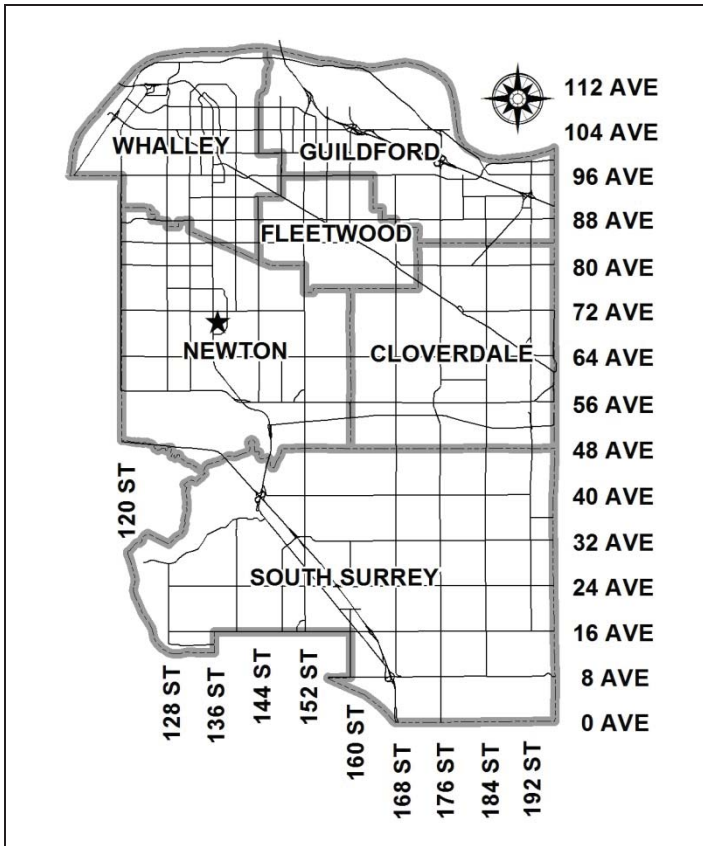


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7916-0241-00

Planning Report Date: July 11, 2016



**PROPOSAL:**

- **Temporary Use Permit**

to allow for the installation of 2 modular trailers to provide washroom and break facilities for bus operators.

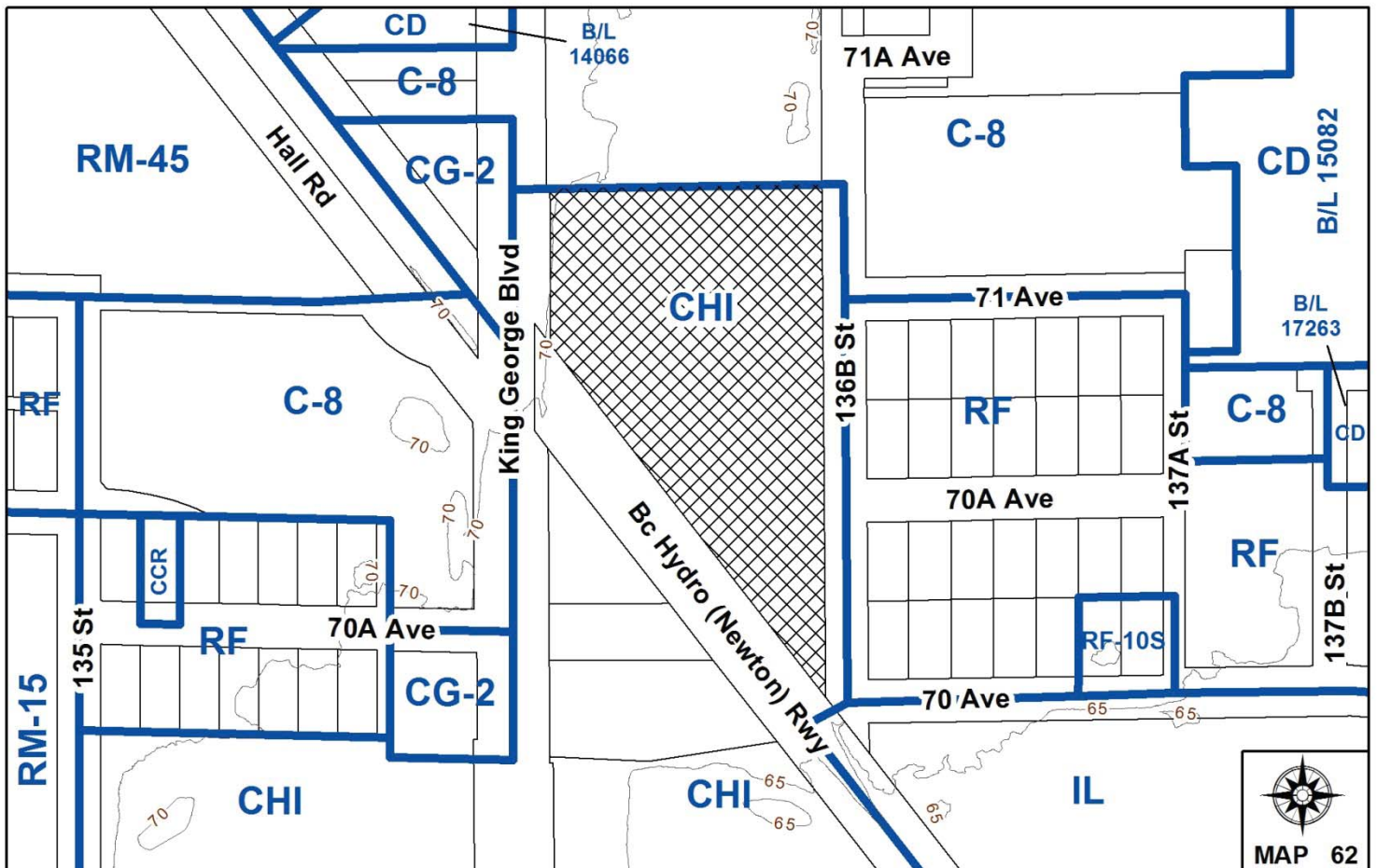
**LOCATION:** 7118 King George Boulevard

**OWNER:** South Coast British Columbia Transportation Authority

**ZONING:** CHI

**OCP DESIGNATION:** Town Centre

**TOWN CENTRE PLAN DESIGNATION:** Highway Commercial and Commercial Office



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

### RATIONALE OF RECOMMENDATION

- The temporary trailers are required to satisfy WorkSafe BC requirements for break facilities, washrooms, and potable water for TransLink bus operators.
- In the long-term, the subject property will be developed as a future station for the Surrey LRT Line, at which time operator washrooms and break facilities will be incorporated into the station design and the temporary facilities will be removed.
- The trailers will be located near the north property line at the northwest corner of the existing bus turnaround facility and will be screened from the adjacent commercial uses by the commercial building to the north.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Temporary Use Permit No. 7916-0241-00 (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; and
  - (b) submission of a landscaping plan to the specifications and satisfaction of the Planning and Development Department.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Bus layover and turnaround facility

