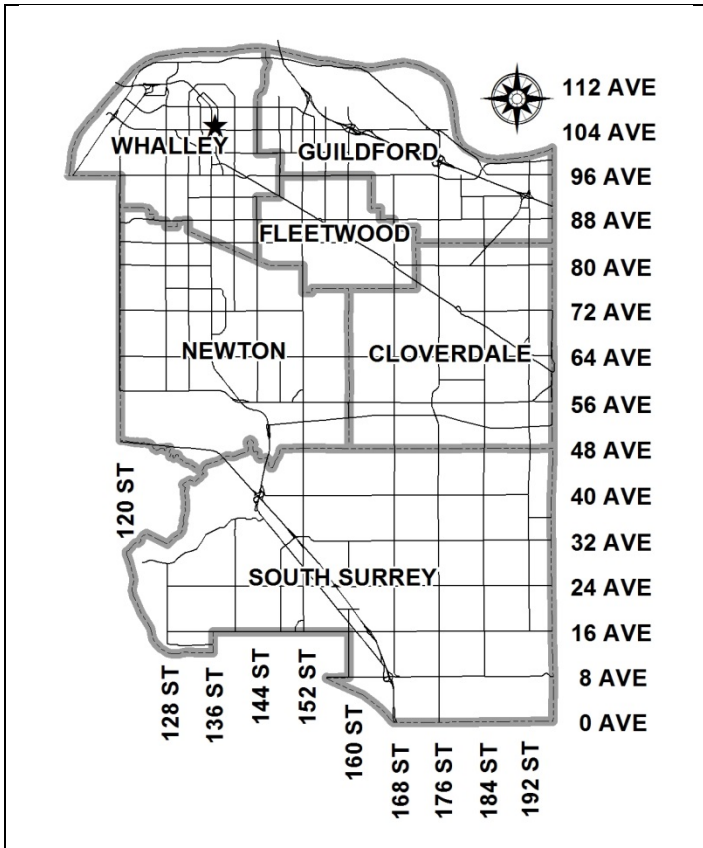


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7918-0102-00

Planning Report Date: May 7, 2018



**PROPOSAL:**

- **Temporary Use Permit**

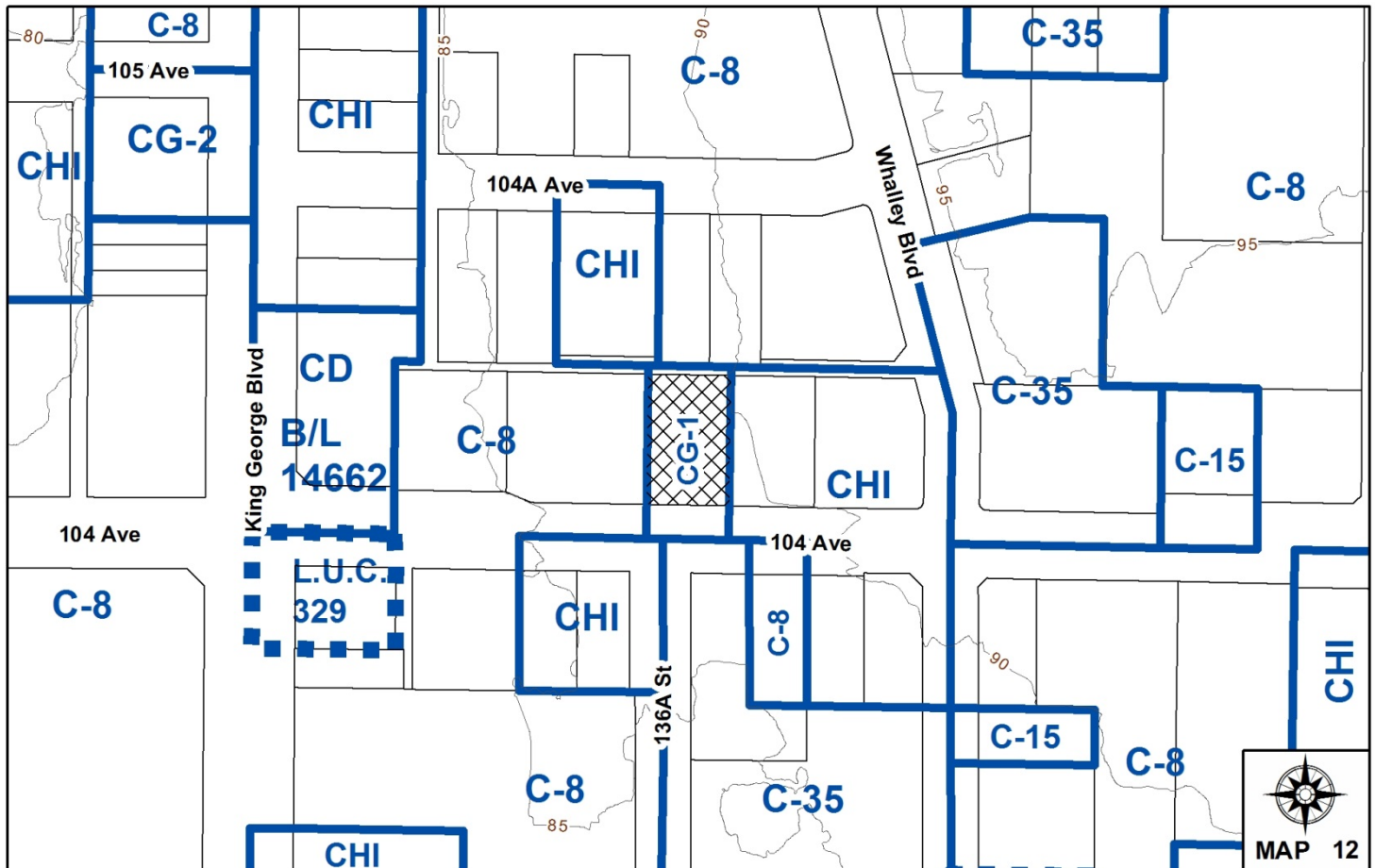
to permit personal service uses, limited to barbershops and hair salons for a maximum of three (3) years.

**LOCATION:** 13669 - 104 Avenue

**ZONING:** CG-1

**OCP DESIGNATION:** Central Business District

**CITY CENTRE PLAN DESIGNATION:** Mixed-Use 3.5 FAR



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The "Self Service Gasoline Station Zone (CG-1)" does not permit personal service uses.

### RATIONALE OF RECOMMENDATION

- Area residents and business owners have raised no objections to the proposal.
- The existing on-site building and parking are appropriate for the proposed use.
- The proposed Temporary Use Permit would be an interim use until the subject site and the adjacent properties can redevelop into a land use and density more consistent with the Mixed-Use (3.5 FAR) designation in the City Centre Plan.
- The applicant purchased the property in December 2015. The owner advises that due to the location of the property, combined with the limited uses permitted in the CG-1 Zone, they have been unable to secure any tenants for the property.
- Permitting a barbershop and/or hair salon use on the subject site would assist the owner to bring business activity, services, and employment to the area in the interim until the site can be consolidated to reach its ultimate development potential.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Temporary Use Permit No. 7918-0102-00 (Appendix IV) to proceed to Public Notification.
