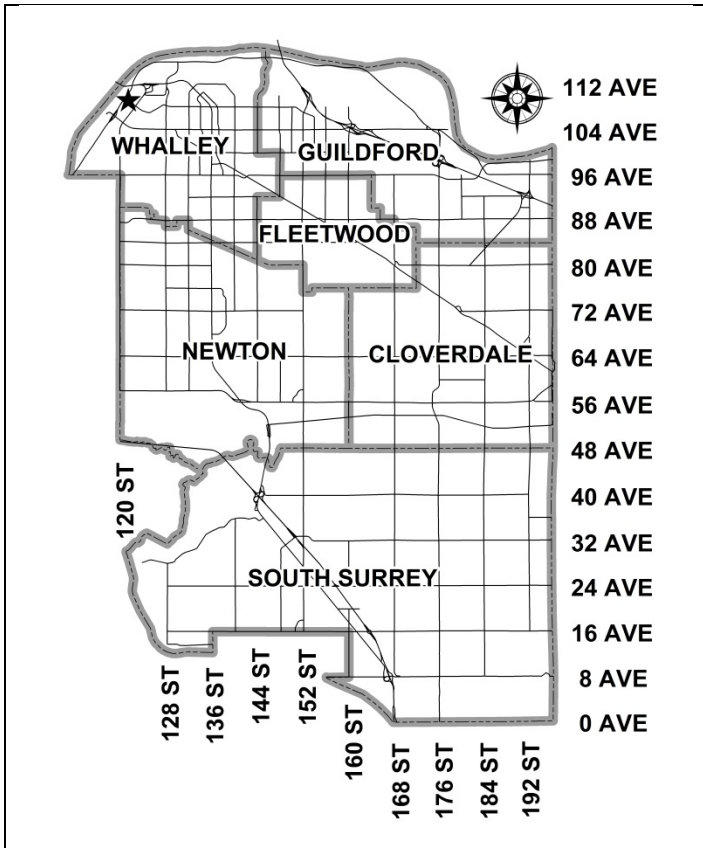


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7917-0580-00

Planning Report Date: April 23, 2018



**PROPOSAL:**

- **Temporary Use Permit**

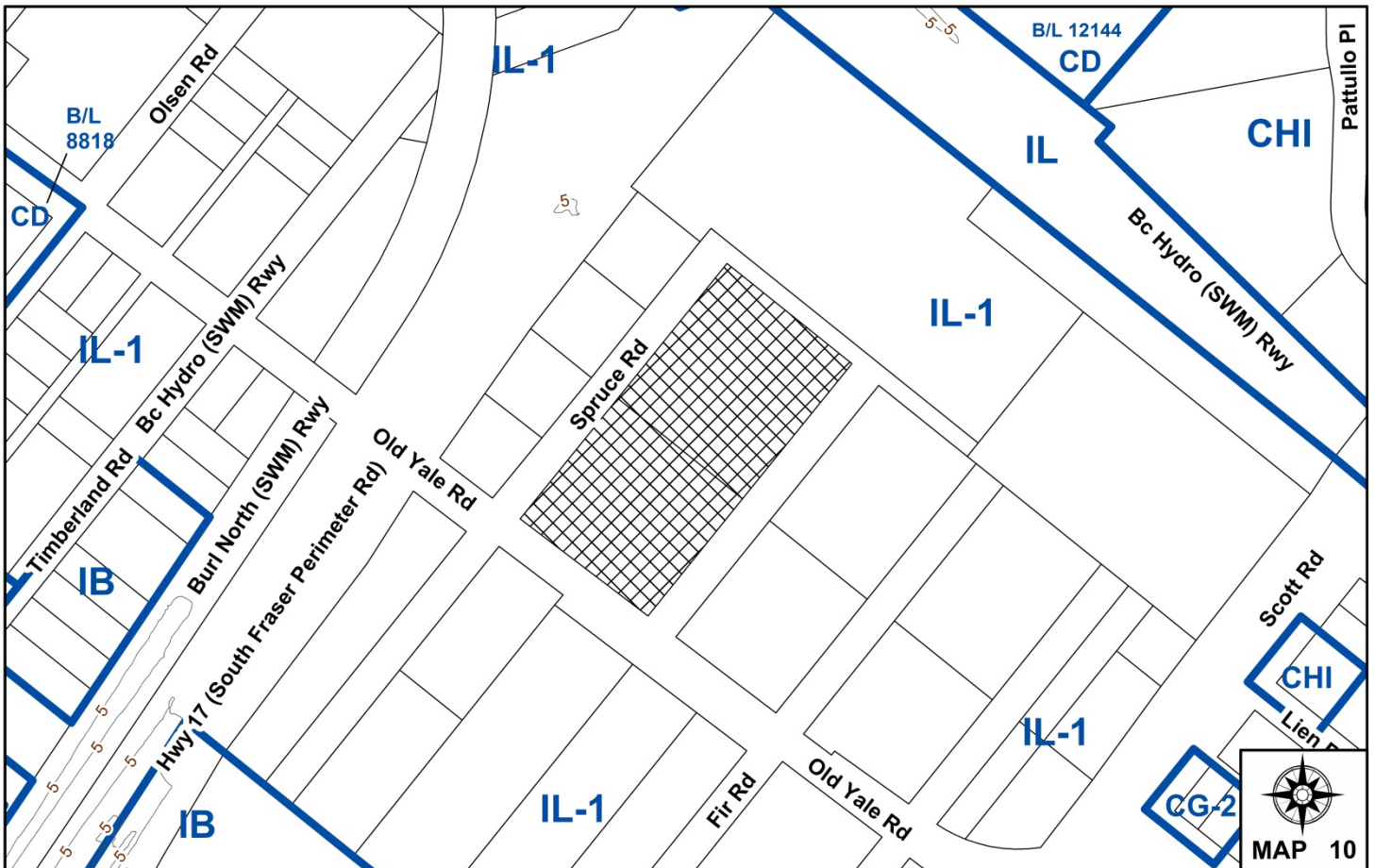
to permit the outdoor storage of concrete formworks and scaffolding materials for period not to exceed three years.

