

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7918-0223-00

Planning Report Date: October 1, 2018

**PROPOSAL:**

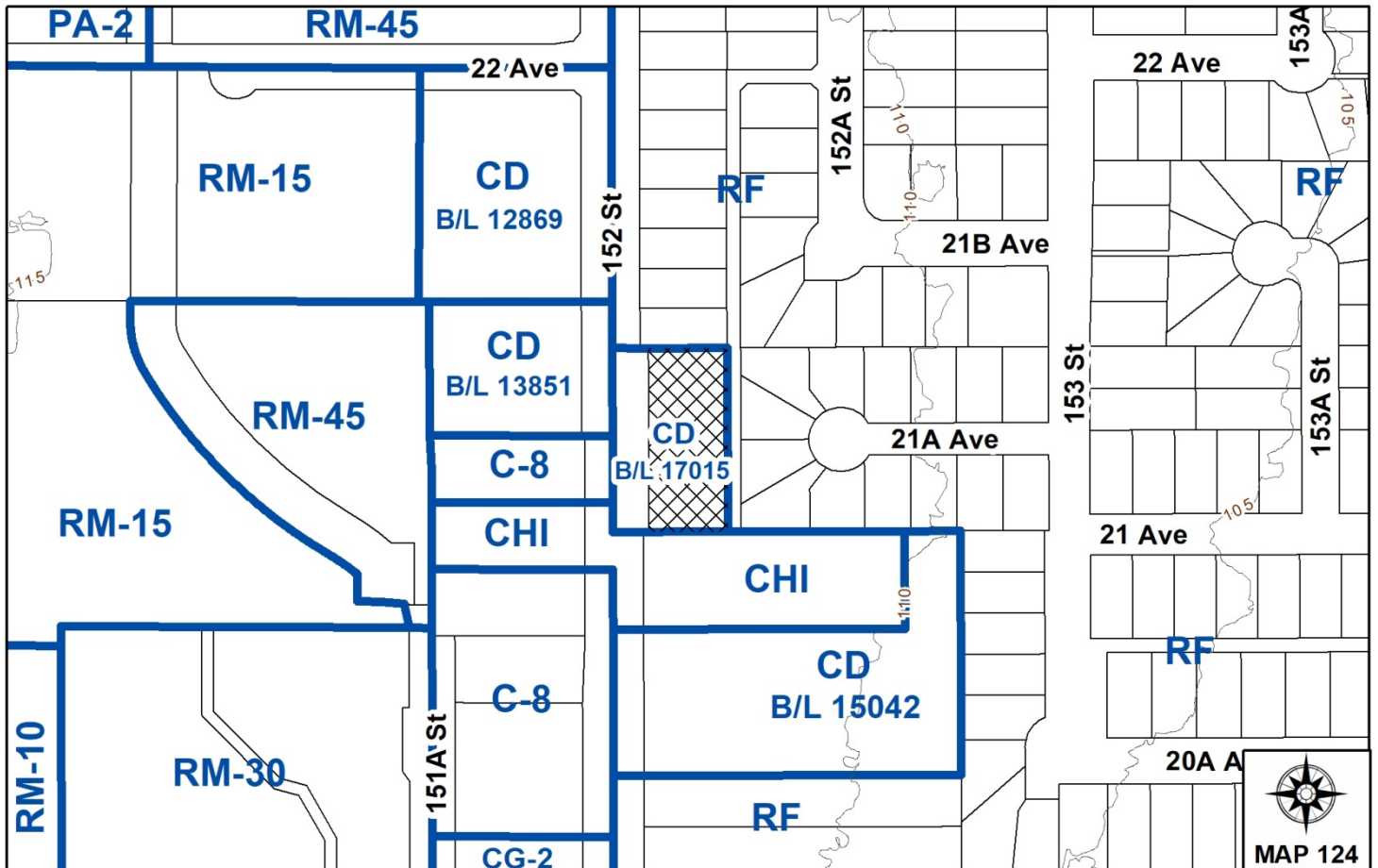
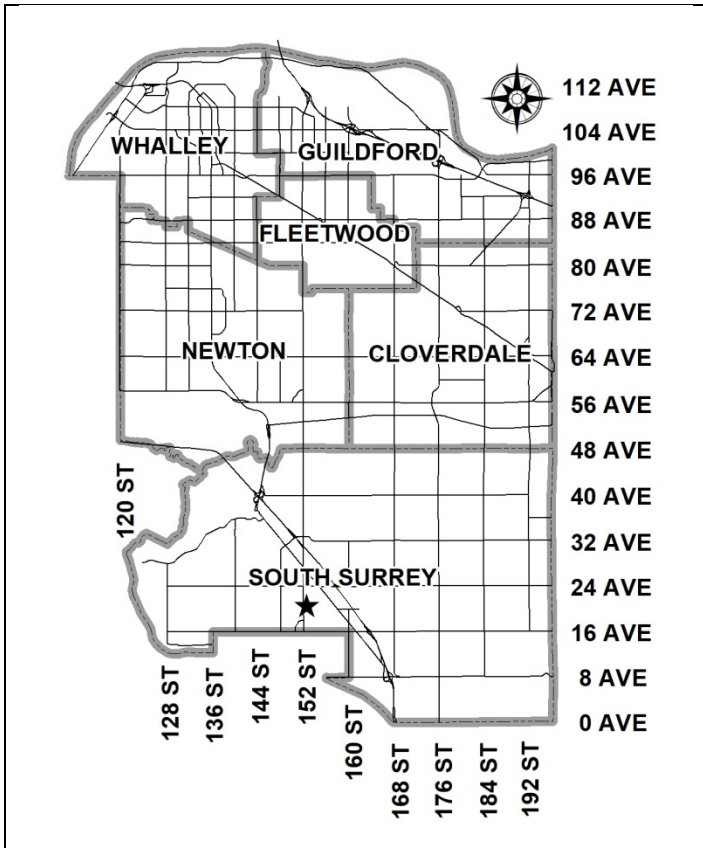
- **Temporary Use Permit**