2. Council instruct staff to resolve the following issue prior to issuance:
  - (a) the applicant to install landscaping along 104 Avenue to the satisfaction of the Planning & Development Department; and,
  - (b) registration of a 5.0 metre (16.4 ft.) statutory right-of-way along 104 Avenue to support LRT construction.

REFERRALS

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

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

SITE CHARACTERISTICS (Appendix II)

Existing Land Use: Fenced lot with an existing building vacant since 2014, and paved parking lot.

Adjacent Area:

Direction	Existing Use	City Centre Plan Designation	Existing Zone
North (Across lane):	Three storey office building and single family dwellings	Residential Mid to High Rise 3.5 FAR	CHI and C-8
East:	Automotive repair and service business	Mixed-Use 3.5 FAR	CHI
South (Across 104 Avenue):	Three storey multi-tenant office building	Mixed-Use 3.5 FAR	C-35
West:	Two storey office building and restaurant	Mixed-Use 3.5 FAR	C-8

DEVELOPMENT CONSIDERATIONS

- The subject site, located at 13669 - 104 Avenue in City Centre, is 1,405 square metres (15,125 sq.ft.) in size and is zoned "Self Service Gasoline Station Zone (CG-1)". The site is designated "Central Business District" in the OCP and "Mixed -Use 3.5 FAR" in the City Centre Plan.

