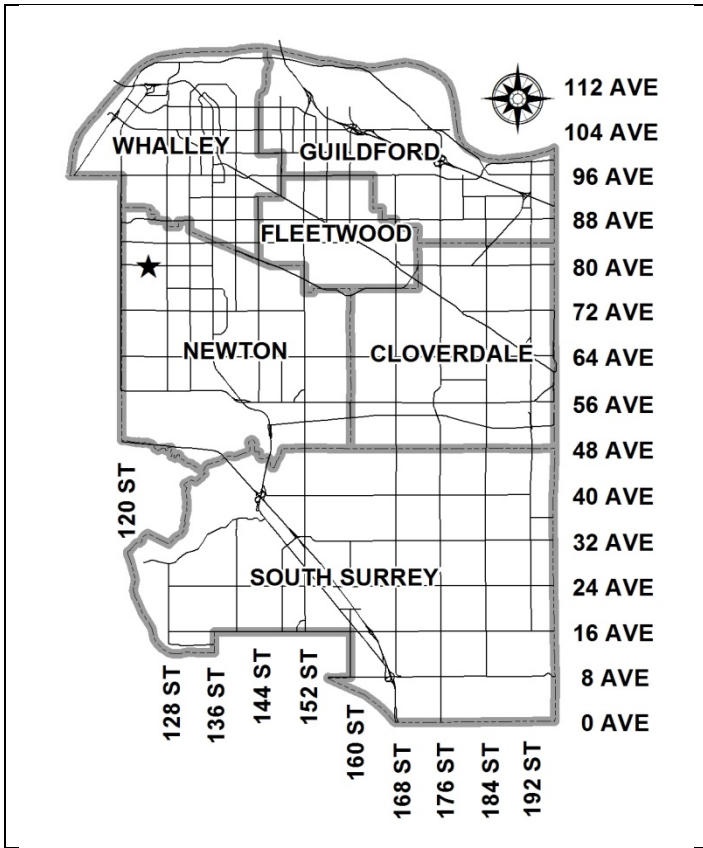


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0345-00

Planning Report Date: January 11, 2016



PROPOSAL:

- **Temporary Use Permit**

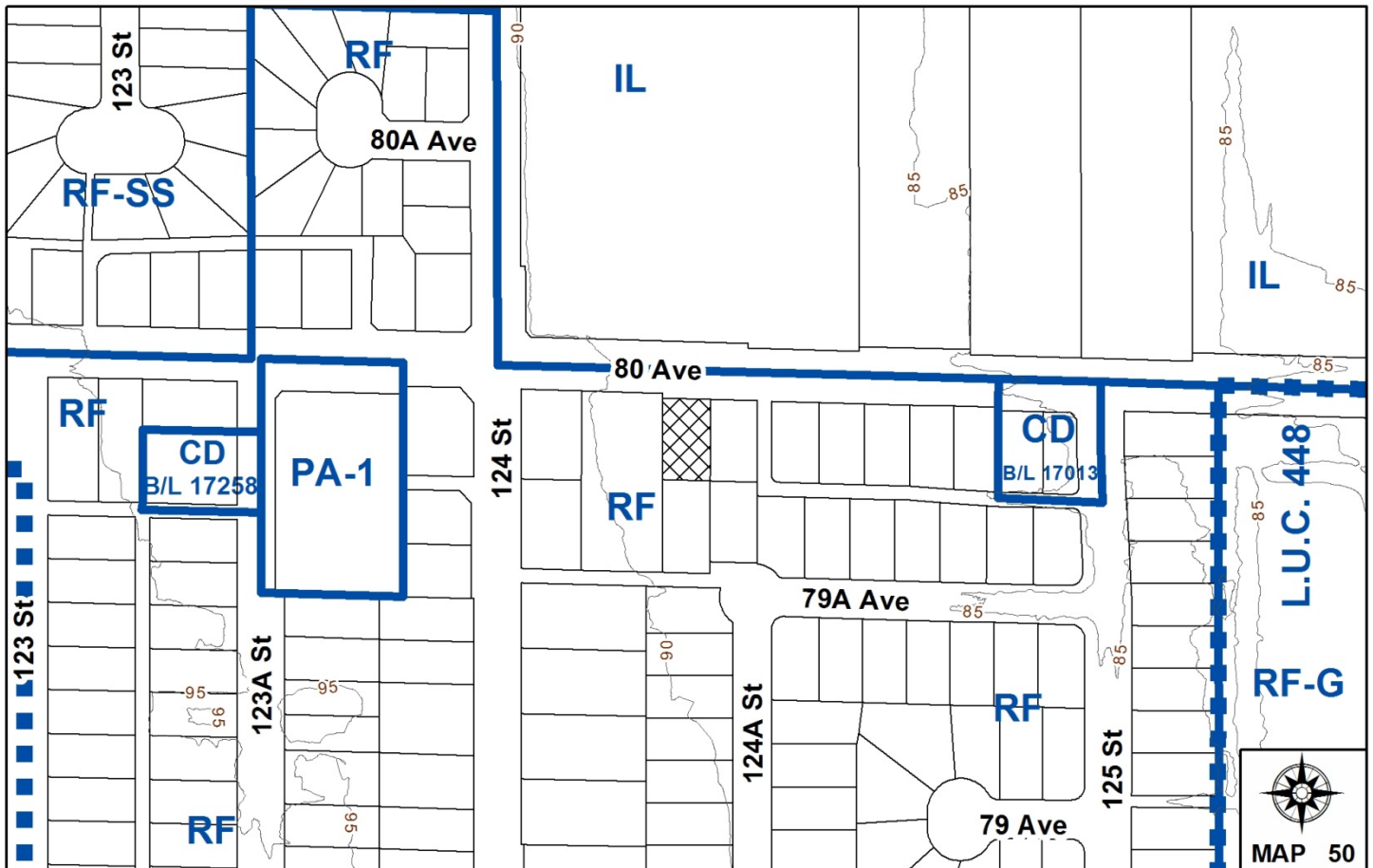
to allow employee parking on an existing parking lot for a period not to exceed 3 years.