**LOCATION:** 12123 - Old Yale Road  
 10986 - Spruce Road

**ZONING:** IL-1

**OCP DESIGNATION:** Commercial

**NCP/LAP DESIGNATION:** Business/Residential Park, Retail Residential, and Parks/Open Space



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The amount of outdoor storage exceeds the requirements in the IL-1 Zone.
- The proposed use is contrary to the Business/Residential Park and Retail Residential designations in the South Westminster Neighbourhood Concept Plan (NCP).

### RATIONALE OF RECOMMENDATION

- The proposed temporary storage of concrete formworks and scaffolding materials will allow for the interim use of the land until it is economically viable for redevelopment.
- The site is in close proximity to major truck routes, including Highway No. 17 (South Fraser Perimeter Road), Old Yale Road and Scott Road.
- The proposed use is generally a low impact use, with minimal truck traffic, and will have Monday-Saturday operating hours.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Temporary Use Permit No. 7917-0580-00 (Appendix III) 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;
  - (b) the front entry gate along Old Yale Road is to be set back 17 metres (56 ft.) from the front property line;
  - (c) submission of a temporary trailer permit application for the existing trailer located in the southeast portion of the site; and
  - (d) installation of landscaping along Old Yale Road, 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 II.

SITE CHARACTERISTICS

Existing Land Use: Vacant paved lot with featuring modular office and large shed.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (within and across unopened Road):	TUP Application No. 7911-0193-00 to permit lumber storage (supported on April 23, 2012)	Business/Residential Park	IL-1

Direction	Existing Use	NCP Designation	Existing Zone
East (Within and across unopened Road):	Lumber storage and TUP Application No. 7917-0368-00 (Pre-Council) to permit truck parking	Business/Residential Park, Retail/Residential and Parks/Open Space	IL-1
South (Across Old Yale Road):	Proposed TUP Application No. 7916-0393-00 (Pre-Council) to permit pallet storage and manufacturing	Retail/Residential and Parks/Open Space	IL-1
West (Across Spruce Road):	Vacant lots	Business/Residential Park, Retail/Residential and Parks/Open Space	IL-1