to allow a temporary surface parking lot for 76 underweight vehicles for an additional period of three (3) years.

**LOCATION:** 2128 – 152 Street

**ZONING:** CD (Bylaw No. 17015)

**OCP DESIGNATION:** Multiple Residential



### RECOMMENDATION SUMMARY

- Approval for Temporary Use Permit No. 7918-0223-00 to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal does not comply with the site's Official Community Plan (OCP) Designation of Multiple Residential, but as a temporary use, it would not prevent the property from developing as Multiple Residential in the future.

### RATIONALE OF RECOMMENDATION

- Temporary Use Permit (TUP) No. 7914-0169-00 allowed for a temporary surface parking lot for 76 under-weight vehicles on the subject site. This use is associated with the car dealership on the adjacent property to the south at 2090 – 152 Street and was approved by Council in June 2015. TUP No. 7914-0169-00 expired on June 15, 2018.
- The applicant is proposing a renewal of the TUP for an additional three (3) years. No changes to the site plan or scope of the parking lot are proposed.
- The applicant, who owns the existing car dealership to the south, has been unable to secure an alternate or permanent arrangement for the car dealership. The three (3) year renewal of the TUP will allow the applicant additional time to find either an appropriately zoned property or rezone a non-commercial property to attain a new vehicle storage location.
- The proposed renewal of the TUP for the existing parking lot will allow for the continued interim use of the subject site until the owners are ready to proceed with a permanent proposal that meets the Zoning and OCP designation of the property.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Temporary Use Permit No. 7918-0223-00 (Appendix III) to proceed to Public Notification.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Temporary surface parking lot that is used in conjunction with the White Rock Volkswagen dealership on the adjacent property to the south.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwelling	Urban	RF
East (Across lane):	Single family dwellings	Urban	RF
South:	White Rock Volkswagen car dealership	Urban	CHI
West (Across 152 Street):	Two Multi-tenant one-storey commercial building and one multi-tenant two-storey commercial building.	Commercial and Urban/ Semiahmoo Town Centre (stage 1): Commercial 1.5 FAR (southern portion)	CHI, C-8 and CD (Bylaw No. 13851)

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is 2,762 square metres (029,726 sq. ft.) in area and it is located mid-block on the east side of 152 Street, between 20 Avenue and 22 Avenue. The property is designated Multiple-Residential in the OCP, and zoned Comprehensive Development (CD) (By-Law No. 17015). The property is just outside of the Semiahmoo Town Centre Plan, but identified as part of the proposed extension area of the Plan.