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/Town Centre Designation</b>	<b>Existing Zone</b>
North:	Commercial shopping centre	Town Centre/ Commercial Office	C-8
East (Across 136B Street):	Newton Arena and Community Centre and single family residential	Town Centre/ Civic Core	C-8 and RF
South (Across BC Hydro ROW (Newton Railway):	Commercial uses	Town Centre/ Highway Commercial	CHI
West (Across King George Blvd):	Commercial uses	Commercial/ Highway Commercial	CG-2

## DEVELOPMENT CONSIDERATIONS

### Background:

- The subject property is located at 7118 King George Boulevard, designated “Highway Commercial” and “Commercial Office” in the Newton Town Centre Plan, and “Town Centre” in the Official Community Plan (OCP).
- The property is owned by South Coast British Columbia Transportation Authority (TransLink) and is currently used as a bus layover and turnaround facility.
- A Class B watercourse (permanent, non-fish bearing) runs north to south along eastern boundary of the subject property. The proposed development is located approximately 70 metres (230 ft.) to the northwest of this watercourse. However, a Riparian Areas Regulations Report (RAR) will be required to determine the required setbacks from the watercourse and to ensure the proposed structures are set back a sufficient distance.

### Proposal:

- The applicant is proposing a Temporary Use Permit (TUP) to allow for the installation of two modular trailers to provide washroom and break facilities for bus operators for a period not to exceed three years.
- WorkSafe BC requires that bus operators be provided with break facilities, washrooms, and potable water at major exchange points. There is currently a small mobile washroom facility on site, but there are no break facilities. The proposed modular trailers are required to satisfy these requirements.
- The proposed trailers are 3 metres (10 ft.) wide, 6 metres (20 ft.) long, and 4 metres (13 ft.) in height (see Appendix IV).
- The trailers are proposed to be located near the north property line at the northwest corner of the existing bus turnaround facility as shown in Appendix II. The structures will be set back 1.5 metres (5 ft.) from the north property line, near the rear wall of the adjacent commercial property. The trailers will be screened from the adjacent commercial uses by the commercial building to the north.
- The applicant proposes to install a 2.5 metre (8 ft.) high non-climbable fence with a locking gate around the proposed trailers. The trailers will be set back a minimum of 3 metres (10 ft.) from the proposed fence. The gates will be locked at all times and accessible only to Coast Mountain Bus Company (CMBC) personnel.
- The applicant proposed to use an Omega Fence, or equivalent product, that ensures a high quality fencing material, while maintaining visual permeability and non-climbable features.
- Landscaping is proposed on the eastern edge of the proposed fence where the gate is located and where the fenced area faces onto the bus turnaround. The landscaping plan proposes a 1 metre-wide planting strip with low lying plantings and which require minimal maintenance. Details of the proposed planting are shown in Appendix II.

- The applicant also proposes to remove the mobile washroom facility and the existing fencing surrounding this facility.
- There is an existing lamp pole that will provide lighting for the area surrounding the trailers. Each trailer will have exterior lighting above the stairs. The bus layover facility is in operation between the hours of 4:30 am and 2:30 am the next morning.
- TransLink's long-term plan for the property is for it to be developed as a future station for the planned Light Rail Transit (LRT) Line. At that time, operator washrooms and break facilities will be incorporated into the station design and the temporary facilities will be removed.

#### PRE-NOTIFICATION

- Pre-notification letters were sent on June 9, 2016 to 114 property owners within 100 metres (328 ft.) of the site, as well as the Newton Community Association. The development proposal sign was erected on June 7, 2016. Staff did not receive any responses to 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
Appendix III.	Engineering Requirements
Appendix IV	Building Drawings
Appendix V.	Temporary Industrial Use Permit No. 7916-0241-00