## DEVELOPMENT CONSIDERATIONS

### Background

- The 0.8-hectare (2.0 ac.) subject site consists of two lots located at 12123 - Old Yale Road and 10986 - Spruce Road in South Westminster. The site is designated "Commercial" in the Official Community Plan, is designated "Business/Residential Park", "Retail Residential", and "Parks/Open Space" in the South Westminster Neighbourhood Concept Plan (NCP), and is zoned "Light Impact Industrial 1 Zone" (IL-1).
- 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.
- There was a previous application, File No. 7916-0367-00, on the subject site for a Temporary Use Permit for the outdoor storage of modular buildings. At the October 3, 2016 Regular Council – Public Hearing Meeting, Council granted support to the proposed Temporary Use Permit after undertaking Public Notification. The applicant, however, chose not to complete the application.
- The existing structure on this site is small, and the applicant, PERI Formworks Systems Inc. (PERI), would like to use the majority of the lot area for the storage of concrete formworks and scaffolding materials. PERI is therefore requesting a Temporary Use Permit (TUP) to allow outside storage of concrete formworks and scaffolding materials, for a period not to exceed three years.

### Current Proposal

- PERI is an international company which manufactures and supplies concrete formworks and scaffolding systems. The company would like to expand its operations in Western Canada and currently relies on their Calgary facility to support BC with direct deliveries. PERI's current operations in BC are located in the northeast sector of Metro Vancouver with 11 full time employees. With the proposed relocation to the subject property in Surrey, an additional two staff may be hired given the expansion. The company hires an average of five temporary employees during surge periods. It should be noted that PERI is currently looking to lease office space in Surrey to support the company's sales, engineering, and order management functions.
- Typical usage of the concrete formworks and scaffolding system is for institutional, commercial, and high rise residential buildings, but can also be applied for large bridge projects. The services offered are beneficial to high density development and can support active construction projects occurring in Surrey City Centre and around Metro Vancouver.
- A site plan for the proposed storage areas had been provided (see Appendix IV). The storage areas identified in the plan will store a variety of concrete formworks and scaffolding equipment and allows for 6 metre (20 ft.) access areas between each storage area. Engineered pallets are used to store the materials, and have a maximum storage height of 4.2 metres (14 ft.).
- An average of eight, 40-foot trucks will access the site each day. Entry to the site will be via the driveway from Spruce Road with truck egress onto Old Yale Road. Trucks will enter the site from Old Yale Road, and exit the site at Spruce Road. The existing entry gate along Old Yale Road will be set back 17 metres (56 ft.) to allow for queuing. Vehicle access for the ten full time staff will be from the Old Yale Road driveway.
- Trucks will only access the site for unloading and loading and will not be stored or maintained onsite.
- The main loading and unloading area is located near the Spruce Road driveway and allows for materials to be easily moved to the adjacent service area for maintenance before the equipment is stored. The area identified on the plan for materials unloading (near the office), will be for container offloading only.
- A drainage concept has been prepared by Centras Engineering and submitted as part of the application. As shown on the drainage concept, approximately two-thirds of the property closest to Old Yale Road will utilize existing grades and drain towards a proposed biofiltration strip, which is considered appropriate for the type of outdoor storage use and limited parking on the subject property. The rear third of the property currently drains naturally to the perimeter of the site where there are existing swales that drain towards the swale on Spruce Road.
- Spruce Road is an opened, but unconstructed (gravel) road adjacent the west property line, and will be constructed by the City in the future. The site currently has driveway access to Spruce Road, which the applicant will be required to pave in order to maintain access to Spruce Road.
- The subject site has good access for trucks, being in close proximity to a controlled intersection at the South Fraser Perimeter Road to the west.
- The standard operating hours will be Monday through Saturday, from 7 am to 3:30 pm.

- The subject site is paved and is to remain paved as a condition of the TUP.
- The existing perimeter fence will remain. The fence fronting Old Yale Road consists of concrete lock blocks and metal. The remaining portion of the perimeter fence is metal.
- There is natural vegetation within the boulevard along Old Yale Road. The applicant will provide on-site landscaping along the Old Yale Road frontage.
- The applicant (who is leasing the site) intends to occupy the temporary trailer in the southeast portion of the site and will use it as office space. The temporary trailer contains washroom facilities. As a condition of TUP, the applicant will be required to submit a temporary trailer permit application for the existing trailer.
- A Class C (green-coded) watercourse exists near the southeast corner of the site. Staff determined that an increased setback from the watercourse is not required, and the existing fence can remain in its current location.
- Under Part 4 General Provisions of Zoning By-law No. 12000, no use shall take place on an industrial zoned lot unless there is a building that exceeds 100 square metres (1,076 sq. ft.) and contains washroom facilities. This requirement will be waived with the TUP. The applicant will, however, be required to provide adequate washroom facilities on site.