LOCATION: 12438 - 80 Avenue

OWNER: 4246551 Canada Inc.

ZONING: RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing the continued use of the subject property as a staff parking lot for employees of Dick's Lumber located at 12433-80 Avenue (across the street). Parking is not a permitted use under the Single Family Residential (RF) Zone.

RATIONALE OF RECOMMENDATION

- The subject site has been used as a parking lot since 2001.
- A Temporary Use Permit is required to continue the use of this site as a parking lot while the owners of Dick's Lumber search for a long-term solution for their employee parking.
- The subject property is fully fenced, landscaped along 80 Avenue, and there is no record of complaints from neighbouring property owners.
- A Temporary Use Permit will not prevent the property from developing as residential in the future.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Temporary Use Permit No. 7915-0345-00 (Appendix III) to proceed to Public Notification.

REFERRALS

Engineering: The Engineering Department has no objection to the project.

Surrey By-laws & Licensing Services: By-laws & Licensing Services have confirmed that there have been no complaints recorded on this property regarding its use as a parking lot.

SITE CHARACTERISTICS

Existing Land Use: Vacant RF-zoned lot used for employee parking

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 80 Avenue):	Dick's Lumber (contractor supply vendor)	Industrial	IL
East:	Single family dwellings	Urban	RF
South:	Single family dwellings	Urban	RF
West:	Single family dwellings	Urban	RF

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is located at 12438-80 Avenue and is zoned "Single Family Residential Zone" (RF), and designated "Urban" in the Official Community Plan.
- The site has been used as a parking lot for employees of Dick's Lumber across 80 Avenue since 2001, and possibly earlier. The subject site is owned by the same owners as Dick's Lumber. Parking is not a permitted use in the Single Family Residential (RF) Zone.

- The use of the site as a parking lot was brought to the attention of Bylaw Enforcement as a result of development application No. 7913-210-00 on the adjacent property to the west. To date, no complaints have been received from neighbouring property owners regarding the use of the site as a parking lot.
- There are currently 22 parking stalls on the site, each with a concrete wheel stop. The parking lot is paved with an asphalt surface and there are no structures or lighting on the site.
- The parking lot is fully fenced and is landscaped along 80 Avenue.
- Access to the lot is controlled by a rolling gate that is locked when the lot is not in use.

Current Proposal

- The applicant is seeking a Temporary Use Permit (TUP) to allow the continued use of the subject property as a staff parking lot for employees of Dick's Lumber located across the street at 12433-80 Avenue (Appendix III).
- The applicant is working to find a long-term solution to their employee parking. Options that they are currently exploring include, looking for alternative sites nearby where parking is permitted, and moving their trucking fleet to an off-site truck parking location, which would reduce the number of personal vehicles driving to the site each day.
- The applicant is not proposing any additional landscaping or fencing as the site is currently landscaped along 80 Avenue and fenced on all sides with an access gate at the entrance on 80 Avenue.
- No structures or lighting are proposed for the site.
- The parking lot is restricted to employees of Dick's Lumber and is locked at night when the lot is not in use.
- Staff support the TUP to proceed to public notification.

