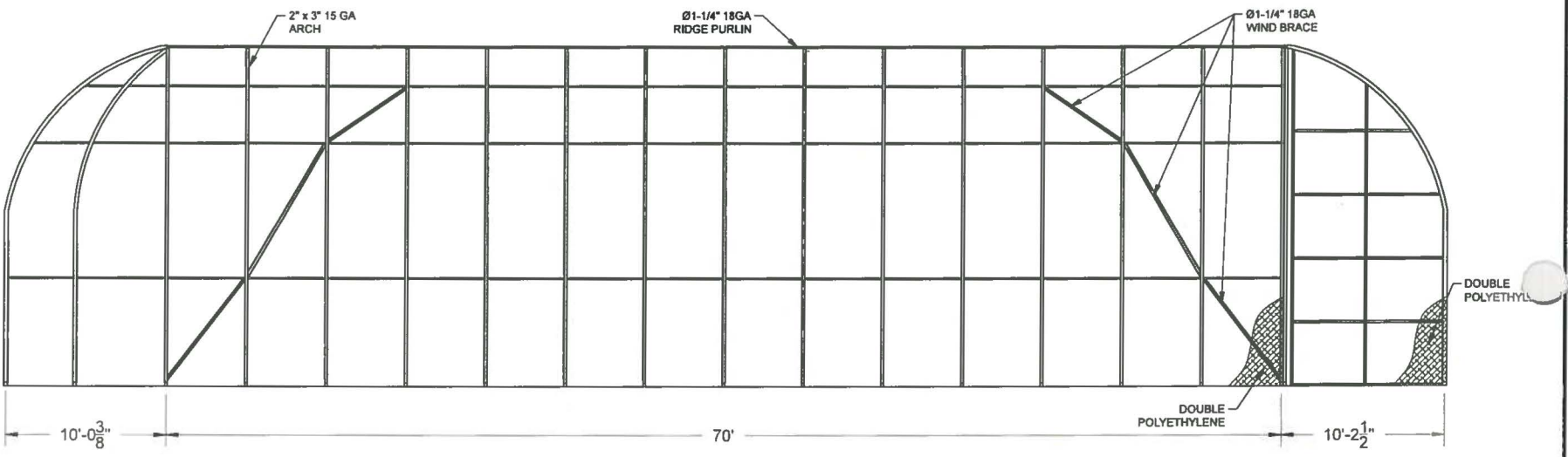
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CHECKED BY TDK	DATE Aug 21, 2015	DRAWING REFERENCE # 1.1		

PEAK HEIGHT  
21' 5"

GRADE  
0' 0"



**EAST SIDE PROFILE - CLOSED POD**  
SCALE 3/16"=1'-0"



**WEST SIDE PROFILE - CONVENTIONAL POD**  
SCALE 3/16"=1'-0"

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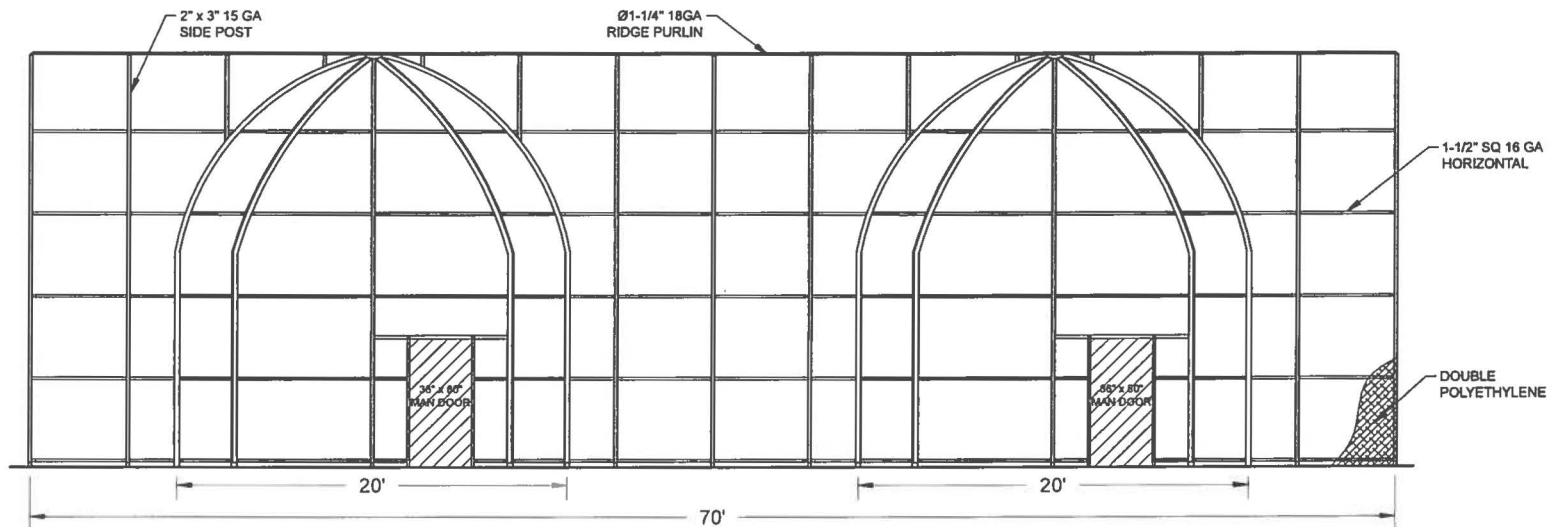
**BW Greenhouse**  
Designed & Manufactured by BW GLOBAL Structures Inc

