

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7918-0391-00

Planning Report Date: October 7, 2019

**PROPOSAL:**

- **Temporary Use Permit**

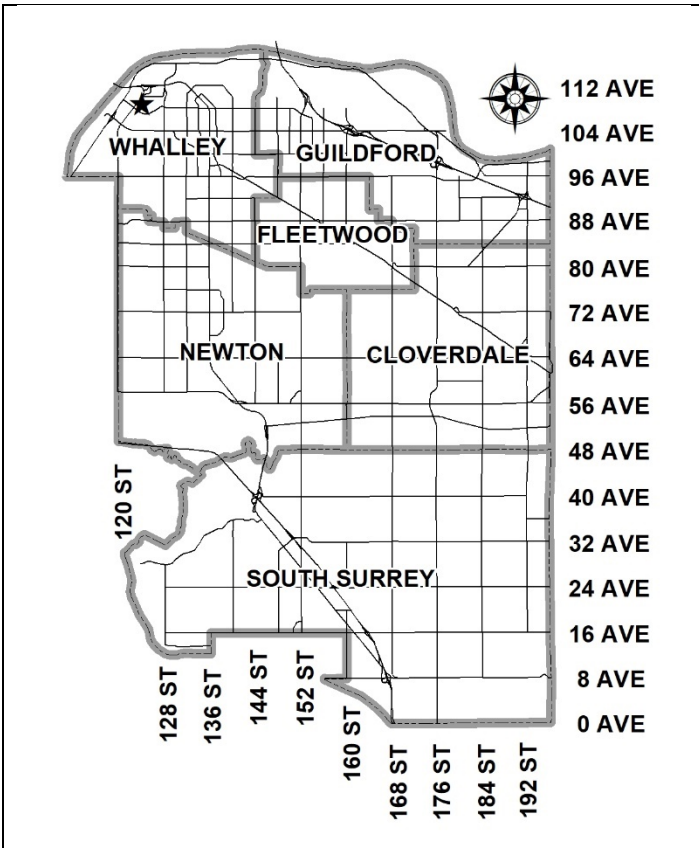
to permit the continued outdoor storage of scaffolding materials for a period not to exceed three (3) years.

**LOCATION:** 10860 - 124 Street

**ZONING:** IL-1

**OCP DESIGNATION:** Mixed Employment

**NCP DESIGNATION:** Business Park and Parks/Open Space



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed use does not comply with the current zoning of the site ("Light Impact Industrial (IL-1)"), nor the site's OCP designation ("Mixed Employment").
- The proposed use is contrary to the South Westminster Neighbourhood Concept Plan (NCP) designation of Business/Residential Park and Parks/Open Space for the site.
- 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 the continued outdoor storage of scaffolding materials on the site. Staff have expressed concerns with any such outdoor storage 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/or redevelopment of the site.
- Recent redevelopment in the 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. 7918-0391-00 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:** Unauthorized scaffolding business adjacent to a BC Hydro (SWM) Rwy to the East and North with green-coded Class C ditches to the west and east of the property.

**Adjacent Area:**

<b>Direction</b>	<b>Existing Use</b>	<b>NCP Designation</b>	<b>Existing Zone</b>
North:	Single family dwelling	Business Park & Parks/Open Space	IL-1
East:	BC Hydro (SWM) Rwy	N/A	IL-1
South:	Industrial building and lumber storage	Business Park & Parks/Open Space	IL-1
West (Across 124 Street):	Vacant lot	Business Park	IL-1

**DEVELOPMENT CONSIDERATIONS****Background**

- The subsite site is located at 10860 124 Street and has a site area of 0.3 hectare (0.7 acres). The site is designated "Mixed Employment" in the Official Community Plan, is designated "Business Park" 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 outdoor storage of goods and materials, provided that there is a building on site that exceeds 100 square metres (1,076 sq.ft.) and contains washroom facilities. The subject site does not contain a building of this size; therefore, no outdoor storage is permitted.
- The property has been subject to multiple land use issues that include unauthorized fill brought on site, drainage diverted onto the northern private property, and encroachment onto private BC Hydro property. The applicant has been required to remediate all issues with BC Hydro and the City's Drainage Division.

### Current Proposal

- TTF Scaffolding is a Canadian-owned and locally operated business which supplies scaffolding materials for shoring design, underground parkades and renovation projects. The company has expanded their business and is currently using the subject site for outdoor storage for scaffolding materials. TTF Scaffolding's current other operation is located at 7410 Lowland Drive, Burnaby with four (4) full time employees. With the proposed outdoor storage, an additional two (2) staff have been hired for the expansion.
- The applicant has made a TUP application as the outdoor storage use is not permitted in the IL-1 Zone without a building. No building is proposed for this site.
- A site plan for the proposed storage areas has been provided (Appendix I).
- An average of one (1) to two (2), five (5) ton flat deck trucks currently access the site each day. Trucks enter and exit the site from 124 Street as seen in the Truck Turning Plan (Appendix II). Trucks only access the site for unloading and loading and are not stored or maintained onsite.
- The standard operating hours are Monday to Friday from 7:00 AM to 3:00 PM.
- The existing perimeter fence will remain.
- The applicant will provide on-site landscaping along the 124 Street frontage if the TUP were supported by Council.
- The applicant occupies a temporary trailer located in the southwest portion of the site and uses it for an onsite facility for staff. As a condition of the TUP, the applicant would be required to submit a temporary trailer permit application if the TUP were supported by Council. Additionally, there would be portable washrooms brought on site.

