

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7918-0382-00

Planning Report Date: September 16, 2019

**PROPOSAL:**

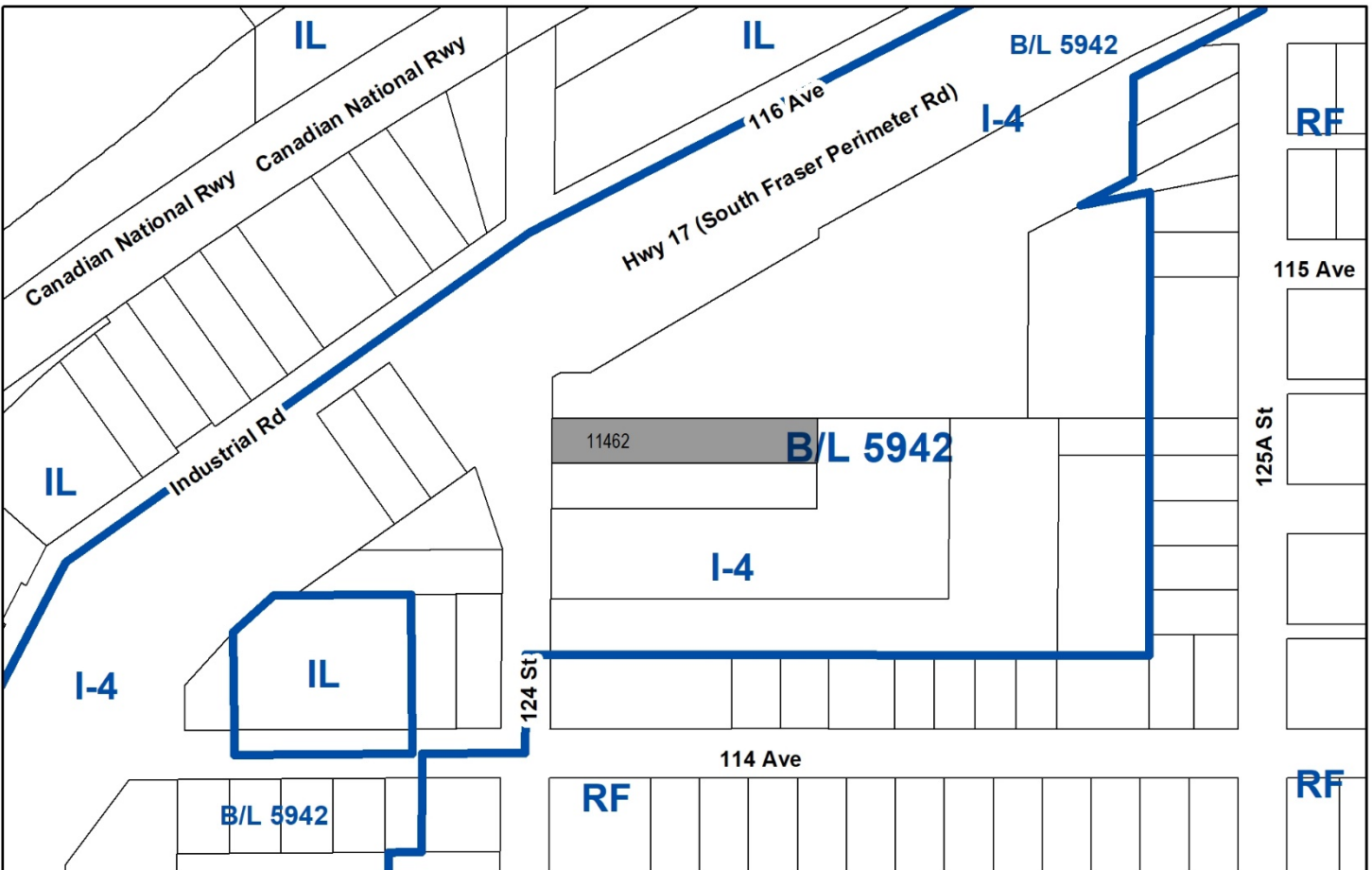
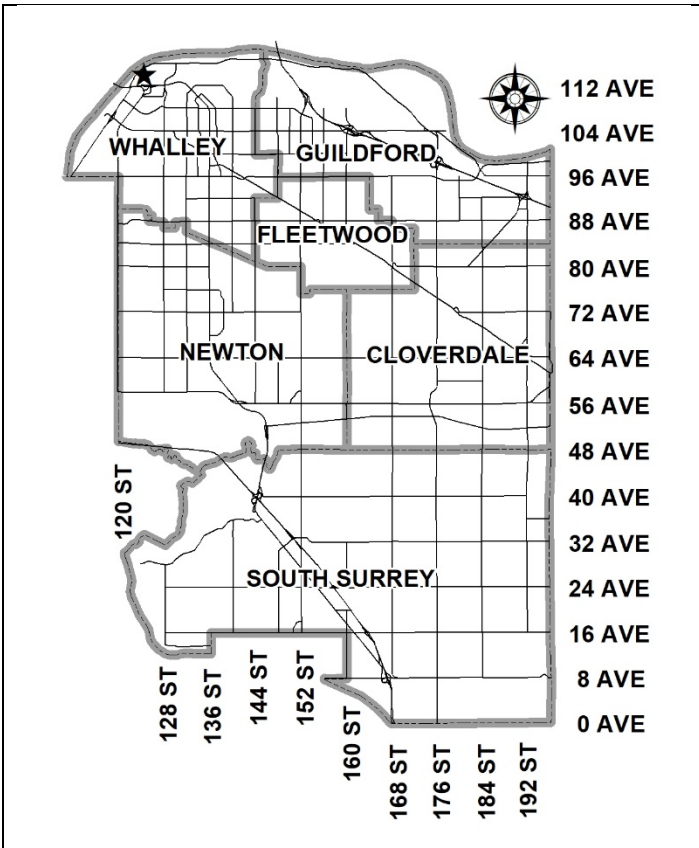
- **Temporary Use Permit**

