

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7916-0480-00

Planning Report Date: November 21, 2016

**PROPOSAL:**

- **Temporary Use Permit**

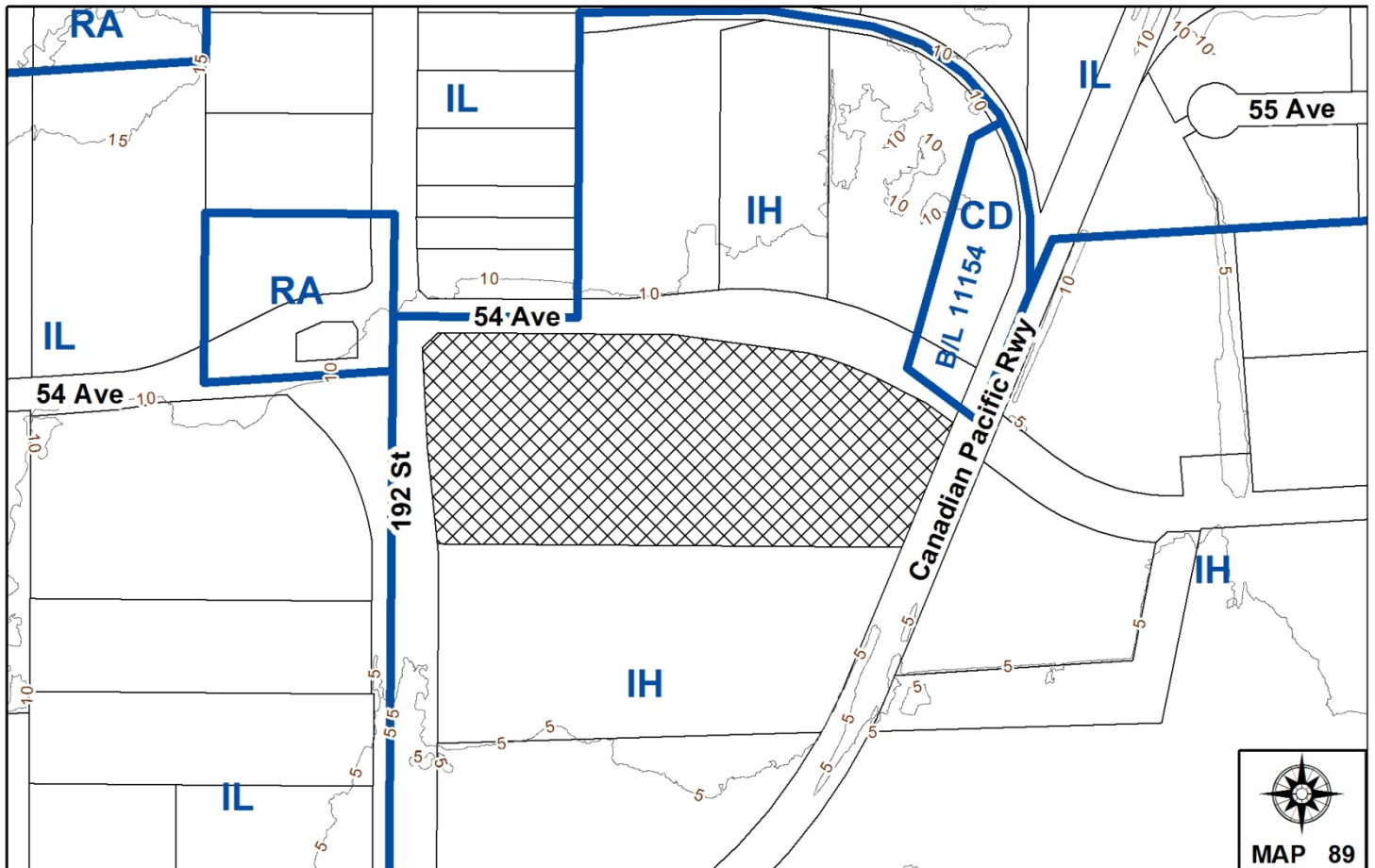
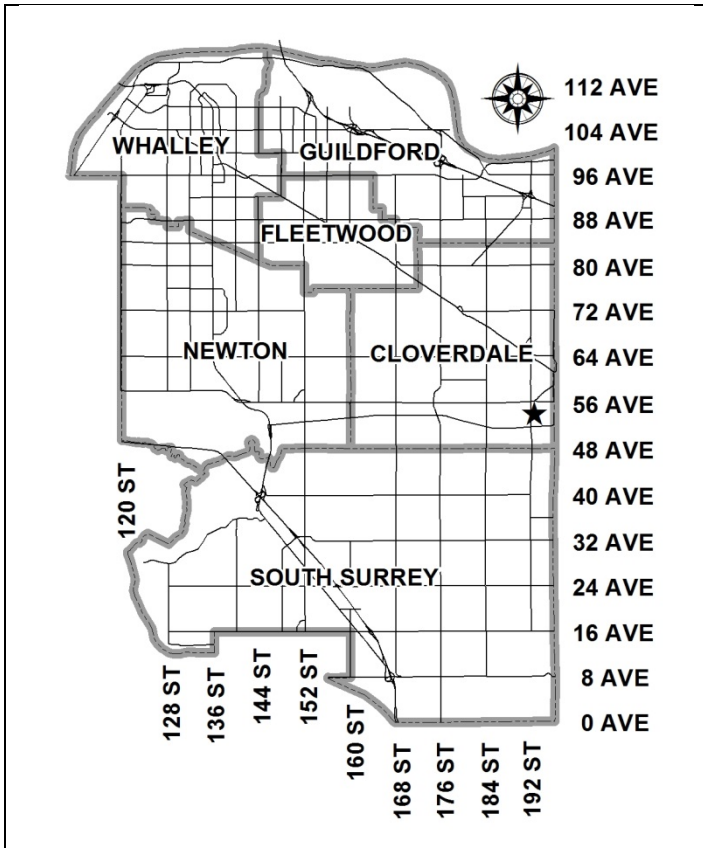
to permit an ICBC motorcycle and truck testing facility for a period of 3 years.