- A vacant, single-storey building is located along the west property line of the subject site, which is surrounded by chain link fencing. A gasoline station and then a car wash have previously occupied the site. The car wash closed in 2014, and the site has since been vacant.
- The applicant purchased the property in December 2015. The owner advises that due to the location of the property, combined with the limited uses permitted in the CG-1 Zone, they have been unable to secure any tenants for the property.
- A prior Temporary Use Permit Application (No. 7916-0015-00) for the subject site was denied by Council March 7, 2016. The TUP No. 7916-0015-00 contemplated a used car dealership. The applicant was encouraged to meet with staff to review alternative interim uses for the site that are supportable and more consistent with the vision for City Centre.
- The proposed personal service use, which will be limited to a barbershop or hair salon, is more consistent with the mixed-use commercial/residential vision for City Centre. The establishment will have 4-5 chairs and hours of operation will be Monday – Saturday 9:00am-7:00pm and closed on Sundays. The existing building and parking are appropriate for the proposed use. There are twenty-eight surface parking spaces existing on the site, exceeding the By-law requirements for the proposed personal service use.
- The proposed Temporary Use Permit would be an interim use until the subject site and the adjacent properties can redevelop into a land use and density more consistent with the Mixed-Use (3.5 FAR) designation in the City Centre Plan.

#### PRE-NOTIFICATION

- In accordance with Council policy, a development proposal sign was erected on April 10, 2018 and a pre-notification letter was sent on April 13, 2018. To date, staff have received no response.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

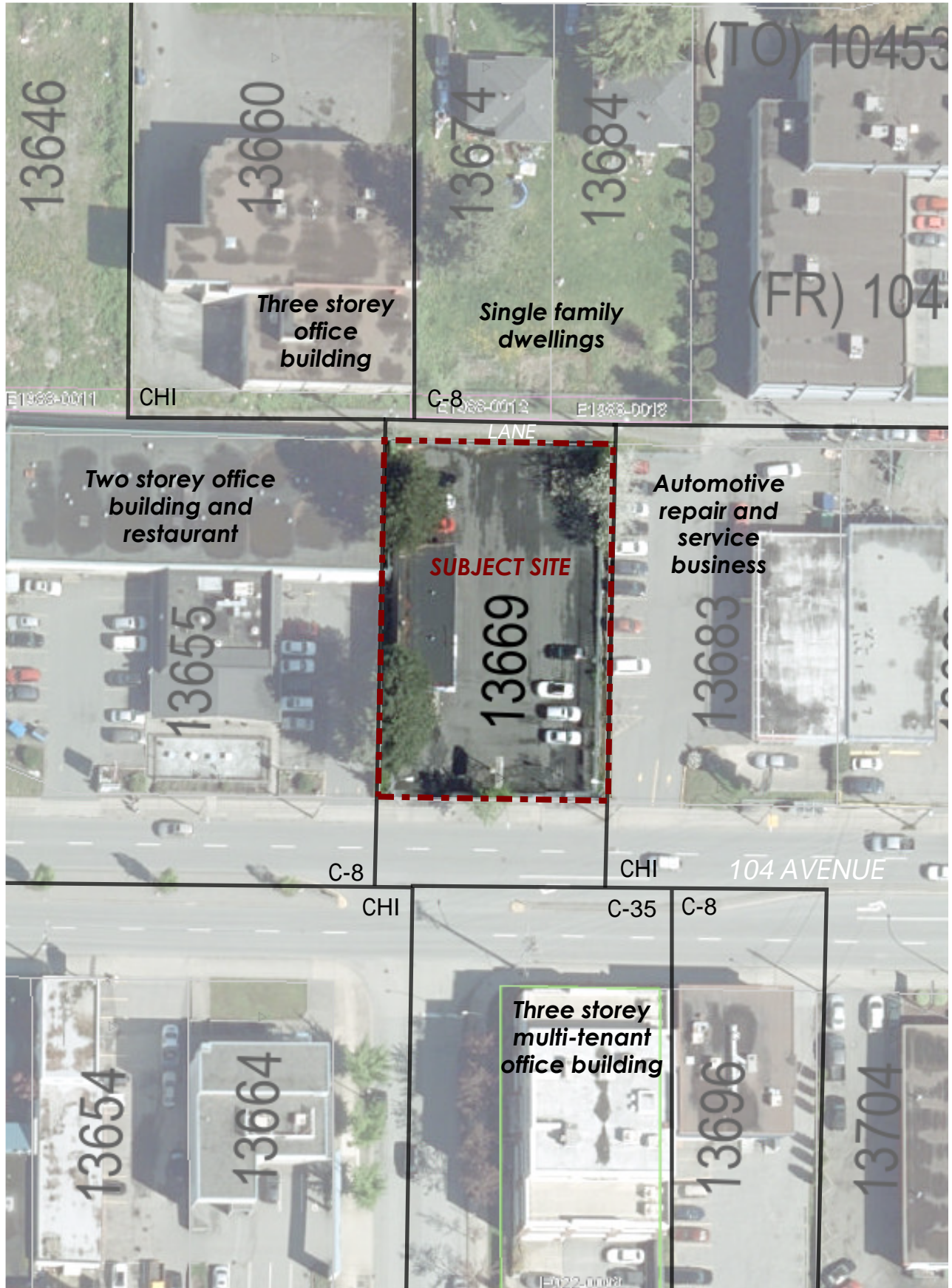
Appendix I.	Lot Owners and Action Summary (Confidential) and Project Data Sheets
Appendix II.	Site Characteristics
Appendix III.	Site Plan
Appendix IV.	Temporary Use Permit No. 7918-0201-00