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. Staff has not received any responses from the public notification.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary
- Appendix II. Site Plan and Photos
- Appendix III. Temporary Industrial Use Permit No. 7915-0345-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

RJG/dk

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KD 1/7/16 11:15 AM

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Derek Foss
Rona Inc.
Address: 2580 - Gilmore Ave
Burnaby, BC V5C 4T5

Tel: 604-456-6787 - Primary
604-456-6787 - Cellular

2. Properties involved in the Application

(a) Civic Address: 12438 - 80 Avenue

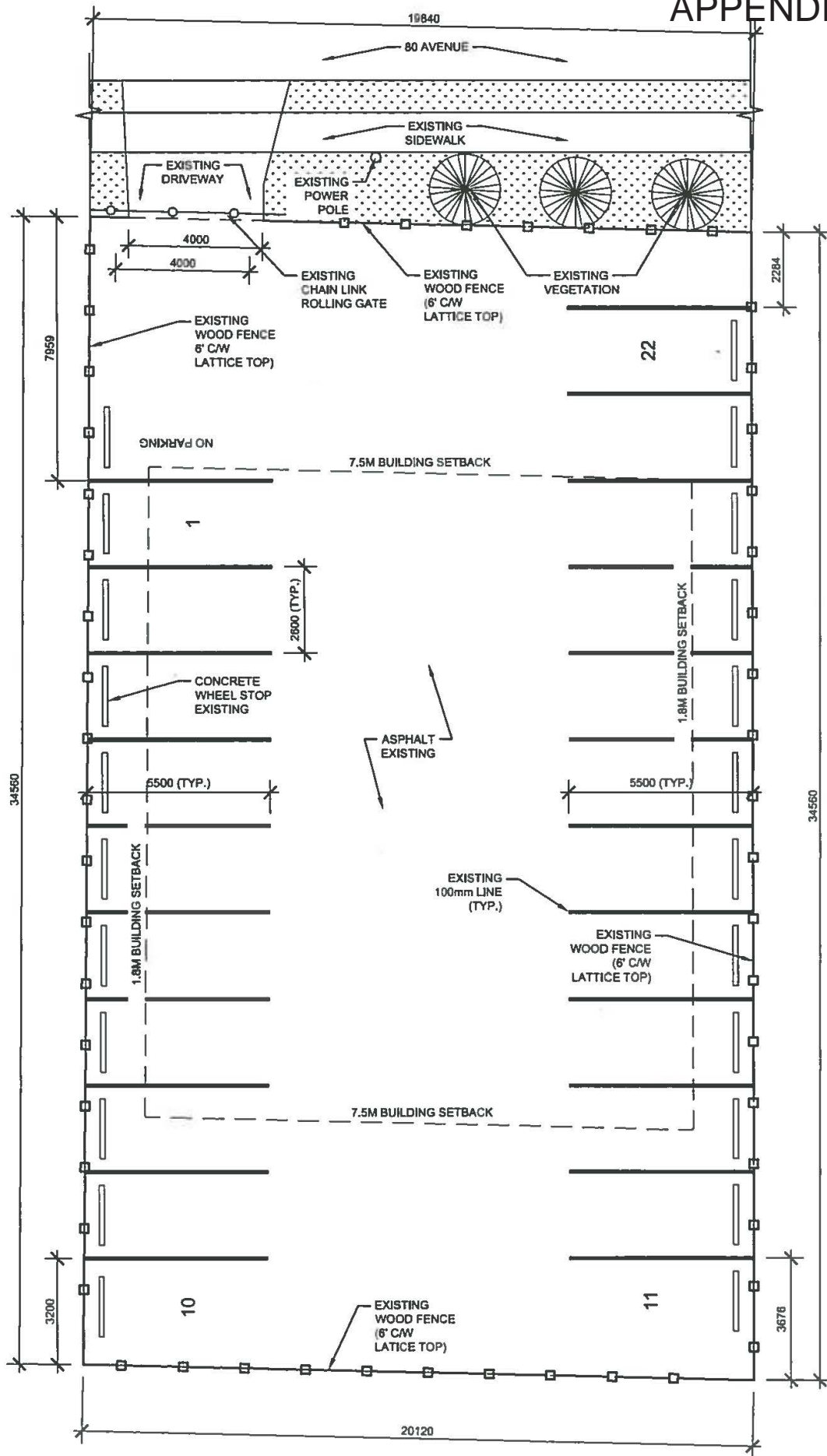
(b) Civic Address: 12438 - 80 Avenue
Owner: 4246551 Canada Inc
Director Information:
Dominique Boies
Stéphane Milot
Marie-Claude Lalonde

No Officer Information

PID: 018-251-803
Lot 1 Section 19 Township 2 New Westminster District Plan Lmp10463

3. Summary of Actions for City Clerk's Office

- (a) Proceed with Public Notification for Temporary Use Permit No. 7915-0345-00 and bring the Temporary Use Permit forward for issuance and execution by the Mayor and City Clerk.