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

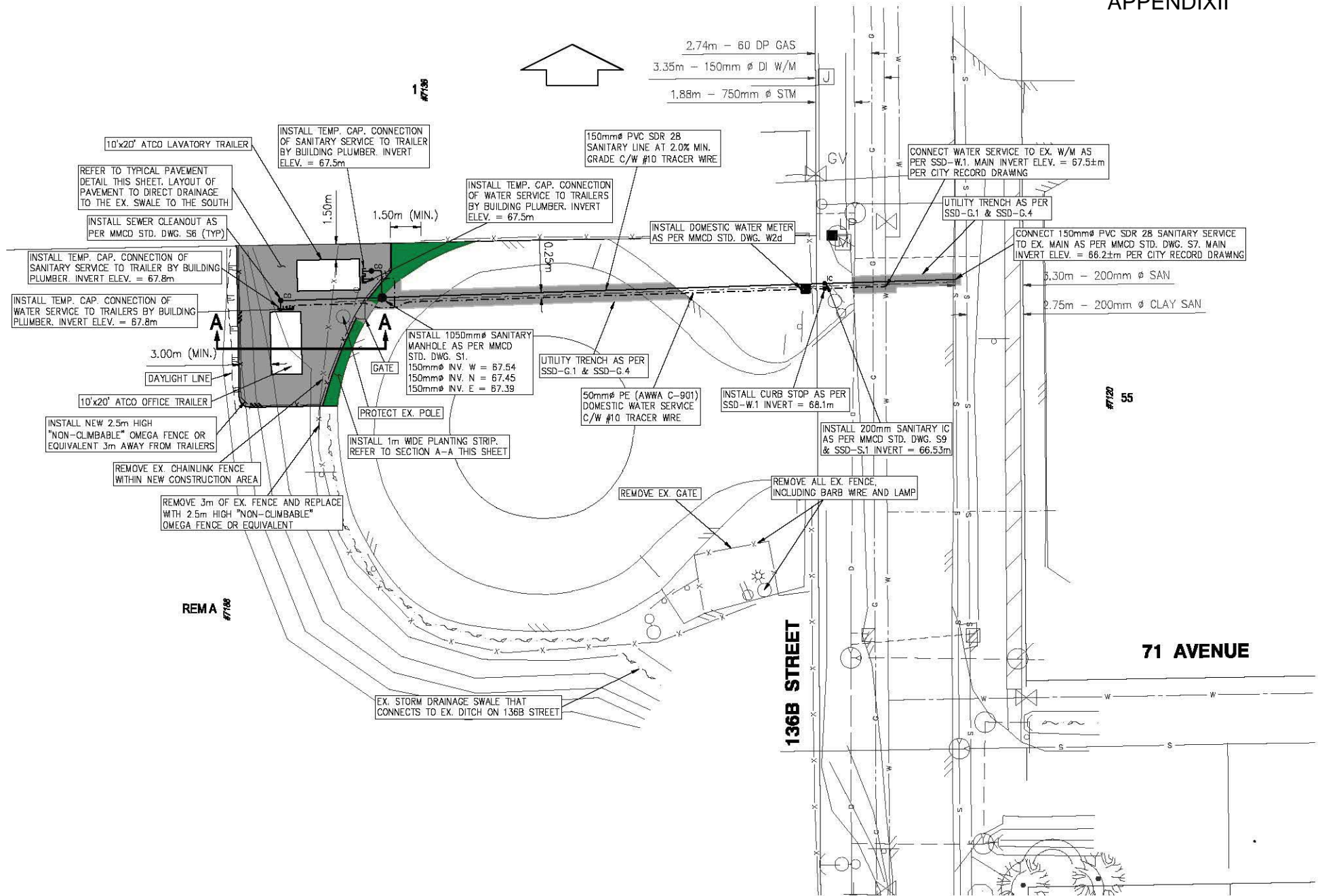
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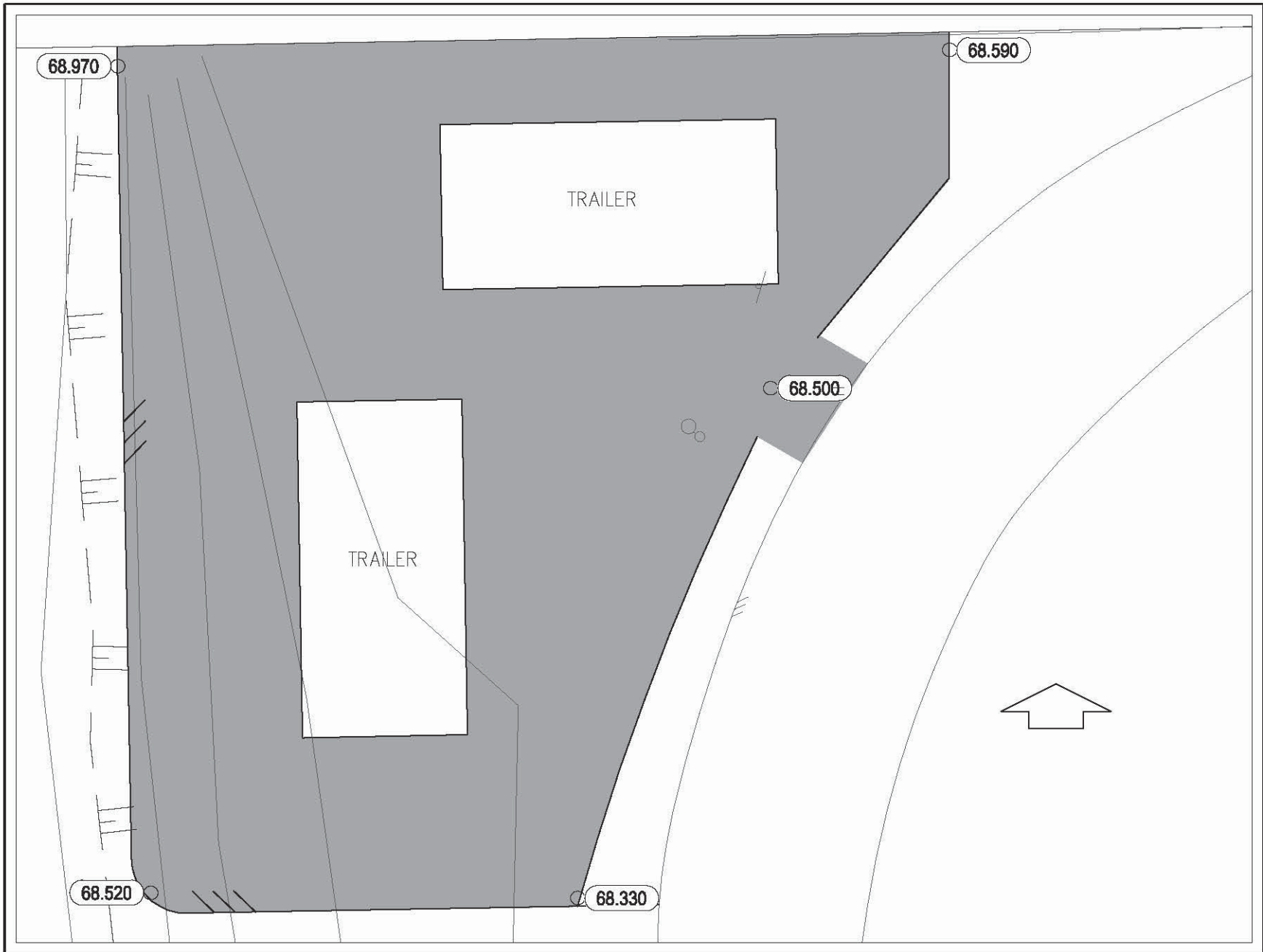
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#203 - 4940 Cassida Way, Burnaby, B.C. V5G 4H7  
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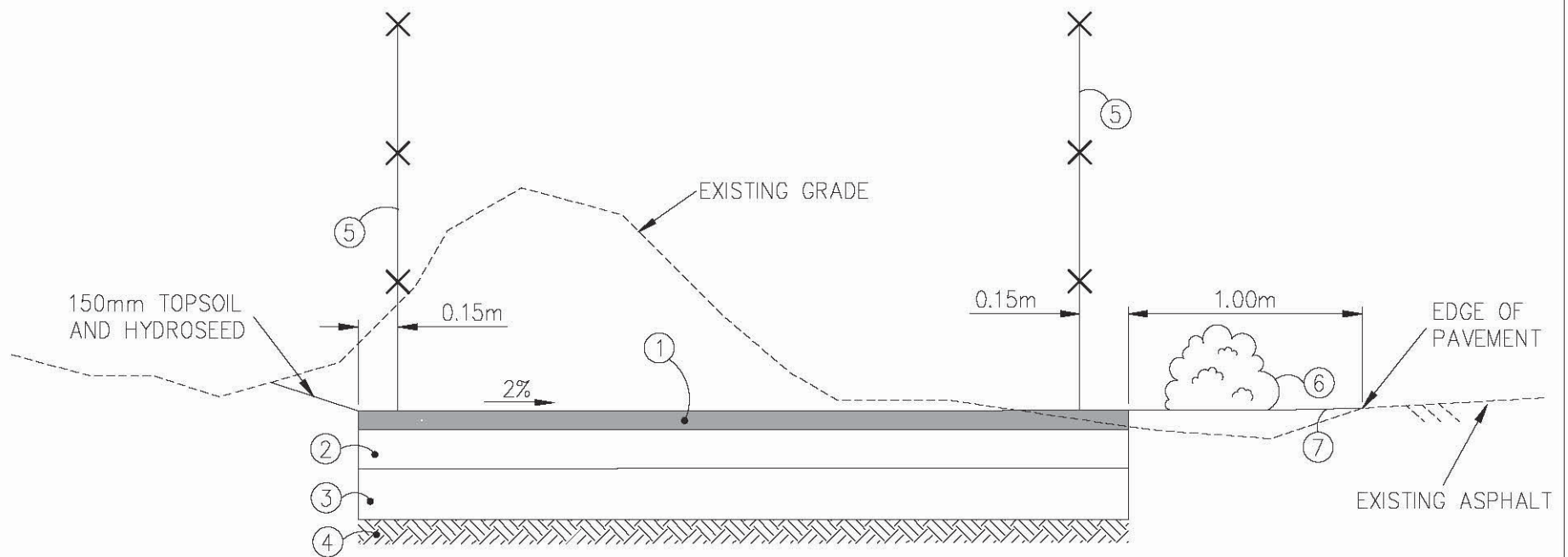
TITLE :  
NEWTON LAYOVER FACILITY  
ASPHALT GRADING PLAN