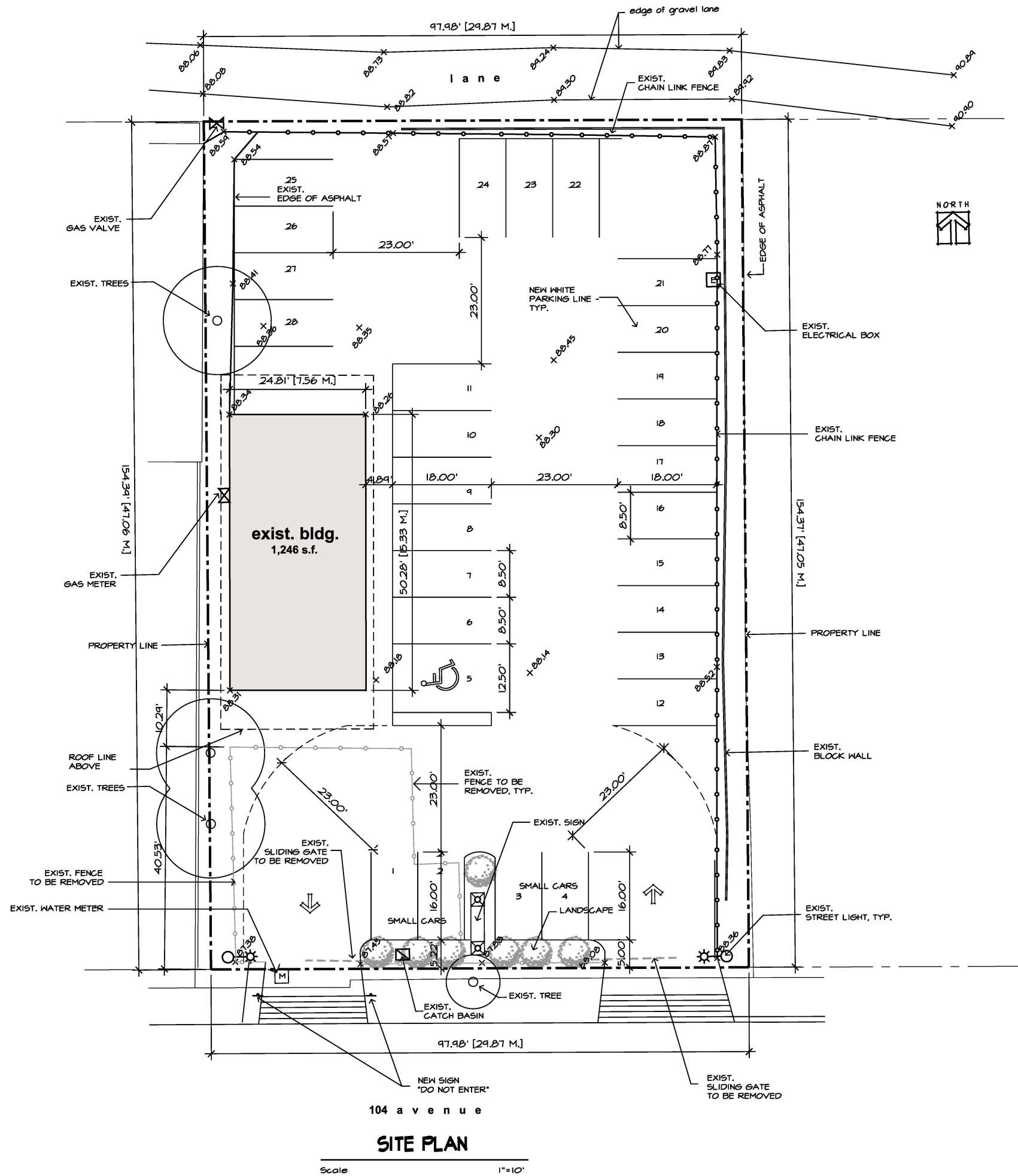
*original signed by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