**LOCATION:** 19238 - 54 Avenue (formerly 5390 - 192 Street)

**OWNER:** Gordon W Dams

**ZONING:** IH

**OCP DESIGNATION:** Industrial



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

### RATIONALE OF RECOMMENDATION

- The proposed Temporary Use Permit (TUP) will allow for ICBC to use a portion of the site as a temporary testing facility for driver's licensing other than Class 5.
- The subject site will accommodate testing areas for all levels of commercial driver's licenses (i.e. Classes 1-4), a motorcycle license testing area, and a licensing office. Large vehicles including semi-trailers will be testing on-site in testing lanes and the motorcycles will have a designated testing area.
- The site will be used between one and three years, until a new permanent facility is constructed elsewhere.
- The proposal will allow for an interim use of the land until such time as it redevelops for a more intensive industrial use.
- The subject portion of the lot will be landscaped adjacent to the road frontages.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Temporary Use Permit No. 7916-0480-00 to proceed to Public Notification, substantially in accordance with the attached drawings (Appendix II).
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;
  - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (e) input from BC Hydro; and
  - (f) input from Canadian Pacific Railway.

REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
Parks, Recreation & Culture:	No concerns.
Surrey Fire Department:	The site entrance is on 54 Avenue, therefore the site must be given a 54 Avenue address.
BC Hydro:	Comments not yet available.
Canadian Pacific Rail:	Comments not yet available.

SITE CHARACTERISTICS

Existing Land Use: The subject portion of the site is vacant, with the southwest corner encumbered by hydro right-of-way. The remaining portion of the site is used as vehicle storage with no existing buildings.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 54 Avenue):	Multi-tenant industrial building and concrete plant	Industrial	IL and IH
East (Across Canadian Pacific Railway):	Truck park (unauthorized), and building permit under review for a multi-tenant industrial and warehouse building.	Industrial	IH
South:	Vehicle storage for Clover Towing with no existing buildings (under Development Permit Application No. 7916-0108-00, approval to draft)	Industrial	IH
West (Across 192 Street):	Precast concrete product supplier	Industrial	IL

DEVELOPMENT CONSIDERATIONS

- The subject site is located at the corner of 192 Street and 54 Avenue in East Cloverdale. The property is designated Industrial in the Official Community Plan (OCP), zoned "High Impact Industrial Zone (IH)" and is 3.8 hectares (9.4 acres) in size.
- The applicant is proposing to develop the front 1.2 hectares (3 acres) of the site for a temporary ICBC motorcycle and truck testing facility, as shown in Appendix II.
- The proposed testing facility is considered a general service use, which is not a permitted use in the IH Zone. As such, a Temporary Use Permit is proposed for up to a 3-year period.
- ICBC will be using the site as their temporary testing facility for licensing of drivers other than Class 5 (i.e. passenger vehicle) licensing.
- The temporary site will accommodate testing areas for all levels of commercial driver's licenses (i.e. Class 1-4) and a motorcycle license testing area.
- Large vehicles including semi-trailers will be testing on-site in testing lanes and the motorcycles will have a designated testing area.
- There will be a licensing office housed in a modular building, along with staff and customer parking, and designated parking for vehicles towing motorcycles on trailers.

- The site will be used between one and three years until a new permanent facility is constructed elsewhere.
- The site will be accessed from 54 Avenue, through a gate on the north-east corner of the site. This access point will be "Entry only". All traffic on site will be one-direction. Vehicles will exit the site through a gate on 192 Street. Vehicles may only turn right upon exiting, and travel north on 192 Street.
- The applicant confirms that there will be no vehicle storage on this portion of the subject site.

### PRE-NOTIFICATION

Pre-notification letters were sent on November 7, 2016 and staff did not receive any comments in response to the pre-notification letters.