- The subject property was redesignated from Urban to Multiple-Residential in the OCP as part of Development Application No. 7909-0061-00. The application also rezoned the property from Single Family Residential (RF) to CD (based on Multiple Residential 30 (RM-30)), and included a Development Permit for 31 townhouse and apartment units. Development Permit No. 7909-0061-00 was issued on June 07, 2010, however, the multi-family project did not proceed. Consequently, the Development Permit has lapsed, and a new Development Permit will be required to develop the property under the current CD zoning.
- In 2014, the applicant purchased the Volkswagen dealership directly to the south of the subject property, however, many of the dealership's vehicles were stored off-site in a property that was not included with the purchase of the dealership. The owners made a TUP application in order to store the off-site vehicles on the subject property until a permanent location or alternative shipping arrangements were found.
- TUP No. 7914-0169-00 to allow for a temporary surface parking lot for 76 under-weight vehicles on the subject site, was approved by Council and issued on June 15, 2015. TUP No. 7914-0169-00 was intended to store vehicles in association with the car dealership on the adjacent property to the south.
- Since the TUP was issued, White Rock Volkswagen has searched for other properties to be used as the permanent location for their business. With the assistance of a real estate agent, one suitable property, which was zoned for commercial use, was found in South Surrey. An offer to purchase was made by White Rock Volkswagen, however, the sale was not completed.
- The agent advises that White Rock Volkswagen has experienced difficulty finding suitable commercial land in South Surrey that was listed at a reasonable price. After getting an appreciation for the existing market, White Rock Volkswagen began considering the purchase of non-commercial land, with the intent of pursuing rezoning of these properties.
- To limit concerns that were raised by neighbourhood residents, through the previous TUP application, the City of Surrey and the property owner entered into a Good Neighbour Agreement to limit the hours of operation, noise and disorder, lighting impacts on surrounding residential properties, and to ensure that landscaping is installed and maintained and the premises remains clean. The Good Neighbour Agreement also required the property owner to work with the City to resolve concerns that arise from the operation of the parking lot and associated car dealership. The Good Neighbour Agreement remains in effect and will continue to guide the operation of the site going forward, should Council support the subject proposal.

### Current Proposal

- The applicant has applied for a new TUP to continue the interim use of the property as a temporary surface parking lot. This proposal, if supported, will provide White Rock Volkswagen with additional time to purchase a suitable property for their business or to purchase and rezone a suitable non-commercial property.
- The layout of the temporary parking lot remains unchanged from the original application and all conditions of TUP No. 7914-0169-00, including engineering and trees and landscaping

requirements, have been fulfilled. No additional requirements would be required as a result of the proposal, given they were resolved as part of the previous application.

- The parking lot consists of 76 stalls configured as four rows parallel to each property line and two internal rows located between two drive-aisles (see Appendix II attached).
- Landscaped buffers for the west, east, and north property lines were required for TUP No.7914-0169-00 and remain in place under the current proposal. The buffer along the west property line (152 Street) is 1 metre (3 feet) wide and was planted with a combination of Hughes Juniper and Heather shrubs. The buffer on the east property line (the rear lane) is 1 metre (3 ft.) wide and consists of emerald cedar hedging and a 1.8 metre (6 ft.) high fence. The northern buffer is 6 metres (20 ft.) wide and consists of retained trees.
- Section 497 of the Local Government Act restricts the term of a temporary use permit to a maximum of 3 years, and gives the option to apply for an additional term of up to 3 years. Should TUP No.7918-0223-00 be approved, the applicant would not be allowed to apply for an additional renewal of the TUP as the maximum 6 year period would be utilized.