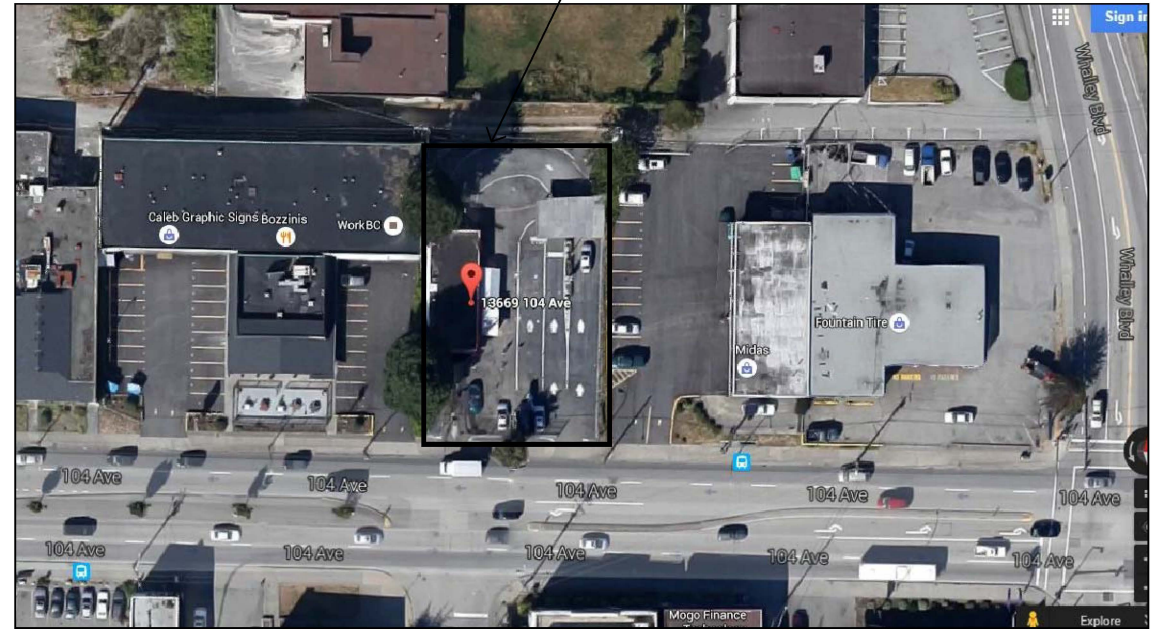
Site Characteristics





**SITE PLAN**

Scale 1"=10'