### DESIGN PROPOSAL AND REVIEW

- The modular building and 17 staff/visitor parking stalls will be located along the northern portion of the site. To the south of the building and parking area are distinct areas for motorcycle testing and truck testing.
- The proposed single-storey building, with a total building area of 67 square metres (720 sq. ft.), will contain a reception area, staff area and two washrooms.
- The exterior of the building will be clad in a grey-toned wood finish. A wheelchair accessible ramp will provide access to the building. Detailed design drawings will be required to be submitted and subject to staff review prior to the Temporary Use Permit issuance.
- The parking lot will be surfaced with asphalt paving.
- The applicant proposes a continuous 3-metre (10 ft.) wide landscape strip along 192 Street and 54 Avenue. The applicant will provide a landscape plan and cost estimate as a condition of final approval of the Temporary Use Permit. The Temporary Use Permit will require the ongoing maintenance (i.e. watering) of this landscaping.
- The landscaping plan includes a variety of new shrubs including Abbotswood Pointilla, Otto Luyken laurel, Meidland Pink Rose, and Anthony Waterer Spiraea.
- The site will be secured with perimeter fencing and gated entry. The existing chain-link fencing along 192 Street and 54 Avenue will be retained. New chain-link fencing is proposed along the south property line, and along the eastern extent of the testing facility site.
- Two freestanding pylon signs are proposed for the subject site: one adjacent to the site entry at 54 Avenue, and one adjacent to the site exit at 192 Street. The pylon signs will be a fabricated metal frame structure with metal face, painted "Process Blue" and "ICBC" blue, with white reflective copy and logo.

- The free-standing signs will be double-sided and set back a minimum of 2 metres (6.5 ft.) from 54 Avenue and 192 Street, respectively. The sign will be 1.7 metres (5.5 ft.) high, 0.5 metre (1.75 ft.) wide, and 0.9 square metres (9.6 sq.ft.) in area, which complies with the free-standing sign requirements of the Sign By-law.

TREES

- Bob Kwak, ISA Certified Arborist of Central Valley Arborist consulting Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

**Table 1: Summary of Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
Fir	7	0	7
<b>Total</b>	<b>7</b>	<b>0</b>	<b>7</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>0</b>	
<b>Total Retained and Replacement Trees</b>		<b>7</b>	
<b>Contribution to the Green City Fund</b>		<b>N/A</b>	

- The Arborist Assessment states that there are a total of 7 protected trees on the site. It was determined that all of the trees can be retained as part of this development proposal.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary
- Appendix II. Site Plan, Building Elevation and Landscape Plans
- Appendix III. Engineering Summary

*original signed by Judith Robertson*

Jean Lamontagne  
 General Manager  
 Planning and Development

SAL/da



TOPOGRAPHIC SITE PLAN OF  
LOT 35 EXCEPT PLANS BCP49882 AND EPP32312  
AND LOT 36 EXCEPT: PART IN PLANS LMP24459 AND BCP49880  
ALL OF SEC. 3 TP. 8 NWD PLAN 56637

PROJ. ADDRESS: 192 Street, Burnaby, BC  
V5C 2S7 - 244-251  
192 Street, Burnaby, BC  
V5C 2S7 - 252

- Legend
- 2017/18 2017/18 2017/18 2017/18
  - 2017/18 2017/18 2017/18 2017/18
  - 2017/18 2017/18 2017/18 2017/18
  - 2017/18 2017/18 2017/18 2017/18
  - ▨ 2017/18 2017/18 2017/18 2017/18
  - ▧ 2017/18 2017/18 2017/18 2017/18
  - ▦ 2017/18 2017/18 2017/18 2017/18
  - ▥ 2017/18 2017/18 2017/18 2017/18
  - ▤ 2017/18 2017/18 2017/18 2017/18
  - ▣ 2017/18 2017/18 2017/18 2017/18
  - ▢ 2017/18 2017/18 2017/18 2017/18
  - 2017/18 2017/18 2017/18 2017/18
  - 2017/18 2017/18 2017/18 2017/18
  - ▟ 2017/18 2017/18 2017/18 2017/18
  - ▞ 2017/18 2017/18 2017/18 2017/18
  - ▝ 2017/18 2017/18 2017/18 2017/18
  - ▜ 2017/18 2017/18 2017/18 2017/18
  - ▛ 2017/18 2017/18 2017/18 2017/18
  - ▚ 2017/18 2017/18 2017/18 2017/18
  - ▙ 2017/18 2017/18 2017/18 2017/18
  - ▘ 2017/18 2017/18 2017/18 2017/18
  - ▗ 2017/18 2017/18 2017/18 2017/18
  - ▖ 2017/18 2017/18 2017/18 2017/18
  - ▕ 2017/18 2017/18 2017/18 2017/18
  - ▔ 2017/18 2017/18 2017/18 2017/18
  - ▓ 2017/18 2017/18 2017/18 2017/18
  - ▒ 2017/18 2017/18 2017/18 2017/18
  - ░ 2017/18 2017/18 2017/18 2017/18
  - ▐ 2017/18 2017/18 2017/18 2017/18
  - ▏ 2017/18 2017/18 2017/18 2017/18
  - ▎ 2017/18 2017/18 2017/18 2017/18
  - ▍ 2017/18 2017/18 2017/18 2017/18
  - ▌ 2017/18 2017/18 2017/18 2017/18
  - ▋ 2017/18 2017/18 2017/18 2017/18
  - ▊ 2017/18 2017/18 2017/18 2017/18
  - ▉ 2017/18 2017/18 2017/18 2017/18
  - █ 2017/18 2017/18 2017/18 2017/18
  - ▇ 2017/18 2017/18 2017/18 2017/18
  - ▆ 2017/18 2017/18 2017/18 2017/18
  - ▅ 2017/18 2017/18 2017/18 2017/18
  - ▄ 2017/18 2017/18 2017/18 2017/18
  - ▃ 2017/18 2017/18 2017/18 2017/18
  - ▂ 2017/18 2017/18 2017/18 2017/18
  - ▁ 2017/18 2017/18 2017/18 2017/18
  - ▀ 2017/18 2017/18 2017/18 2017/18