DATE : JULY 7, 2016

DWG. No. 16-0075-C2

SCALE : 1:100





- ① 85mm THICK COMPACTED HOT-MIX ASPHALT AS PER MMCD SECTION 02512 (40mm OF UC#2 AND 45mm OF LC#2).
- ② 150mm - 19mm MINUS CRUSHED GRAVEL BASE COURSE (95% M.P.D.)
- ③ 200mm OF 100mm MINUS WELL-GRADED CLEAN SAND AND GRAVEL SUBBASE (95% M.P.D.).
- ④ APPROVED COMPACTED SUBGRADE.
- ⑤ NEW 2.5m HIGH "NON-CRIMBABLE" OMEGA FENCE OR EQUIVALENT
- ⑥ HELLER'S JAPANESE HOLLY (ILLEX CRENATA 'HELLERI') PLANT AT 600mm O.C. - 2 GALLON POT
- ⑦ 150mm COMPOSTED, WEED FREE TOPSOIL - BCLNA CLASS 2



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TITLE :

NEWTON LAYOVER FACILITY  
SECTION A-A

DATE : JULY 7, 2016

DWG. No. 16-0075-C3

SCALE : NTS

---

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

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

DATE: **June 20, 2016** PROJECT FILE: **7816-0241-00**

---

RE: **Engineering Requirements (Commercial/Industrial)  
Location: 7118 King George Blvd**

**TEMPORARY USE PERMIT**

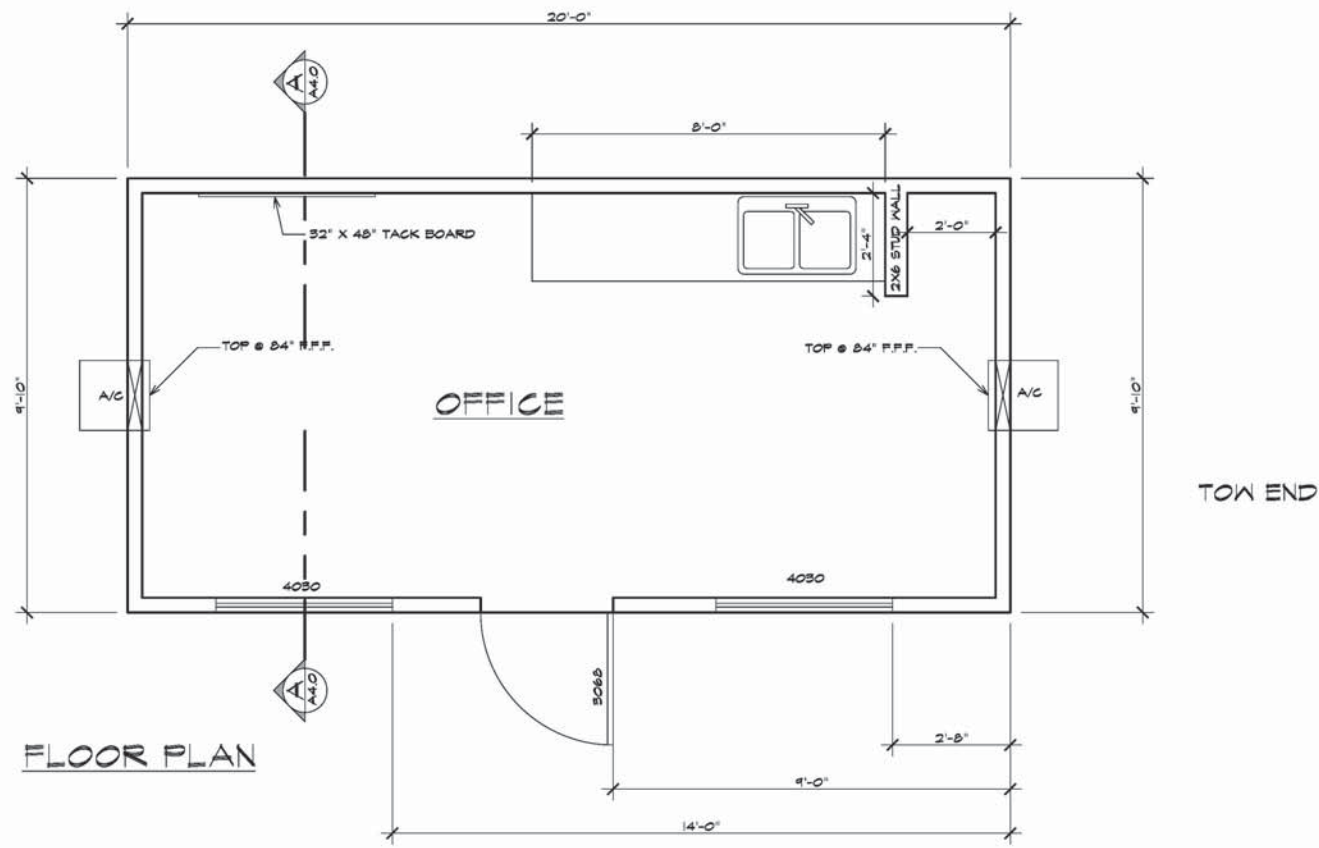
The following issues are to be addressed as a condition of issuance of the Temporary Use Permit (TUP) to allow for the installation of two modular trailers to provide washroom and break facilities for Coast Mountain Bus Company's operators:

- Direct drainage from the proposed structures into the existing swales.
- There is a Class B watercourse along 136B Street fronting this site south of the proposed TUP area. The applicant must provide a Riparian Area Regulation report to determine appropriate setback for future development on this site.
- Provide water service connection from the existing mains on 136B Street to service the proposed structures. The applicant is advised that while the existing 150 mm water main is adequate to provide water service and fire protection for the proposed temporary use (similar to a single family home), this system is not adequate for commercial use.
- Provide sanitary service connection to service the proposed structures.