#### PRE-NOTIFICATION

Pre-notification letters were sent on July 9, 2018 and staff received comments from one (1) resident, as well as the Friends of the Semiahmoo Heritage Trail. Note: staff comments are provided in italics following the residents' comments.

- The Friends of the Semiahmoo Trail have no objection to the subject property's continued use as a temporary surface parking lot.
- The resident reported multiple issues, which are listed below. The issues were forwarded to and addressed by the applicant.
  - The applicant has been parking above and beyond the number of cars that are approved under TUP No. 7914-0169-00.

*(The applicant has indicated that over parking occurs at times when multiple deliveries occur. The applicant has indicated that they are working with their logistic system to ensure deliveries occur at a time when there are sufficient approved spaces to handle the incoming inventory).*

- Auto deliveries have occurred past operating hours.

*(The applicant has indicated this occurred only once, shortly after the TUP was issued, and was the result of a late delivery and was out of the applicant's control).*

- There has been unauthorized promotional signage installed on the property.

*(Signage was removed after discussion with the City's Bylaw Enforcement Department. The applicant is aware of signage requirements for the site and no recent compliance issues regarding signs have been reported).*

- Noise and odor nuisance emanates from the property as a result of detailing and minor auto-body work (i.e. pressure washing and spray painting) that is occurring on the property.

*(The applicant states that cleaning, washing and light detailing is an integral aspect of storing vehicles for the purpose of sale and is ancillary to the temporary car storage use. The applicant also states that spray painting does not occur on the parking lot and the spraying that was noted by the resident was likely detail spraying.*

*The applicant has stated that all cleaning, washing, and detailing will occur by hand and that if any pressure washing is required it will be conducted on the main dealership property at 2090 – 152 Street).*

### TREES

- Seven (7) trees were retained as part of the previous temporary use permit application, Development Application No. 7914-0169-00, which will also be retained through this application.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- |               |  |
|---------------|--|
| Appendix I.   | Lot Owners and Action Summary (Confidential) |
| Appendix II.  | Site Layout                                  |
| Appendix III. | Temporary Use Permit No. 7918-0223-00        |