**SUBJECT PROPERTY**



**A LOCATION PLAN**  
SCALE: N.T.S.



**B STREET VIEW**  
SCALE: N.T.S.

**PROPOSED PARKING LAYOUT:**  
**5 STAFF PARKING**  
**28 PARKING SPACES**  
**(INCLUDING ACCESSIBLE PARKING)**

Scale:	As Noted	Sheet	A-1	Drawing Title:	SITE PLAN
Date:	FEB 2016	of		Project Title:	PROPOSED PARKING LAYOUT
Revision:	16-1617	Project No.:	13669 104 Avenue Surrey, BC	Ionic Architecture Inc. architect-member a.i.b.c. 201-5500 42nd Street Surrey B.C. V3S 4J9 tel: 1778 971 0518 fax: 1778 971 0516 office@ionic-architecture.com	
Rev.	01	Date	02-19-16	ISSUED FOR DP	Description

CITY OF SURREY

(the "City")

**TEMPORARY USE PERMIT**

NO.: 7918-0102-00

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: 008-498-954

Lot 80 Section 23 Block 5 North Range 2 West New Westminster District Plan 37932

13669 - 104 Avenue

(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 personal service uses, limited to barbershops and hair salons for a maximum of three (3) years.
5. The temporary use permitted on the Land shall be in accordance with:
  - (a) The appearance and location of the buildings, access and parking as shown on Schedule A (the "Drawings") which is attached hereto and forms part of this permit.



6. 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.
7. An undertaking submitted by the Owner is attached hereto as Appendix I and forms part of this temporary use permit.
8. This temporary use permit is not transferable.
9. 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 .

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Mayor – Linda Hepner

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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;

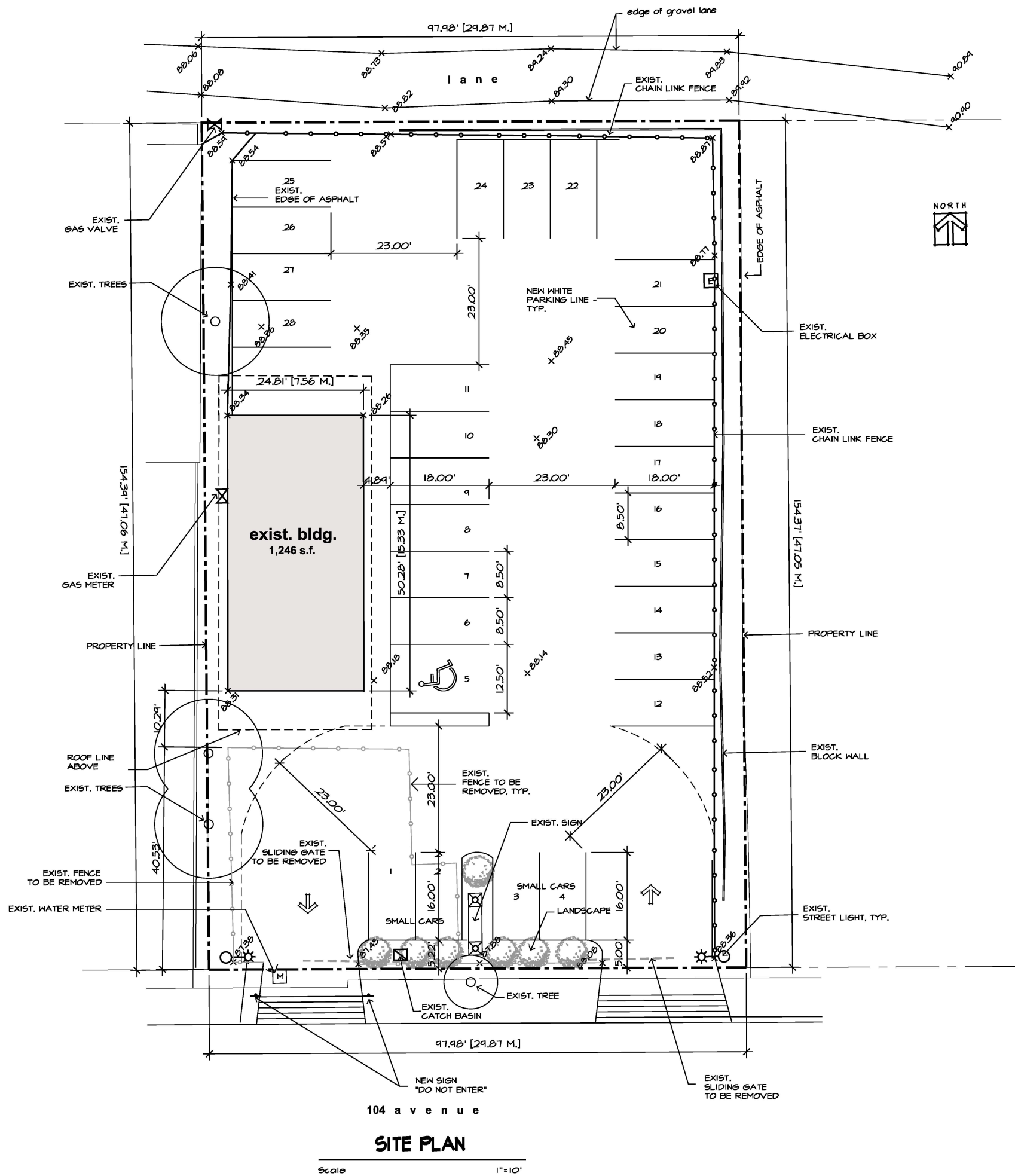
all of which shall be done not later than the termination date set out on the temporary use permit.