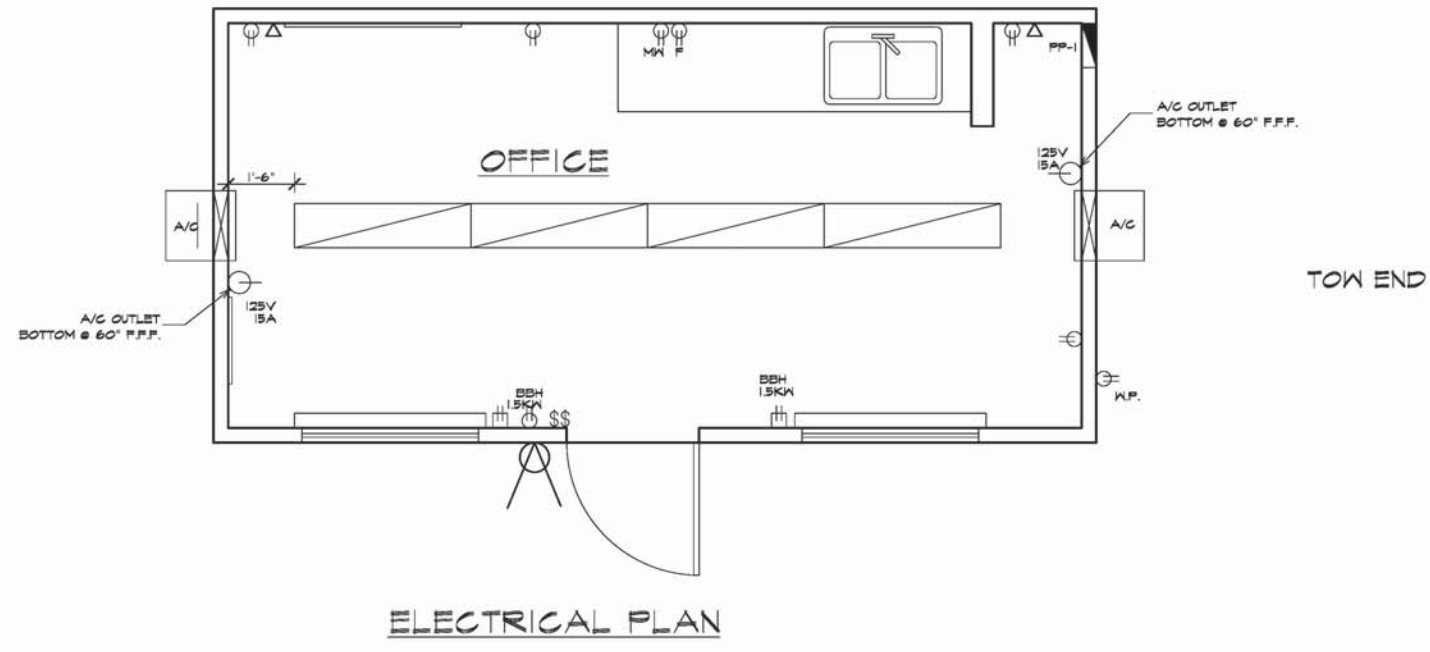
A Servicing Agreement is not required for the proposed Temporary Use Permit. The sanitary service connection can be constructed subject to issuance of a City Road and Right-of-Way Permit obtainable at the Engineering front counter upon payment of securities and permit fees. City crews will do the installation of the water service once payment has been made and a work order has been issued. A processing fee of \$1,401.75 (GST included) is required to administer the storm water review, water flow analysis and/or legal document requirements.



Rémi Dubé, P.Eng.  
Development Services Manager  
IK1



LEGEND	
	EXHAUST FAN
	KEYLESS FIXTURE MTD. ON OCTAGON BOX
	EXT. WALL MOUNT LIGHT
	SWITCH
	DUPLEX RECEPTACLE
	G.P.I. DUPLEX RECEPTACLE
	HARD WIRED CONNECTION
	MAIN PANEL
	DATA OUTLET
	FLUORESCENT
	A/C OUTLET



**JCR DESIGN**  
HOUSE PLANS & COMMERCIAL DESIGN

No. Revision/Issue Date  
1 ISSUED FOR PRODUCTION 21-05-16

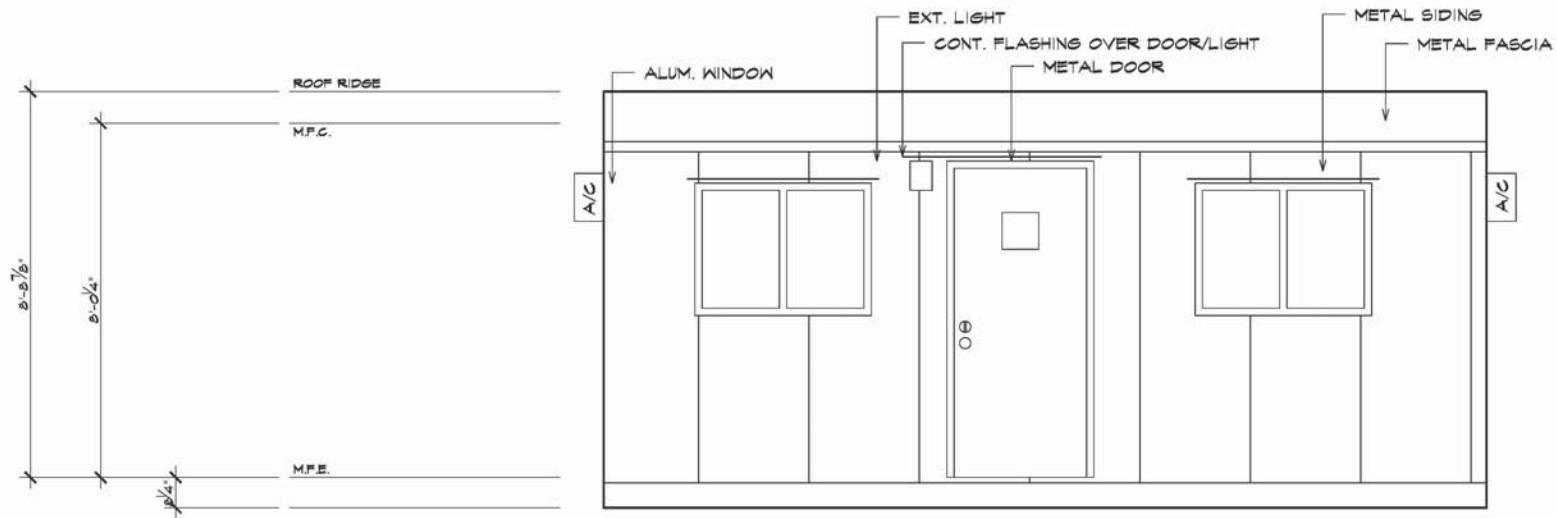
205-45425 LUCKAKUCK WAY  
CHILLIWACK, B.C. V2R 2T7  
Phone: 604-859-0051  
info@jcrdesign.ca