1. This plan is based on the topographic survey of the site and the existing conditions of the site as shown on the site plan. The plan is not intended to show any proposed changes to the site or any other information that is not shown on the site plan.

2. The plan is not intended to show any proposed changes to the site or any other information that is not shown on the site plan.

3. The plan is not intended to show any proposed changes to the site or any other information that is not shown on the site plan.

4. The plan is not intended to show any proposed changes to the site or any other information that is not shown on the site plan.

5. The plan is not intended to show any proposed changes to the site or any other information that is not shown on the site plan.

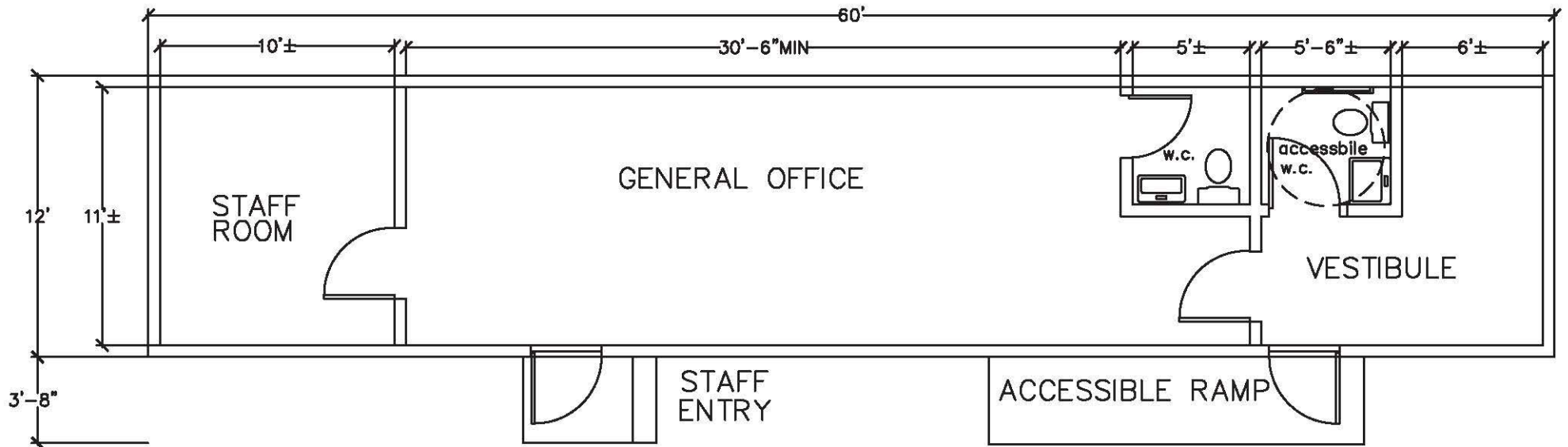
DATE: 192 Street, Burnaby, BC  
V5C 2S7 - 244-251