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.

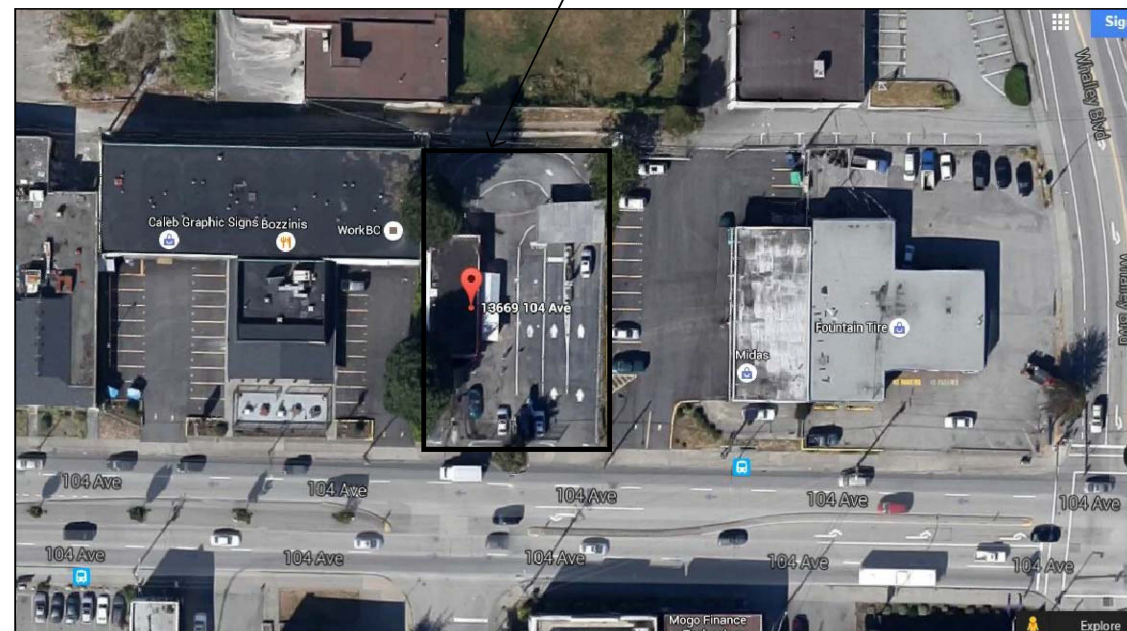
\_\_\_\_\_  
(Owner)

\_\_\_\_\_  
(Witness)



**SITE PLAN**

Scale 1"=10'



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SCALE: N.T.S.



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SCALE: N.T.S.

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