#### PRE-NOTIFICATION

Pre-notification letters were mailed on February 20, 2018, and staff received no responses

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential)
Appendix II.	Engineering Comments
Appendix III.	Temporary Use Permit No. 7917-0580-00
Appendix IV.	Site Plan

*original signed by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

RT/da

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

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

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

**DATE: Apr 18, 2018**                      **PROJECT FILE: 7817-0580-00**

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**RE: Engineering Requirements (Commercial/Industrial)  
Location: 12123 Old Yale Rd**

**TEMPORARY USE PERMIT**

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

- Construct driveway access to Old Yale Road (minimum 9.0-metre wide to maximum 11.0-metre wide) with reduced 17.0 metres of queuing storage to accommodate WB-15 design vehicle;
- Construct driveway access to Spruce Road (minimum 9.0-metre wide to maximum 11.0-metre wide);
- Spruce Road will be constructed though a City capital works project as part of outstanding agreements with the Ministry of Transportation and Infrastructure. As such, access to Spruce Road may be periodically interrupted during construction.
- Provide features to mitigate onsite storm water.



Rémi Dubé, P.Eng.  
Development Services Manager  
SK2



CITY OF SURREY

(the "City")

**TEMPORARY USE PERMIT**

NO.: 7917-0580-00

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: 001-404-911

Lot 1 Block 6 District Lot 3 Group 2 New Westminster District Plan 886

12123 - Old Yale Road

Parcel Identifier: 001-404-938

Lot 2 Block 6 District Lot 3 Group 2 New Westminster District Plan 886

10986 - Spruce 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 the outside storage of concrete formworks and scaffolding systems. The permitted amount of concrete formworks and scaffolding systems that may be stored on the Land, may exceed 1.5 times the lot area covered by the principal building, and may exceed 40% of the lot coverage of the lot.

5. The temporary use shall be carried out according to the following conditions:
  - The storage of the following goods is prohibited: paints, solvents, flammable liquids, ballasts with polychlorinated biphenyl (PCB), animal or animal by-products, batteries or other similar products. The BC Fire Code and the Surrey Fire Prevention By-law No. 10771 also applies for items not covered in the aforementioned list.
  
6. The temporary use shall be carried out according to the following conditions:
  - (a) Temporary washroom facilities are to be provided and maintained on the Land to the satisfaction of the General Manager, Planning and Development but in any case there shall be a minimum of one washroom facility on the Land;
  - (b) Concrete formworks and scaffolding systems shall be stored in compliance with the British Columbia Fire Code, including, but not limited to; maximum base area, maximum storage height, and minimum clearance space; and
  - (c) The Land shall remain paved.
  
7. 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:

An Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of \$10,000.00
  
8. 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.
  
9. An undertaking submitted by the Owner is attached hereto as Appendix I and forms part of this temporary use permit.

- 10. This temporary use permit is not transferable.
  
- 11. 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 Lot 1 Block 6 District Lot 3 Group 2 New Westminster District Plan 886

Lot 2 Block 6 District Lot 3 Group 2 New Westminster District Plan 886

(Legal Description)

known as 1213 - Old Yale Road & 10986 - Spruce Road

(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)

**Pacific Land Resource Group Inc.**

Suite 212 - 12992 76 Avenue  
Surrey, British Columbia  
Canada V3W 2V6  
Tel: 604-501-1624  
Fax: 604-501-1625  
www.pacificlandgroup.ca  
info@pacificlandgroup.ca

**PROJECT:**

**12123 Old Yale Road,  
10986 Spruce Road, Surrey**

**DRAWING TITLE:**

**Concept Layout**

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM  
FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