TARGET LAND SERVICES





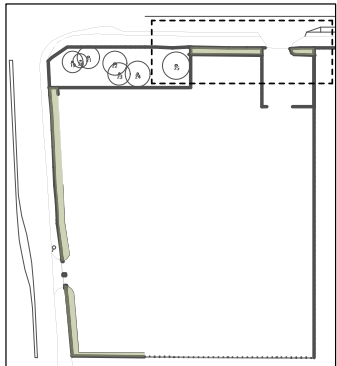
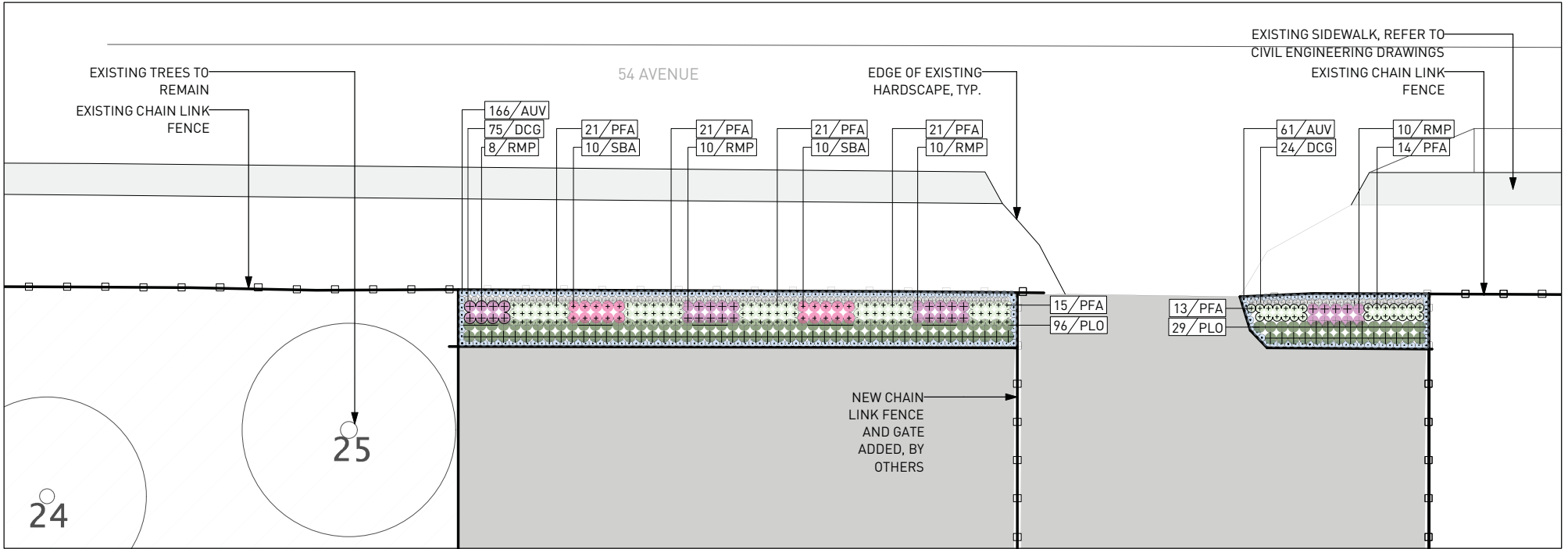




ICBC Testing Facility, proposed site office  
 Nov 10/16 – revised layout

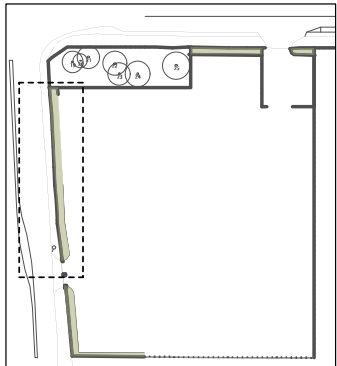
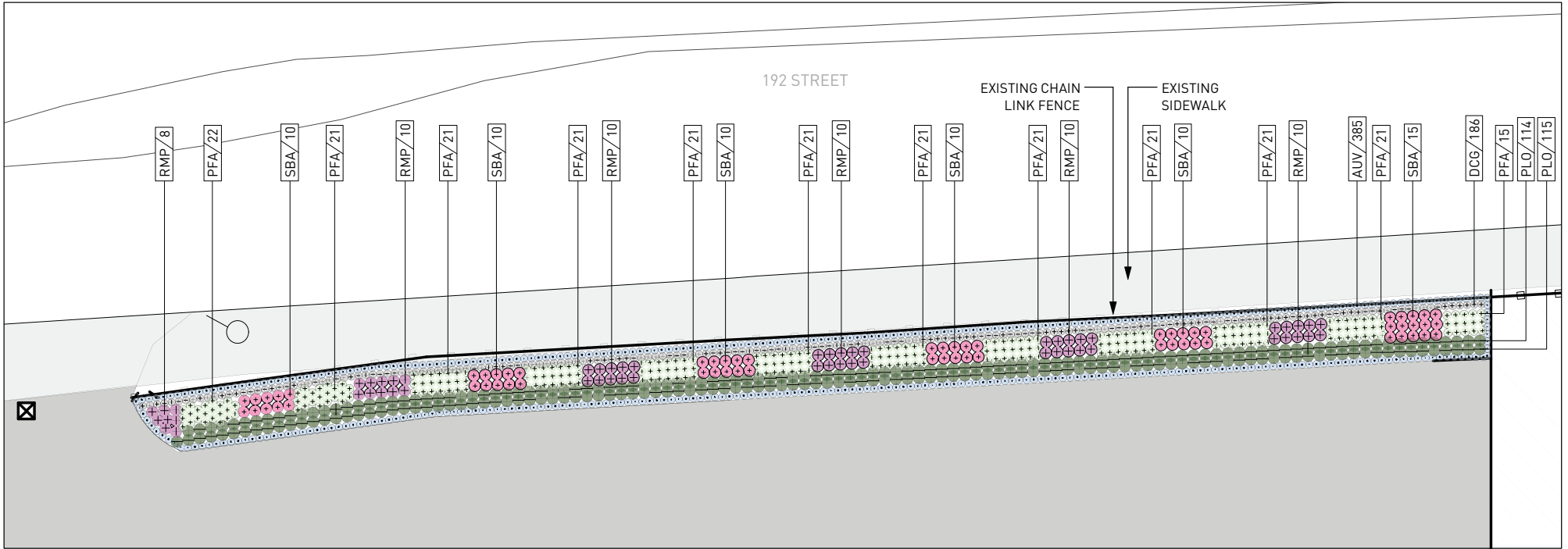
TRAILER SUPPLY TO INCL:  
 –(2) WASHROOMS, H/C ACCESSIBLE  
 W.C. IN VESTIBULE  
 –RAMP & STAFF ENTRY STAIRS  
 TO COMPLY WITH ALL CODES  
 & REGULATIONS W/ CANOPY