25020 Fraser Highway  
Abbotsford, BC, V4X 1G8  
Canada  
TOLL-FREE 1 877 856 1303  
PHONE +1 804 856 1303  
FAX +1 804 856 1109

TITLE  
**EAST / WEST PROFILE**  
PROJECT  
**BIOPOD**

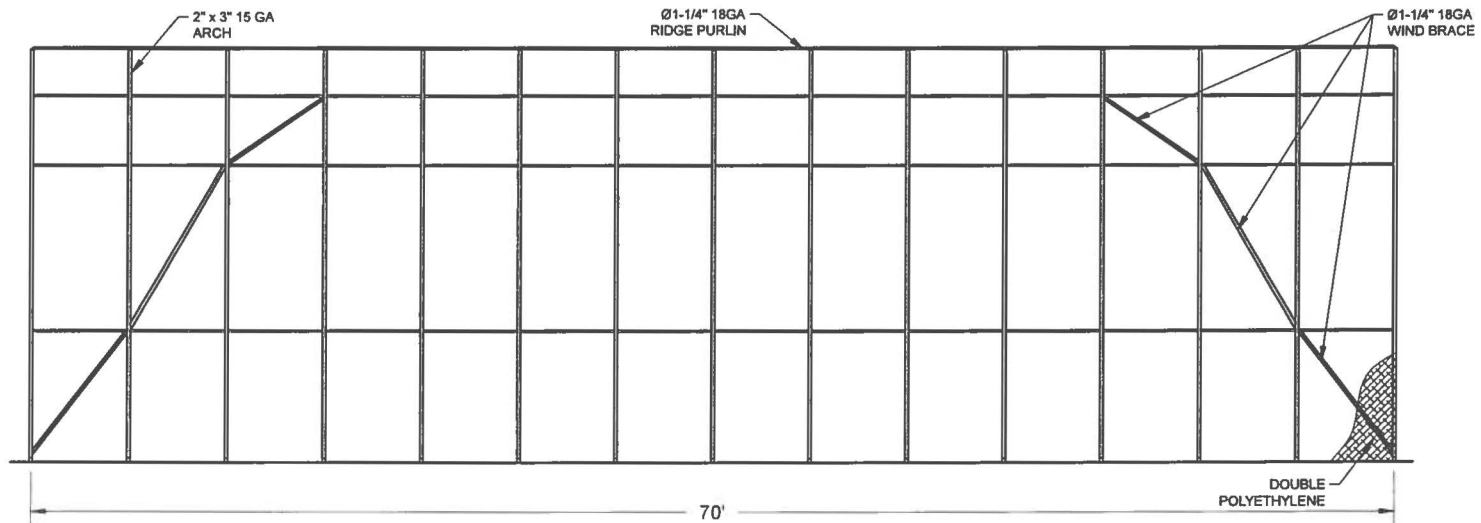
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CHECKED BY <b>TDK</b>	DATE <b>Aug 21, 2015</b>	DRAWING REFERENCE # <b>2.0</b>	



**SOUTH SIDE PROFILE - PODS & HEADER HOUSE**  
SCALE: 3/16"=1'-0"

PEAK HEIGHT  
21' 5"