**CLIENT:**

**PERI Formwork System Inc.**

**SCALE:**

**1:1000**

**DATE:**

**April 17, 2018**

**PROJECT No:**

**17-1561**

**DRAWING No:**

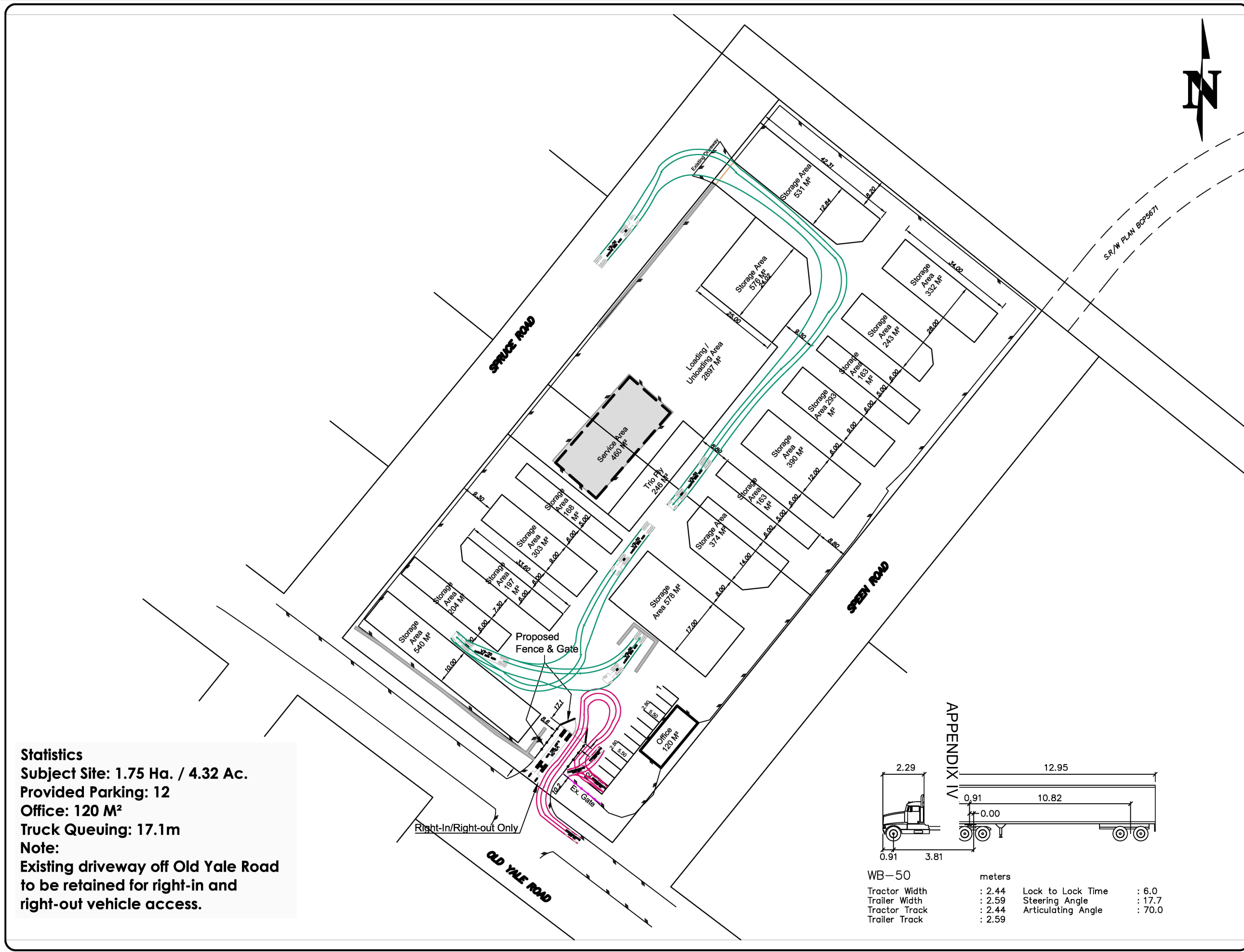
**01**

**DESIGNED BY:**

**EW**

**CHECKED BY:**

**RS**



**Statistics**  
Subject Site: 1.75 Ha. / 4.32 Ac.  
Provided Parking: 12  
Office: 120 M<sup>2</sup>  
Truck Queuing: 17.1m  
Note:  
Existing driveway off Old Yale Road  
to be retained for right-in and  
right-out vehicle access.