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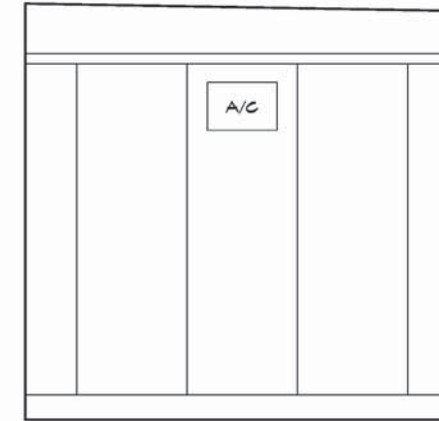
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OFFICE**

Drawing Title  
**FLOOR PLAN &  
ELECTRICAL  
LAYOUT**

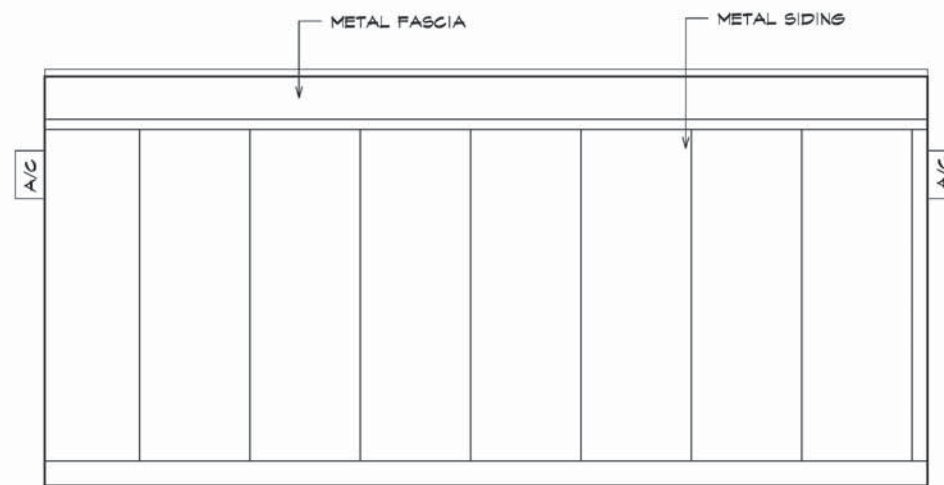
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Date	21 MAY, 2016		
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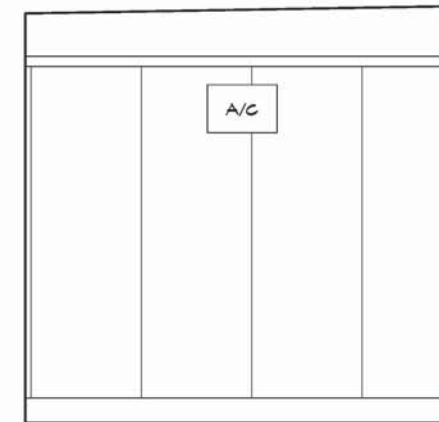
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