**NORTH SIDE PROFILE - HEADER HOUSE**  
SCALE: 3/16"=1'-0"

GRADE  
0' 0"

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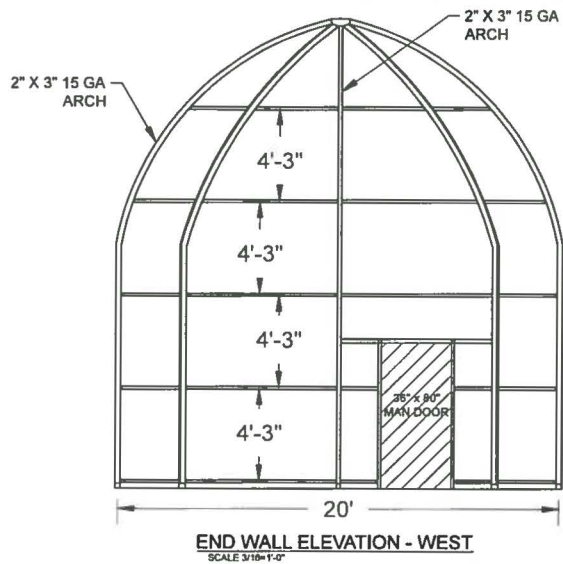
**BW Greenhouse**  
Designed & Manufactured by BW GLOBAL Structures Inc

29020 Fraser Highway  
Abbotsford, BC, V4X 1G8  
Canada  
TOLL-FREE 1 877 858 1303  
PHONE +1 854 856 1303  
FAX +1 854 856 1100

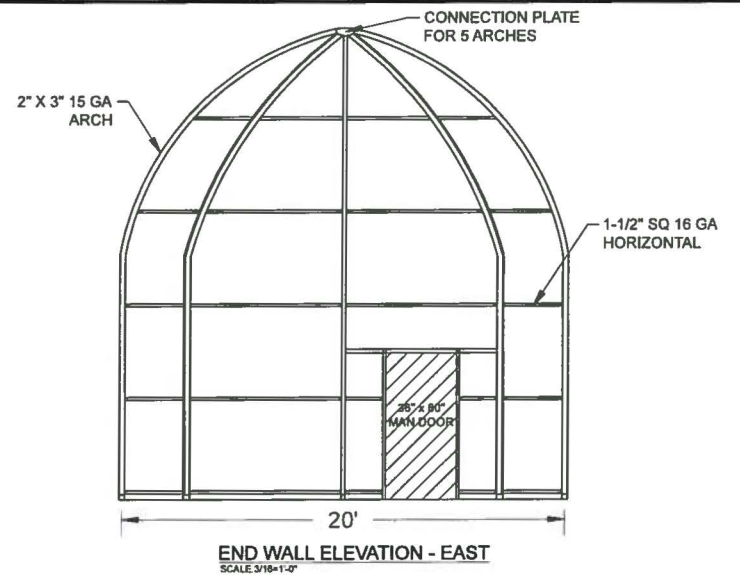
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Surrey, BC  
CANADA

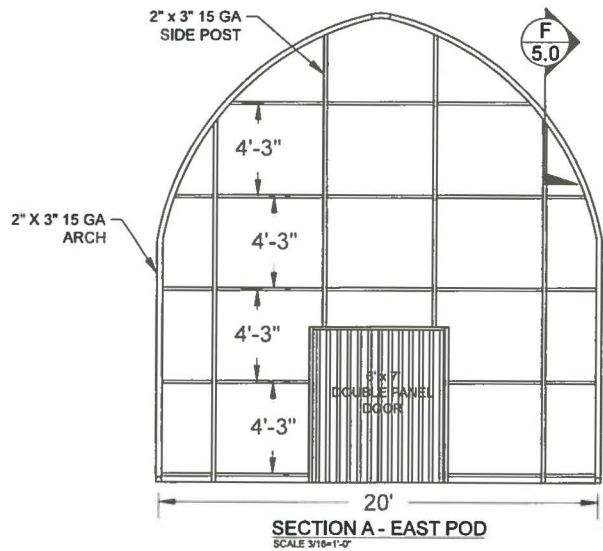
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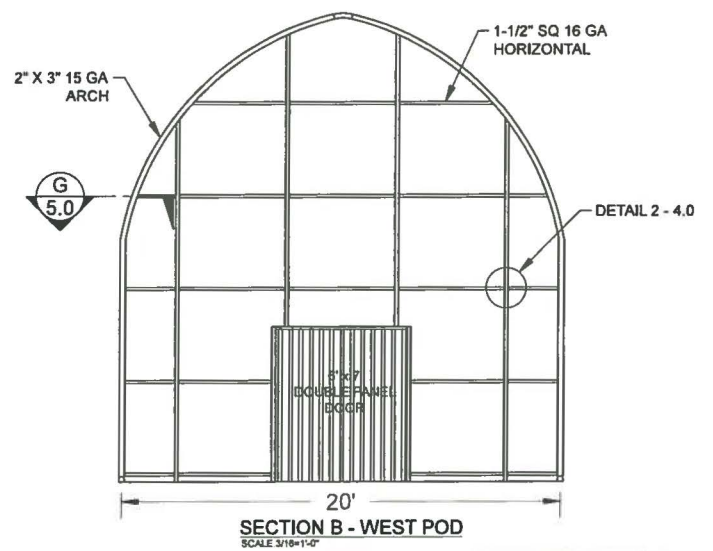
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END WALL ELEVATION - EAST  
SCALE 3/16"=1'-0"