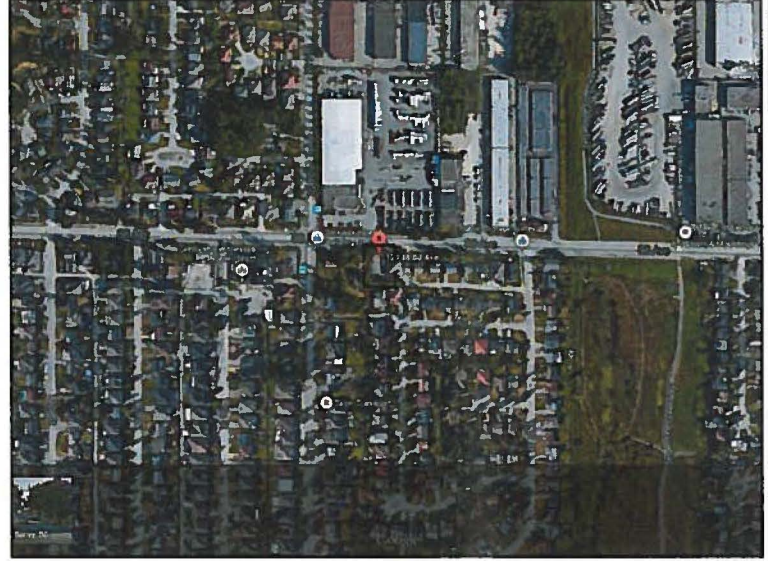


20 9:58am By: robinf
 Rena DeC's Lumber Supply Parking Lot\Drawings\01 Title Sheets\0167640.01 A-1.0.dwg

1 SITE PLAN - OVERALL
 A1.0 SCALE: 1:100



VICINITY PLAN



2 PHOTO
N.W. CORNER FACING SOUTH
SCALE: NTS
P:\0187640.01 Reme Dick's Lumber Parking Lot\Drawings\3.E. Corner Facing North

SITE INFORMATION

LEGAL DESCRIPTION: PLAN: LMP10463, TOWNSHIP: 2, SECTION:19, LOT: 1

MUNICIPAL ADDRESS: 12438 80 AVE. SURREY, B.C.

ZONED: RF (SINGLE FAMILY)

PERMITTED USES: EXISTING

DISCRETIONARY USES: N/A

SETBACKS:	REQUIRED	PROVIDED
FRONT (80 AVE.)	7.5m	EXISTING
SIDE INTERNAL	1.8m	EXISTING
SIDE INTERNAL	1.8m	EXISTING
REAR INTERNAL	7.5m	EXISTING

BUILDING HEIGHT: 9.0m MAX N/A

FLOOR SITE COVERAGE: 36% MAX N/A

SITE AREA: 695.6 m2 (7,487 SQ.FT.)

BUILDING GROSS FLOOR AREA: N/A

PARKING:	REQUIRED	PROVIDED
STALL DIMENSIONS:		
STANDARD		
WIDTH:	2.6m	EXISTING
DEPTH:	5.5m	EXISTING

HANDICAP	REQUIRED	PROVIDED
WIDTH	3.7m	N/A
DEPTH	5.5m	N/A

DRIVE AISLE WIDTH: 7.0m EXISTING

STALL QUANTITY: 22

HANDICAP: 0

PROVIDED:	REQUIRED	EXISTING
TOTAL REQUIRED	N/A	
DEFICIT/VARIANCE	N/A	EXISTING

LOADING: N/A

REQUIRED:

PROVIDED:

SIGNAGE: EXISTING

LANDSCAPE: EXISTING

GARBAGE ENCLOSURE: N/A



3 PHOTO
N.W. CORNER FACING EAST
SCALE: NTS
P:\0187640.01 Reme Dick's Lumber Parking Lot\Drawings\3.E. Corner Facing West

CITY OF SURREY

(the "City")

TEMPORARY USE PERMIT

NO.: 7915-0345-00

Issued To: 4246551 Canada Inc
("the Owner")

Address of Owner: 220 CHEMIN DU TREMBLAY
BOUCHERVILLE QC J4B 8H7

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: 018-251-803
LT 1 SC 19 T2 PLLMP10463
12438 80 Ave