to allow for the outside storage of materials on the lot for a period of 3 years.

**LOCATION:** 11462 - 124 Street

**ZONING:** I-4

**OCP DESIGNATION:** Industrial



### RECOMMENDATION SUMMARY

- The Planning and Development Department recommends that this application be denied

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The Special Industry Zone (I-4) does not permit the outside storage of materials.
- The proposal is contrary to Official Community Plan (OCP) policies that encourage the full utilization and efficient use of industrial and other employment lands in order to maximize jobs and economic activity.
- The proposal is contrary to the City's Employment Lands Strategy.

### RATIONALE OF RECOMMENDATION

- The owner of the subject site has proposed a variety of outdoor storage uses on the site including pre-loading materials, rebar, and scaffolding. Staff have expressed concerns with any such outdoor storage type use in the absence of a building and appropriate screening.
- The proposed TUP could delay land consolidation and prevent redevelopment for a more intensive industrial use in accordance with OCP policies and the City's Employment Lands Strategy.
- The proposal could delay infrastructure improvements to roads/services that could be realized through rezoning and redevelopment of the site.
- The City's Transportation staff have concerns with the existing driveway location and its proximity to the South Fraser Perimeter Road (SFPR). An improved driveway location could be achieved through land assembly.
- The subject site is considered a gateway location into the City and will be highly visible from the SFPR. The proposed outdoor storage use would be unsightly even with landscaping improvements and fencing that would be associated with a temporary outside storage use.
- Recent redevelopment in the Bridgeview and South Westminster area has demonstrated that development constraints in this area (i.e. minimum floodproofing elevation, soil conditions, servicing) can be successfully overcome with appropriate land assembly.
- The proposal may set precedent for other outside storage TUP proposals, which could hinder redevelopment and investment into this prominent area.

RECOMMENDATION

The Planning & Development Department recommends that this application be denied.

However, if Council determines that there is some merit in allowing a TUP application to proceed on the subject site, the application should be referred back to Planning staff to complete the development application review process, including the necessary referrals and notifications, and to then prepare Temporary Use Permit No. 7918-0382-00 for Council's consideration.

REFERRALS

Engineering: Should Council determine that there is some merit in allowing a TUP application to proceed, Engineering will be requested to provide comments with respect to the proposal.

SITE CHARACTERISTICS

Existing Land Use: Vacant lot.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Vacant lot.	Industrial	I-4
West (Across 124 Street):	Vacant lots owned by MOTI and Highway No. 17	Industrial	I-4
South:	Unauthorized scaffolding storage business.	Industrial	I-4
East:	Vacant lot.	Industrial	I-4

DEVELOPMENT CONSIDERATIONS

- The subject site is located at 11462 – 124 Street in Bridgeview. The site is zoned "Special Industry Zone (I-4)" (By-law No. 5942) and is designated Industrial in the OCP. The site is currently vacant.
- The subject site is located within the Fraser River floodplain, which requires a Minimum Building Elevation (MBE) of 4.8 metres geodetic. Approximately 3 metres (10 ft.) of fill would be needed to accommodate a building foundation at the MBE. The subject site is only 18.5 metres (61 ft.) wide, which makes incorporating substantial amounts of fill with appropriate transitioning and access problematic. Additional land assembly is likely necessary to facilitate industrial redevelopment.
- The I-4 Zone (Zoning By-law No. 5942) permits only certain high-tech industrial uses and the regulations are stringent. A number of properties in the Bridgeview area were rezoned to the I-4 Zone

in 1976, under a Council-initiative, for the purpose of ensuring that these properties were developed comprehensively for industrial purposes. Truck parking and outside storage are not permitted uses in the I-4 Zone.