SECTION A - EAST POD  
SCALE 3/16"=1'-0"



SECTION B - WEST POD  
SCALE 3/16"=1'-0"

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**BW** **BW Greenhouse**  
Designed & Manufactured by BW GLOBAL Structures Inc

28020 Fraser Highway  
Abbotsford, BC, V4X 1G5  
Canada  
TOLL-FREE 1 877 856 1303  
PHONE +1 804 856 1303  
FAX +1 804 856 1109

TITLE  
**END ELEVATION / SECTION**  
PROJECT  
**BIPOD**

ADDRESS  
6911 King George Blvd,  
Surrey, BC  
CANADA

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CHECKED BY TDK		DATE Aug 21, 2015	DRAWING REFERENCE #	2.2

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

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

DATE: **November 23, 2015** PROJECT FILE: **7815-0321-00**

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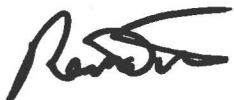
RE: **Engineering Requirements (Commercial/Industrial)  
Location: 6833 King George Blvd**

**TEMPORARY USE PERMIT**

The following issues are to be addressed as a condition of the Temporary Use Permit through the Building Permit review process:

***Works and Services***

- The applicant must submit anticipated potable water flow demands for the greenhouses, to ensure the system can meet these requirements. Upgrades to the water system or service connections may be required.
- Based on the information provided to date it is unclear if new or revised storm and sanitary sewer connections are required for the proposed use. If new connections are required, corresponding system analyses will be necessary including a Stormwater Control Plan to the nearest trunk. On-lot water quality treatment of the runoff will be needed if activities on the site are anticipated to produce contaminated runoff or significantly increase runoff. Similarly, approval from GVS&DD may be required to allow discharge into the sanitary sewer system.



Rémi Dubé, P.Eng.  
Development Services Manager

LR

CITY OF SURREY

(the "City")

**TEMPORARY USE PERMIT**

NO.: 7915-0321-00

Issued To: John Volken Foundation  
("the Owner")

Address of Owner: 6911 KING GEORGE BLVD  
SURREY BC V3W 5A1

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: 028-988-621  
LT 1 SC 17 T2 PLEPP24846  
6833 King George Blvd

(the "Land")

3. The temporary use permitted on the Land shall be:
  - (a) A greenhouse building for agricultural research purposes, in accordance with the siting shown on Schedule A, which is attached hereto and forms part of this permit.
4. 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 or an Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of \$5000.00

5. 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.
6. An undertaking submitted by the Owner is attached hereto as Appendix I and forms part of this temporary use permit.
7. This temporary use permit is not transferable.
8. 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

\_\_\_\_\_  
Name (Please Print)

OR

\_\_\_\_\_  
Owner: Signature

\_\_\_\_\_  
Name: (Please Print)



TO THE CITY OF SURREY:

I, John Volken Foundation, being the owner of Lot 1 Section 17 Township 2 PLEPP 24846

(Legal Description)

known as 6833 King George Blvd

(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.