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No.	Revision/Issue	Date
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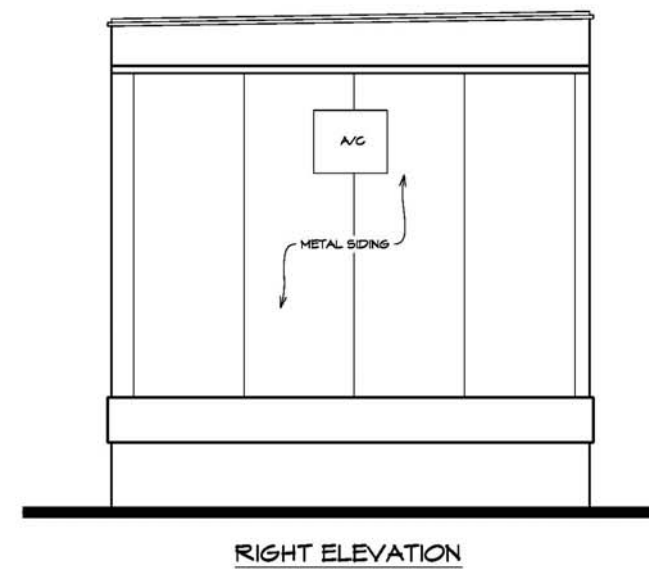
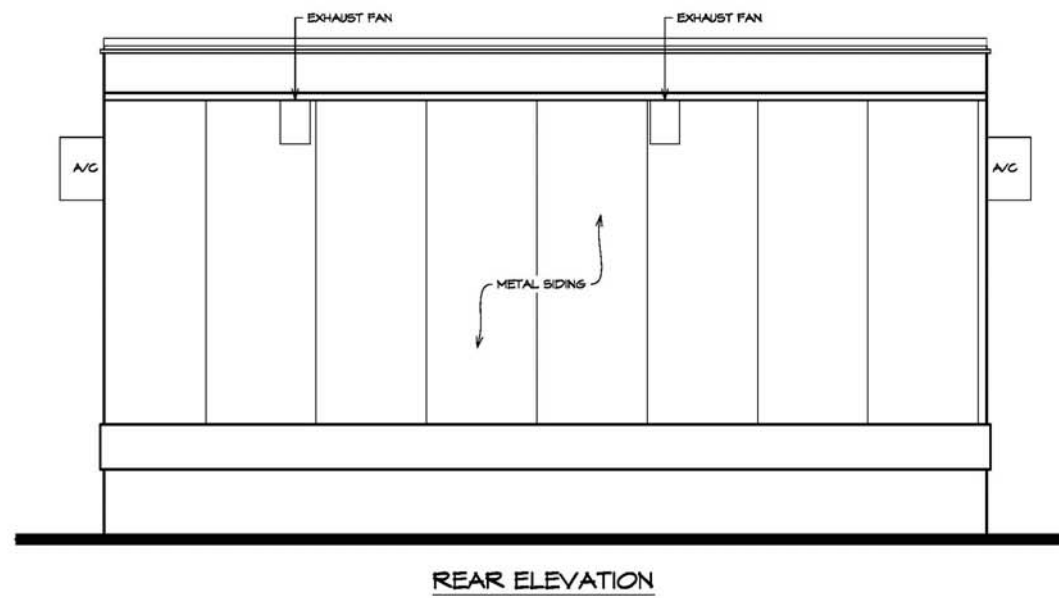
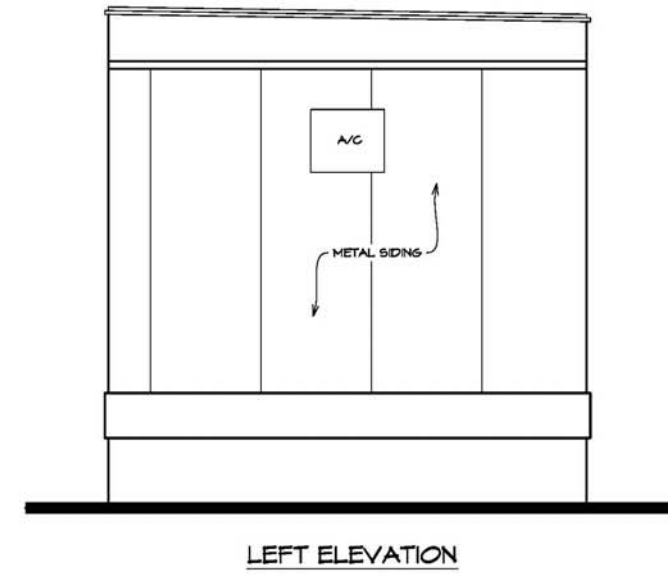
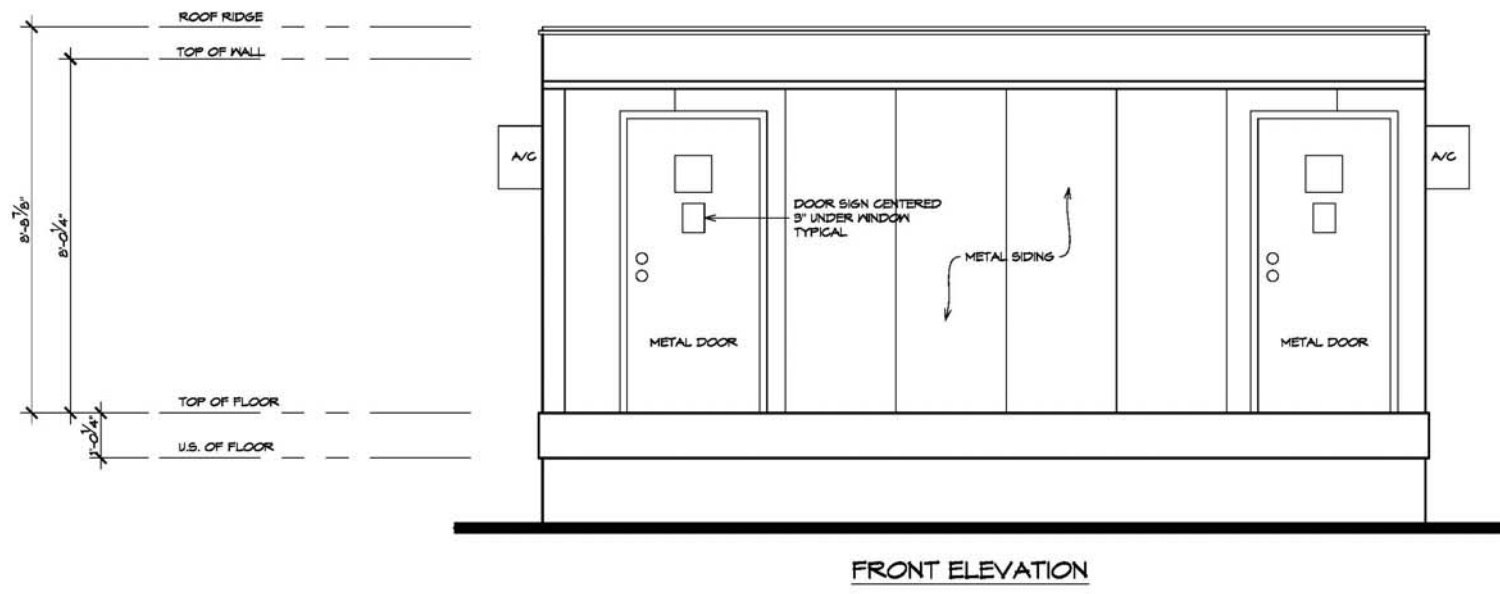
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OFFICE**

Drawing Title  
**ELEVATIONS**

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CHECKED			
Date	27 MAY, 2016		
Scale	1/2" = 1'-0"		







JCF Design & Drafting  
House Plans & Commercial Design

No. Revision/Issue Date  
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Project Name and Address  
ATCO 10 x 20  
LAVATORY

Drawing Title  
ELEVATIONS

Issued for Permits

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PROJECT#	16186		
CHECKED			
Date	27 MAY, 2016		
Scale	1/2" = 1'-0"		



CITY OF SURREY

(the "City")

**TEMPORARY INDUSTRIAL USE PERMIT**

NO.: 7916-0241-00

Issued To: SOUTH COAST BRITISH COLUMBIA TRANSPORTATION AUTHORITY

("the Owner")

Address of Owner: 287 Nelsons Court, Suite 400  
New Westminister, BC V3L 0E7

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: 013-238-060  
Section 16 Township 2 New Westminister District Parcel A, Part Nw 1/4, Ref Pl 14333, &  
Except: Part Within Heavy Outline Taken By Highway SRW Plan 63551

7118 King George Boulevard

(the "Land")

3. The temporary use permitted on the Land shall be:
  - (a) Two modular trailers to provide washroom and break facilities for bus operators, 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 and shown in Schedule A. 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.