### INFORMATION AVAILABLE ON FILE

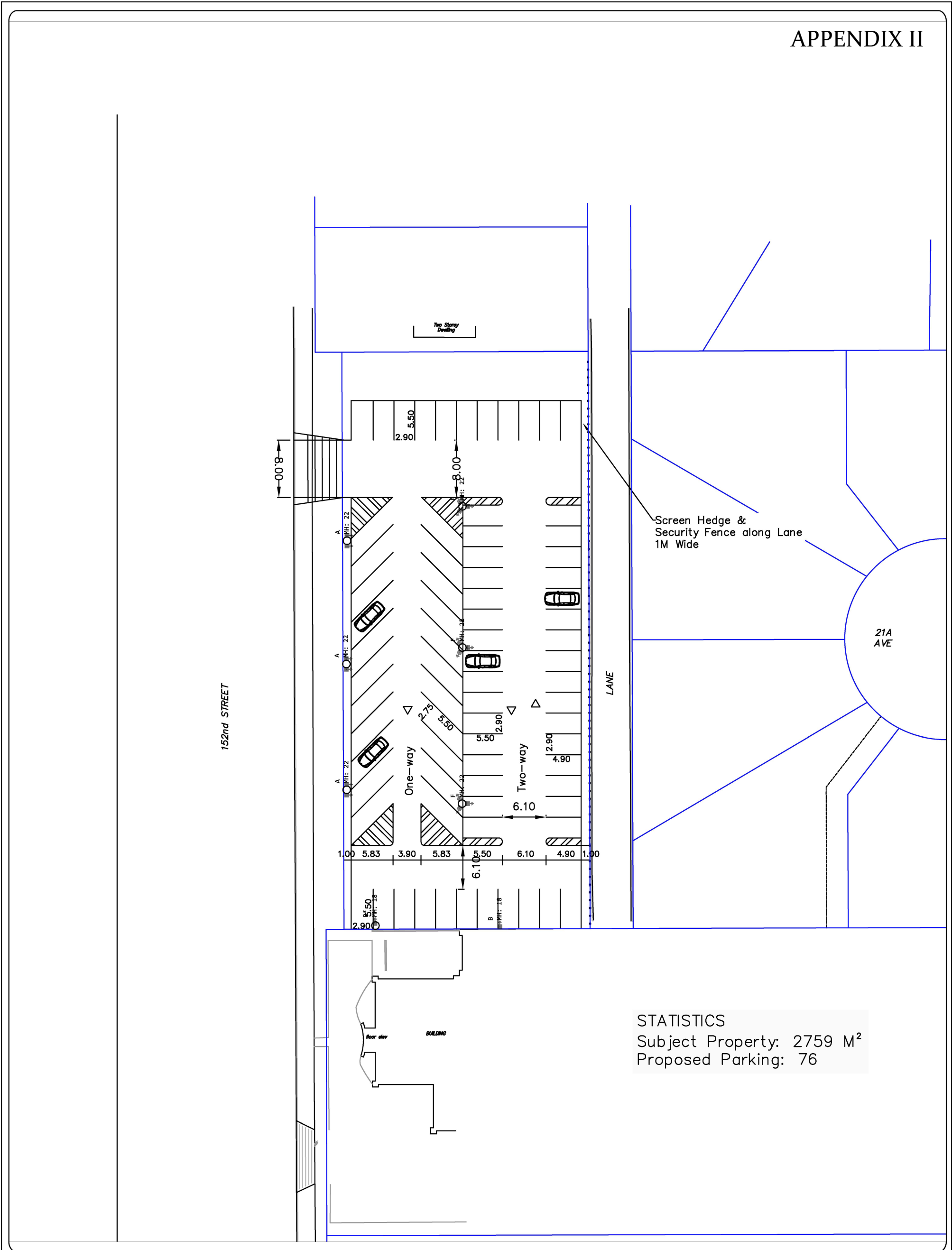
- Temporary Use Permit No. 7914-0169-00

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

BD/cm

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION



STATISTICS  
 Subject Property: 2759 M<sup>2</sup>  
 Proposed Parking: 76

CLIENT: <b>Trotman Automotive Group</b>			
PROJECT: <b>2128 152 Street, Surrey</b>			
DRAWING TITLE: <b>TUP - Parking Layout</b>			
PROJECT No. <b>14-1166</b>	DATE: <b>July 6, 2018</b>	DRAWING: <b>01</b>	SCALE: <b>1:500</b>



**Pacific Land Resource Group Inc.**

Suite 101 - 7485 130 Street  
 Surrey, British Columbia  
 Canada V3W 1H8

Tel: 604-501-1624  
 Fax: 604-501-1625

www.pacificlandgroup.ca  
 info@pacificlandgroup.ca



## CITY OF SURREY

(the "City")

**TEMPORARY USE PERMIT**

NO.: 7918-0223-00

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: 028-281-594  
Lot 1, Section 14, Township 1, New Westminster District Plan BCP45500

2128 – 152 Street

(the "Land")

3. The temporary use permitted on the Land shall be for a temporary surface parking lot.
4. The temporary use shall be carried out according to the following conditions:
  - (a) Parking is restricted to vehicles less than 5,000 kilograms [11,000 lbs.] GVW;
  - (b) Upon the termination of this Temporary Commercial Use Permit any vehicles and lighting shall be removed and concrete barriers placed across the access driveways into the site; and
  - (c) The storage of vehicles on the Land shall only be operated in conjunction with the car dealership located on the adjacent property to the south at 2090/2092 152 Street.

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 the 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)

TO THE CITY OF SURREY:

I, \_\_\_\_\_ being the owner of

Lot 1, Section 14, Township 1, New Westminster District Plan BCP45500  
(Legal Description)

known as 2128 - 152 Street  
(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)