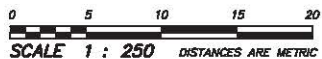
I further understand that should I not fulfill the undertaking described herein, the City or its agents may enter upon the land described on the temporary use permit and perform such work as is necessary to eliminate the temporary use and bring the use and occupancy of the land in compliance with Surrey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

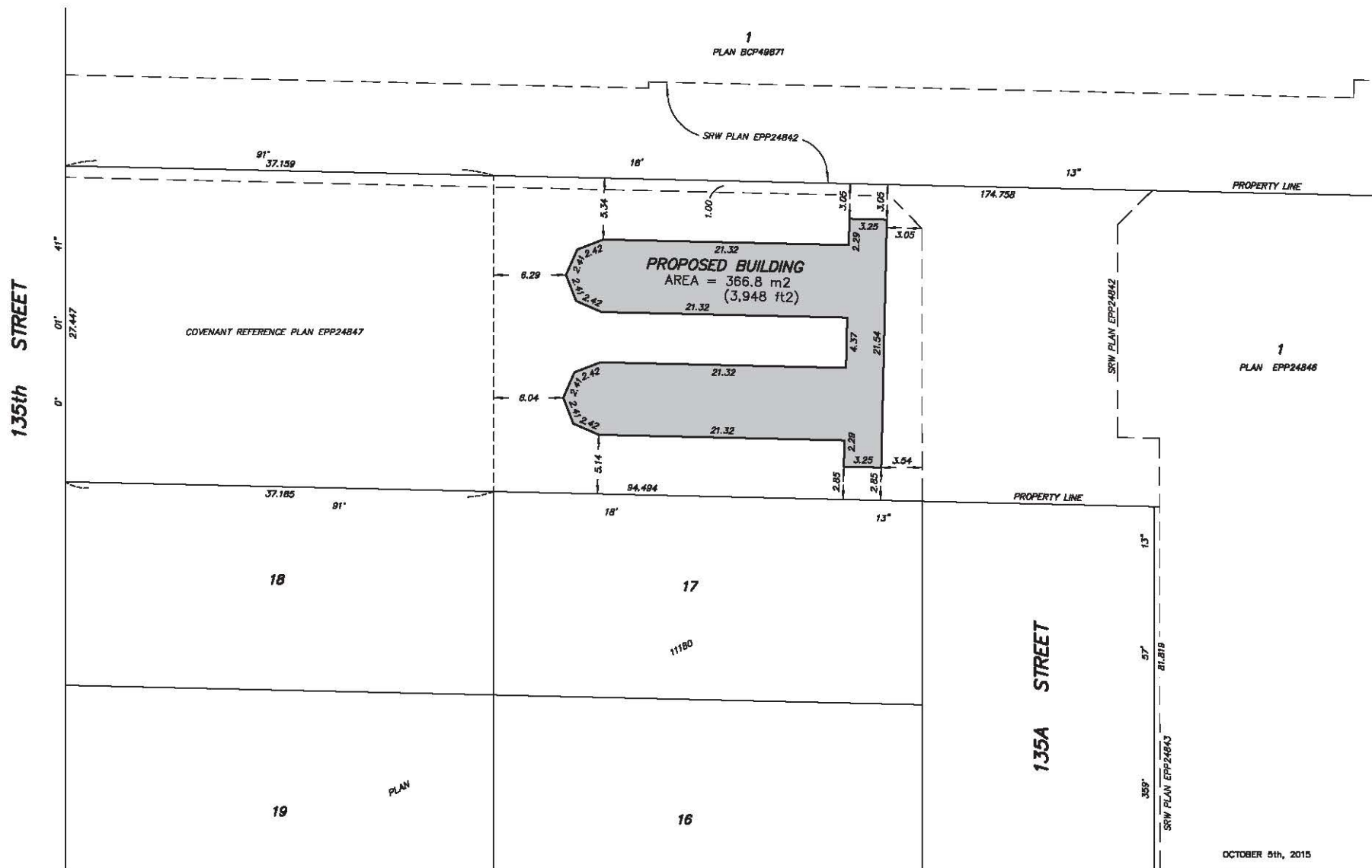
PLAN OF PROPOSED GREENHOUSE TO BE LOCATED ON PART OF LOT 1 SECTION 17 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN EPP24846



PREPARED FOR: JOHN VOLKEN FOUNDATION

CIVIC ADDRESS:

6911 KING GEORGE BOULEVARD SURREY, B.C.



OCTOBER 5th, 2015

BUTLER SURVEYING 4 - 19089 94th Ave Surrey, BC V4N 3S4 www.butlersurveying.com Tel. 604-513-9611

File: 4090 Dwg: 4090-BIOPDD