(the "Land")

3. The temporary use permitted on the Land shall be:
 - (a) A parking lot for the use of employees of Dick's Lumber located across the street at 12433-80 Avenue, in accordance with the site plan 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 \$5,000.00

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, _____ (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;

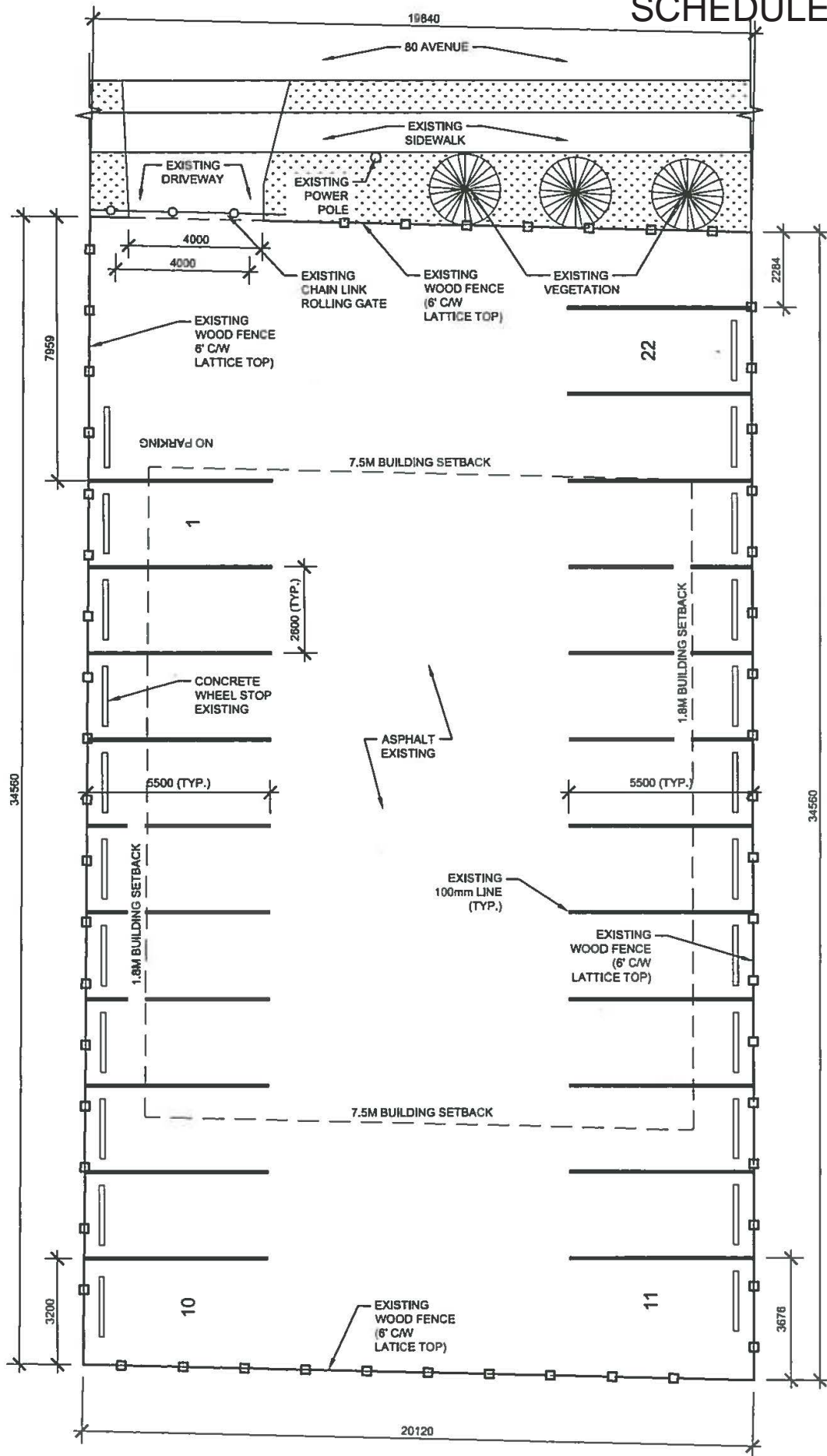
all of which shall be done not later than the termination date set out on the temporary use permit.

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)



20 9:58am By: robinf
 Rena DeC's Lumbar Survey Parking Lot\Drawings\01 Title Sheets\0167640.01 A-1.0.dwg

1 SITE PLAN - OVERALL
 A1.0 SCALE: 1:100