- The applicant is proposing a Temporary Use Permit to allow for a variety of outdoor storage uses for a period not to exceed 3 years. Outdoor storage uses contemplated by the applicant include a preloading company, rebar storage, and scaffolding storage. Staff have indicated concerns with temporary outdoor storage uses as discussed in detail later in this report.
- It is noted that the site is surrounded by vacant and underutilized industrial designated lands that could be consolidated and redeveloped for more intensive industrial use.

### PRE-NOTIFICATION

Pre-notification letters were sent on June 25, 2019. At that time, the proposal was for temporary outdoor rebar storage on the site. No replies were received to this letter. Since that time, the applicant has contemplated additional temporary outdoor storage uses (i.e. scaffolding/pre-load materials/truck parking) on the site. As the nature of the proposed temporary use has not been confirmed, no Development Proposal Sign has been erected on the property.

### PROJECT EVALUATION

#### Applicant's Justification

The applicant has provided the following rationale for supporting the proposed Temporary Use Permit to allow outside storage of materials, for a period of three (3) years (with staff comments in italics):

- There is a high demand for outside storage in the Bridgeview area.

*(Outdoor storage of goods, materials or supplies is permitted within many of the City's industrial zones provided that there is an industrial building on the site and appropriate screening is in place.)*

- Land consolidation is not feasible as neighbors are not interested in land assembly.

*(The subject site is surrounded by vacant and underutilized industrial designated lands, including two properties that are also proposing temporary outside storage uses. Temporary uses on these lands could make land assembly in the shorter term even more challenging.)*

- The owner has had problems with illegal dumping of garbage on the subject site. Existing security fencing has been destroyed several times. A TUP would prevent these issues from occurring.

*(While some landscape screening and fencing would be a requirement of any temporary use on the subject site, the preferred solution to address issues such as illegal dumping would be redevelopment of the site with a more intensive, permanent industrial use, including a building.)*

- The site is ideal for a temporary outdoor storage use as there are no neighbouring residential dwellings in any direction, and the site is adjacent to SFPR.

*(The subject site is highly visible as it is adjacent to the SFPR which is considered a gateway into Surrey. The proposed outdoor storage use would be unsightly even with landscaping improvements and fencing.)*

- The site has access from 124 Street, which is considered a truck route. The applicant will prohibit large/heavy trucks from accessing the site.

*(The existing site driveway access is approximately 20 metres (66 ft.) from the intersection of 124 Street and the SFPR. While the temporary use permit could prohibit heavy trucks from accessing the site, the driveway location is problematic and could be relocated further south as part of a land assembly.)*

- The revenue from the proposed TUP will assist the applicant in paying taxes.

*(The subject site is surrounded by vacant and underutilized industrial designated lands. Staff encourage the applicant to work with neighbouring property owners to consolidate land and redevelop the site with a more intensive industrial use, including a building. Recent redevelopment in the Bridgeview and South Westminster area has demonstrated that development constraints in this area [i.e. minimum floodproofing elevation, soil conditions, servicing] can be successfully overcome with appropriate land assembly.)*

#### Advantages of the Proposal

The advantages of a temporary outdoor storage use on the subject site are identified by staff as follows:

- The proposed TUP for outside storage would allow for an interim use on the land until consolidation with neighbouring properties can occur. This interim use would allow the applicant to generate interim revenue from the property.
- There is an identified need for additional outside storage in the City and approval of this temporary use would assist in addressing that need.

#### Disadvantages of the Proposal

The disadvantages of a temporary outdoor storage use on the subject site are identified by staff as follows:

- The proposal is contrary to Official Community Plan (OCP) policies that encourage the full utilization and efficient use of industrial and other employment lands in order to maximize jobs and economic activity. The proposal is also contrary to the City's Employment Lands Strategy.
- The subject site is surrounded by vacant and underutilized industrial designated lands, including two properties (11456 – 124 Street and 11426 – 124 Street) where Temporary Use Permits for outdoor storage and/or truck parking uses are also being requested. These lands could be consolidated and redeveloped for a more intensive industrial use including a building. Temporary uses on these lands could further delay land consolidation and redevelopment.