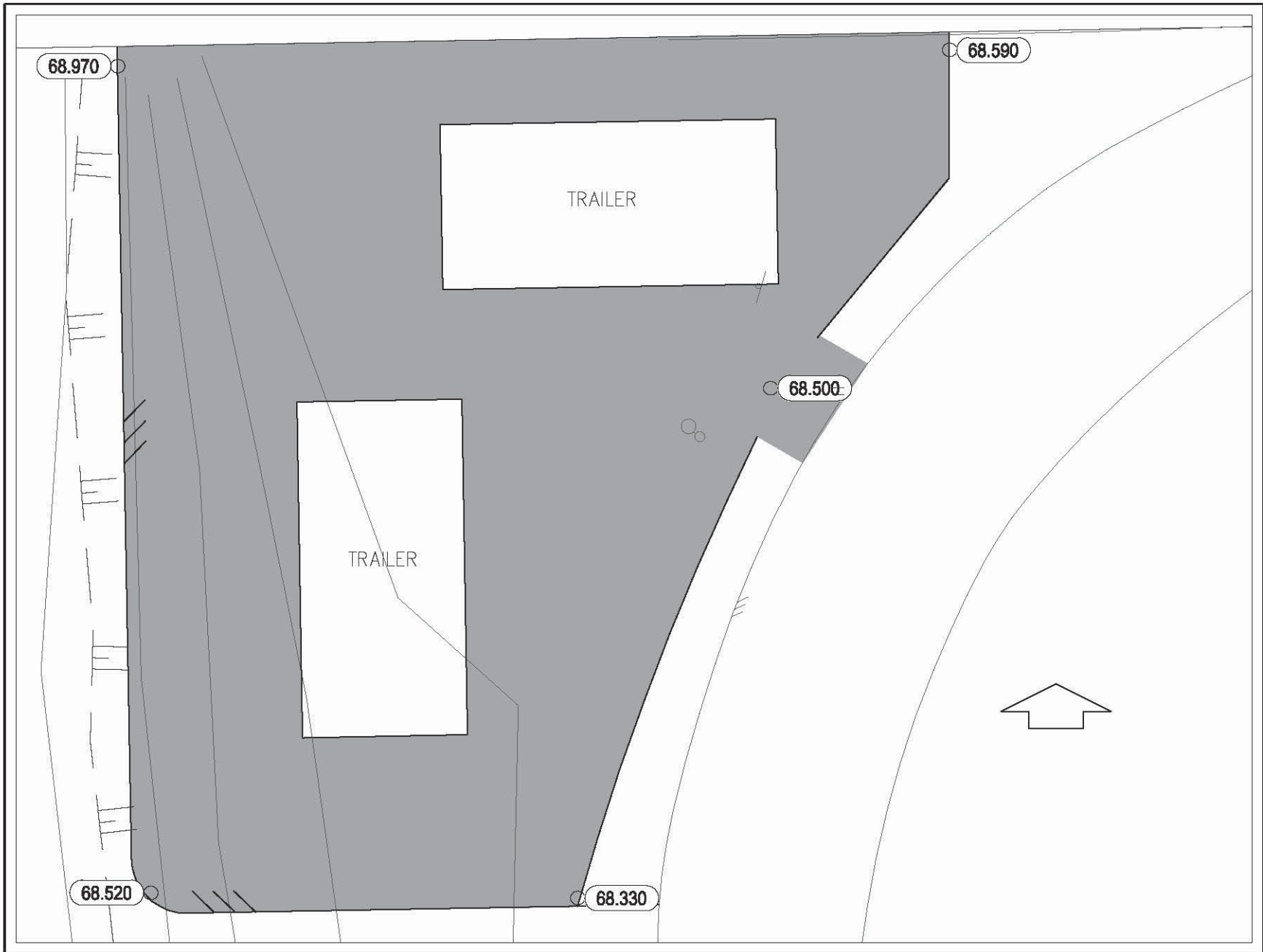
I further understand that should I not fulfill the undertaking described herein, the City or its agents may enter upon the land described on the temporary use permit and perform such work as is necessary to eliminate the temporary use and bring the use and occupancy of the land in compliance with Surrey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





**R.F. Binnie & Associates Ltd.**  
Engineers, Project Managers, & Surveyors  
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P. 604.420.1721 F. 604.420.4743 W. binnie.com

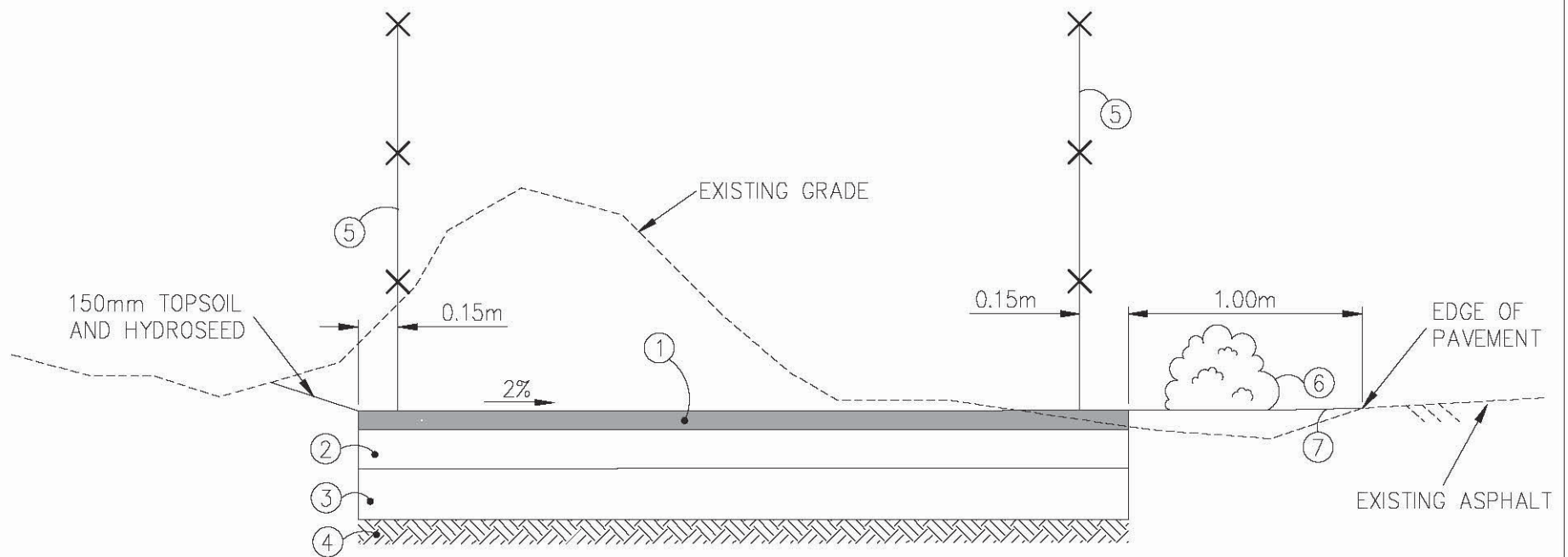
TITLE :  
NEWTON LAYOVER FACILITY  
ASPHALT GRADING PLAN

DATE : JULY 7, 2016

DWG. No. 16-0075-C2

SCALE : 1:100





- ① 85mm THICK COMPACTED HOT-MIX ASPHALT AS PER MMCD SECTION 02512 (40mm OF UC#2 AND 45mm OF LC#2).
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- ⑦ 150mm COMPOSTED, WEED FREE TOPSOIL - BCLNA CLASS 2



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TITLE :

NEWTON LAYOVER FACILITY  
SECTION A-A

DATE : JULY 7, 2016

DWG. No. 16-0075-C3

SCALE : NTS