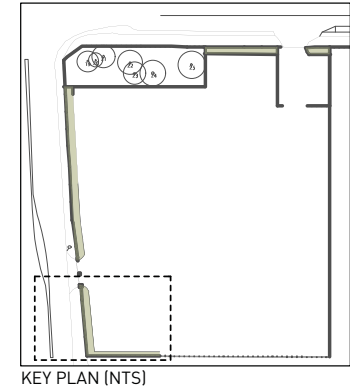
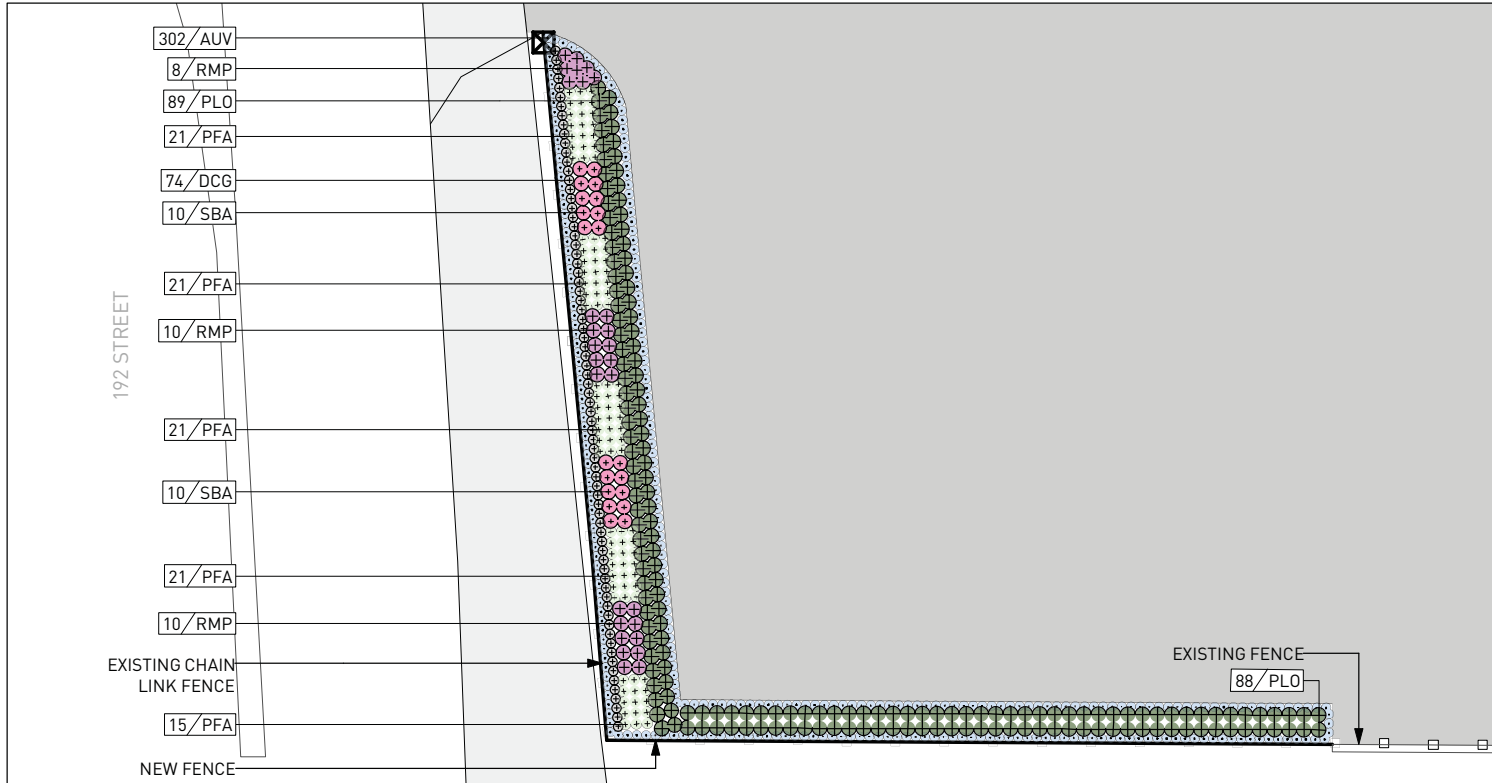
KEY PLAN (NTS)