- The proposal could delay infrastructure improvements to roads/services that could be realized through rezoning and redevelopment of the site.
- The proposal would allow outdoor storage uses that should be conducted within a building or in conjunction with a building with appropriate screening from major roads.
- The subject site is considered a gateway location into Surrey and will be highly visible from the SFPR. The proposed outdoor storage use would be unsightly even with landscaping improvements and fencing that would be associated with a temporary outside storage use.
- Recent redevelopment in the Bridgeview and South Westminster area has demonstrated that development constraints in this area (i.e. minimum floodproofing elevation requirements, soil conditions, servicing) can be successfully overcome with appropriate land assembly. The Pacific Link Industrial Park, comprising multiple properties at the intersection of 120 Street (Scott Road) and 103A Avenue, is an example.
- The existing driveway access to the site is approximately 20 metres (66 ft.) from the intersection of 124 Street and the SFPR. While the temporary use permit could prohibit heavy trucks from accessing the site, the driveway location is problematic and could be relocated further south along 124 Street as part of a land assembly.
- Although no responses were received to the pre-notification letters for this proposal, the Bridgeview community has historically expressed concerns with Temporary Use Permits (TUP's) along 124 Street.
- The Planning and Development Department is currently processing 15 TUP applications in the South Westminster and Bridgeview areas for a variety of outdoor storage type uses. The subject TUP proposal may set precedent for these other current TUP applications, as well as future TUP proposals, which could hinder redevelopment and investment into these prominent areas of the City.
- The subject site is highly visible, with access to the SFPR, making it an attractive location for industrial businesses.

## CONCLUSION

- In considering the pros and cons of this proposal, the Planning and Development Department believes that the negative impacts of this project out-weigh its advantages, and therefore, recommends that this proposal be denied.
- However, if Council determines that there is some merit in allowing a TUP application to proceed on the subject site, the application should be referred back to Planning staff to complete the development application review process, including the necessary referrals and notifications, and to then prepare Temporary Use Permit No. 7918-0382-00 for Council's consideration.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Site Plan and Landscape Plans  
Appendix II. Aerial Image

*original signed by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

JKS/cm

Industrial Rd

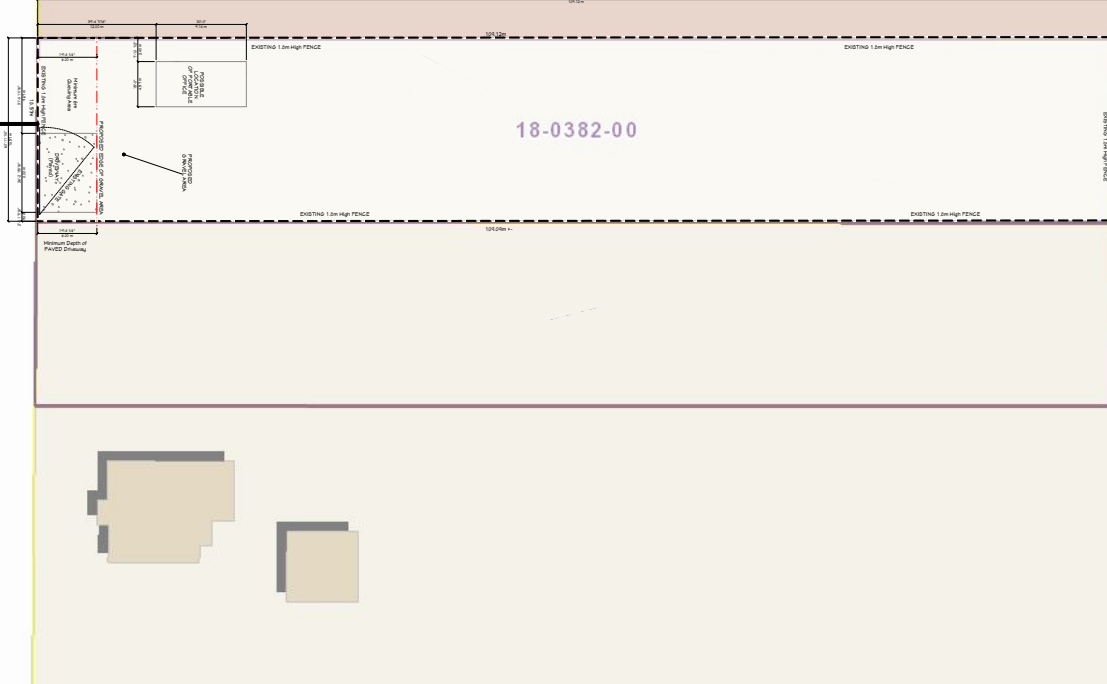
Hwy 17 (South Fraser Perimeter Rd)