Plant List						
ICBC   Surrey, BC						
ID	Qty	Botanical Name	Common Name	Scheduled Size	Spacing	Remarks
<b>Trees</b>						
<b>Shrubs</b>						
PFA	472	Potentilla fruticosa 'Abbotswood'	Abbotswood Potentilla	#2 pot	45 cm [18"]	Well established
PLO	531	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel	#2 pot	60 cm [24"]	Well established
RMP	124	Rosa 'Meidiland Pink'	Meidiland Pink Rose	#2 pot	60 cm [24"]	Well established
SBA	105	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spiraea	#2 pot	60 cm [24"]	Well established
<b>Ground Cover</b>						
AUV	914	Arctostaphylos uva-ursi 'Vancouver Jade'	Vancouver Jade Kinnikinnick	15cm pot	38 cm [15"]	15cm (6") leads. Minimum 3 leads
<b>Perennials</b>						
<b>Ornamental Grasses</b>						
DCG	359	Deschampsia cespitosa 'Goldtau'	Gold Dew Tufted Hair Grass	#1 pot	38 cm [15"]	Well established



KEY PLAN (NTS)

Plant List						
ICBC   Surrey, BC						
ID	Qty	Botanical Name	Common Name	Scheduled Size	Spacing	Remarks
<b>Trees</b>						
<b>Shrubs</b>						
PFA	472	Potentilla fruticosa 'Abbotswood'	Abbotswood Potentilla	#2 pot	45 cm [18"]	Well established
PLO	531	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel	#2 pot	60 cm [24"]	Well established
RMP	124	Rosa 'Meidiland Pink'	Meidiland Pink Rose	#2 pot	60 cm [24"]	Well established
SBA	105	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spiraea	#2 pot	60 cm [24"]	Well established
<b>Ground Cover</b>						
AUV	914	Arctostaphylos uva-ursi 'Vancouver Jade'	Vancouver Jade Kinnikinnick	15cm pot	38 cm [15"]	15cm (6") leads. Minimum 3 leads
<b>Perennials</b>						
<b>Ornamental Grasses</b>						
DCG	359	Deschampsia cespitosa 'Goldtau'	Gold Dew Tufted Hair Grass	#1 pot	38 cm [15"]	Well established



Plant List						
ICBC   Surrey, BC						
ID	Qty	Botanical Name	Common Name	Scheduled Size	Spacing	Remarks
<b>Trees</b>						
<b>Shrubs</b>						
PFA	472	Potentilla fruticosa 'Abbotswood'	Abbotswood Potentilla	#2 pot	45 cm [18"]	Well established
PLO	531	Prunus laurocerasus 'Otto Luyken'	Otto Luyken laurel	#2 pot	60 cm [24"]	Well established
RMP	124	Rosa 'Meidiland Pink'	Meidiland Pink Rose	#2 pot	60 cm [24"]	Well established
SBA	105	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spiraea	#2 pot	60 cm [24"]	Well established
<b>Ground Cover</b>						
AUV	914	Arctostaphylos uva-ursi 'Vancouver Jade'	Vancouver Jade Kinnikinnick	15cm pot	38 cm [15"]	15cm [6"] leads. Minimum 3 leads
<b>Perennials</b>						
<b>Ornamental Grasses</b>						
DCG	359	Deschampsia cespitosa 'Goldtau'	Gold Dew Tufted Hair Grass	#1 pot	38 cm [15"]	Well established