1st Floor

124 Street

18-0382-00

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REVISION TABLE		
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 OFF. Rev:

DATE:

2019-06-03

SCALE:

SHEET:

P-1





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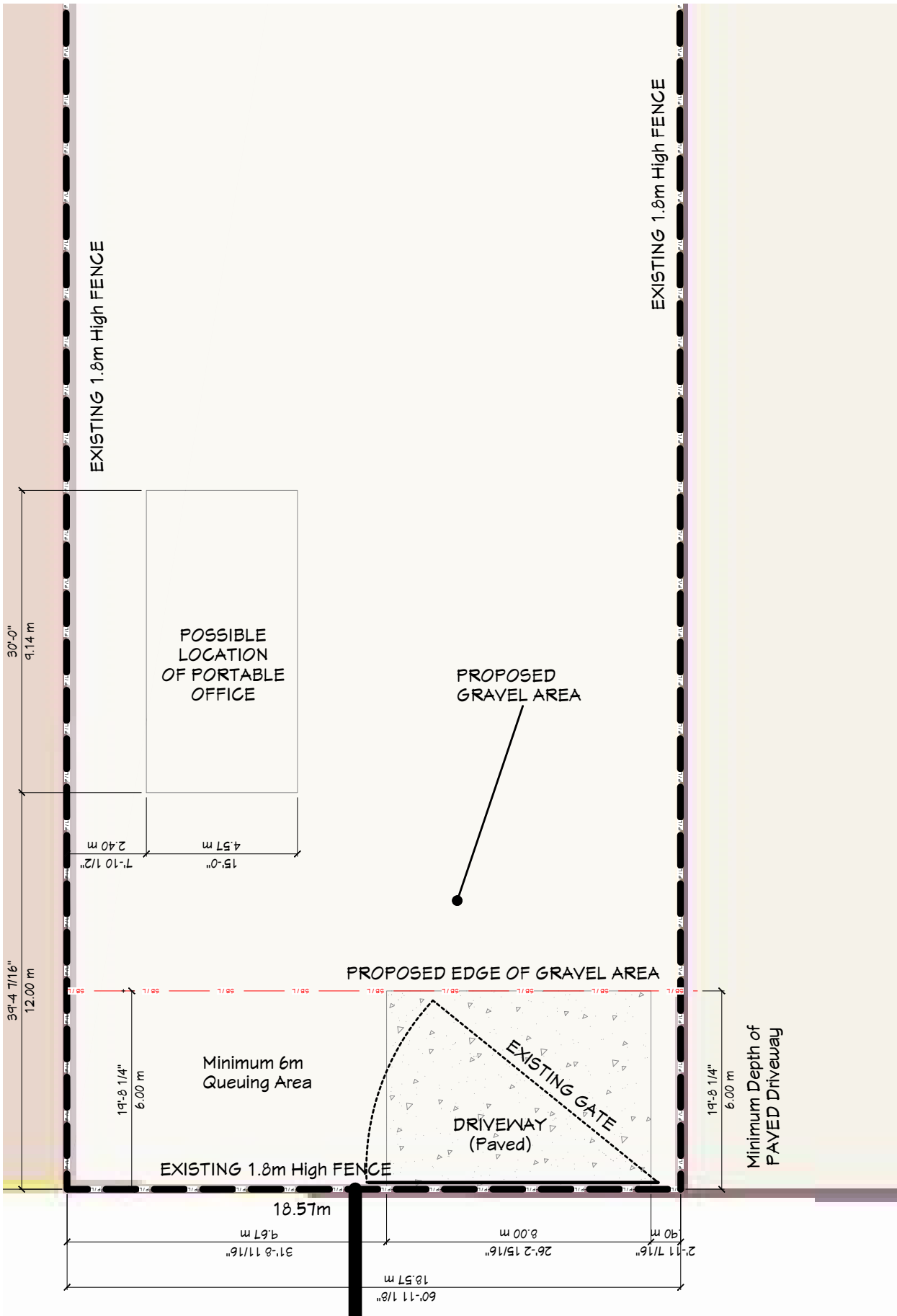
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2019-06-03

SCALE:

SHEET:  
P-2







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