ICBC TEMPORARY COMMERCIAL TESTING FACILITY | PLANTING PLAN - WEST

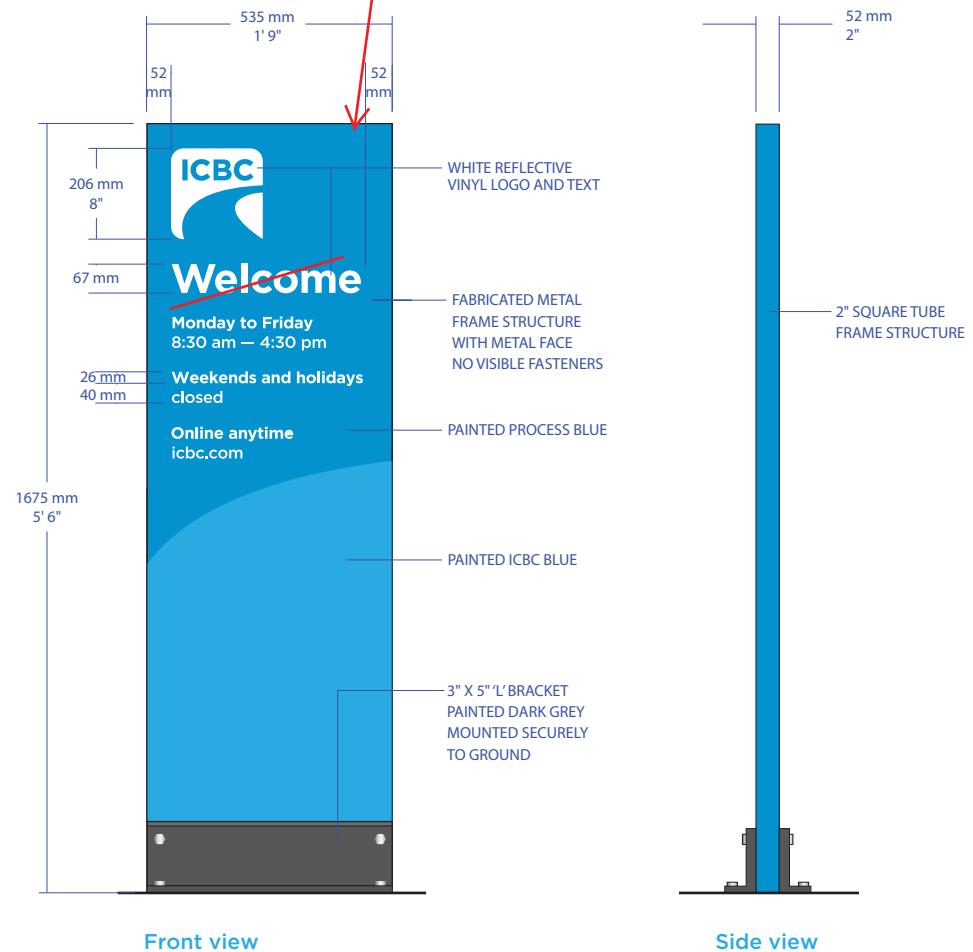
## 4.2 exterior signage

### EX 3-PY: Business hours pylon

The business hours pylon is mainly used at ICBC claims facilities, located at the exterior entrance of the claims auto bay.

It is a freestanding pylon, carrying the logo and operational information on the combination blue background, and is single sided.

replace 'Welcome' w similar size text, 2 lines:  
'Commercial Testing'  
Hours of operation to be confirmed,  
Add address: 19238 - 54th Avenue



# INTER-OFFICE MEMO

---

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

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

DATE: **November 16, 2016** PROJECT FILE: **7816-0480-00**

---

RE: **Engineering Requirements (Commercial/Industrial)  
Location: 19238 - 54 Avenue**

## TEMPORARY USE PERMIT

The following are conditions associated with the proposed Temporary Use Permit (TUP). These can be addressed through the subsequent Building Permit Process prior to issuance of the Building Permit (BP):

- Reconstruct the existing driveway on 192 Street to accommodate right-out movements only. Ensure minimum 1.5m separation between driveway and the existing street light.
- Ensure adequate safe separation between truck turning and the existing hydrant, located east of the driveway on 54 Avenue.
- Provide metered water service connection. Decommission second service connection.
- Provide a sanitary service connection complete with inspection chamber.
- Provide a storm service connection complete with inspection chamber. The proposed storm connection will impact the existing raised median, MUP and the new pavement on 192 Street. The pavement cut is to be completed by a Tier 1 or Tier 2 pre-qualified paving contractor. 50mm mill for a minimum of 3.0m either side of the trench and Superpave asphalt is to be used for final lift.
- Construct a stormwater runoff water quality/sediment control inlet chamber. A restrictive covenant is required to be registered on the title of the land to require the owner/operator to maintain and keep functional the water quality/sediment control inlet chamber.
- As per the Cloverdale McLellan Creek IMSP recommendations, provide an on-lot source control to control the run-off. An on-site infiltration and other BMP measures are encouraged. Register on title an associated restrictive covenant for on-site detention.
- Submit a SWCP to confirm downstream capacity and conveyance to the nearest trunk sewer.

A Servicing Agreement is not required for the proposed TUP. The driveway crossing, sanitary and storm connections can be constructed subject to issuance of a City Road and Right-of-Way Permit (CRRP) obtainable as part of the BP review and processing by Engineering which includes payment of securities and permit fees. City crews will decommission the water service once payment has been made and a work order has been issued. *The execution of the servicing agreement will be required, if during the BP design review stage significant off-site works are identified that cannot be captured via CRRP.*



Rémi Dubé, P.Eng.  
Development Services Manager  
HB4