### PRE-NOTIFICATION

- Pre-notification letters were sent on November 8, 2018 and a development proposal sign was installed on November 5, 2018. To date, staff have received no response.

## PROJECT EVALUATION

### Applicant's Justification

The applicant has provided the following rationale for supporting the proposed Temporary Use Permit to allow the outdoor storage of scaffolding materials, for a period of three (3) years:

- The proposed temporary storage of 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, which provide good access throughout the Lower Mainland for their scaffolding business.
- The proposed use is generally a low impact use, with minimal truck traffic, and will have Monday-Friday operating hours from 7:00AM – 3:00PM.
- The proposed use supports an additional 2 new employees on site.

### 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 or building construction on the lot 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 underutilized industrial designated lands. These lands could be consolidated and/or 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/or 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 property has been subject to multiple land use issues that include unauthorized fill brought on site, drainage diverted onto the northern private property, and encroachment onto private BC Hydro property.
- Recent redevelopment in the 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 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.

### CONCLUSION

- In considering the pros and cons of this proposal, the Planning and Development Department believes that the negative impacts of this project outweigh 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. 7918-0391-00 for Council's consideration.

### INFORMATION ATTACHED TO THIS REPORT

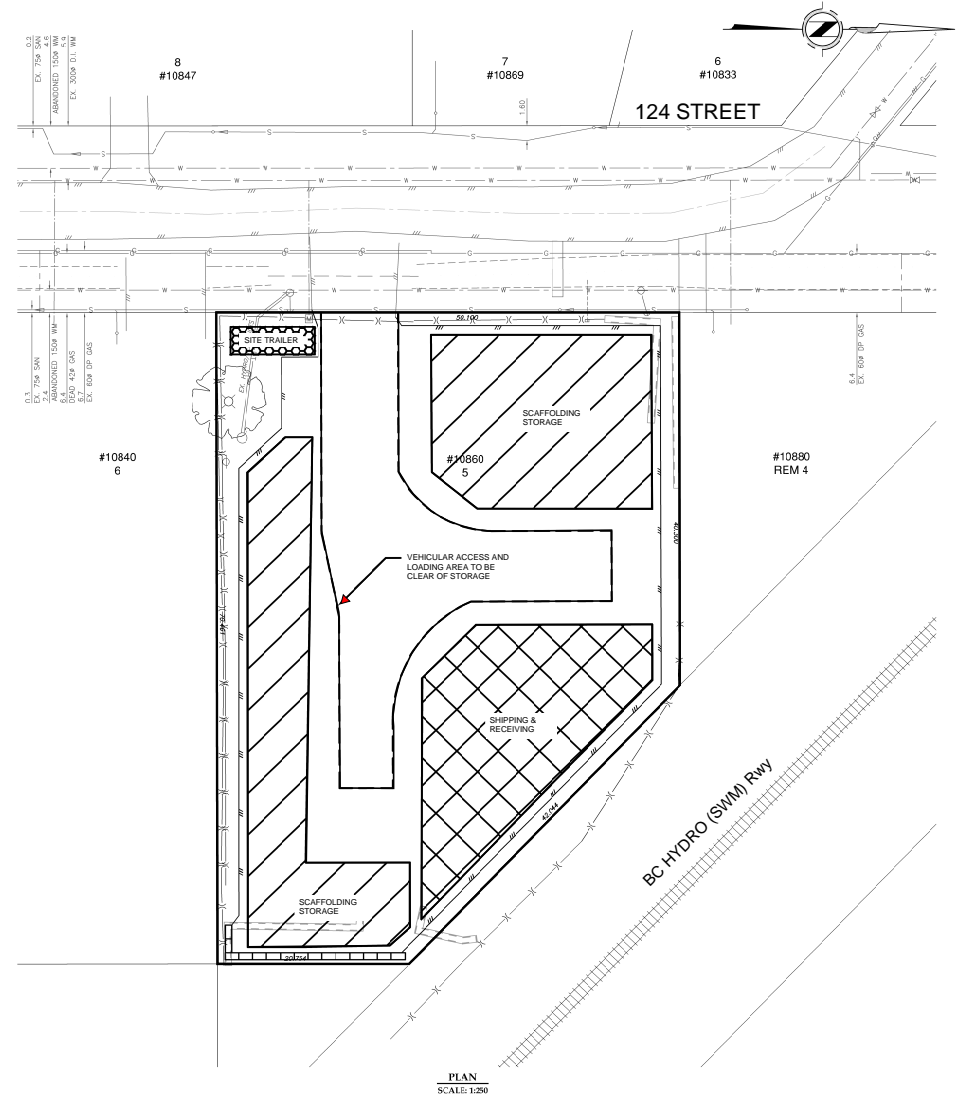
The following information is attached to this Report:

Appendix I.	Site Plan
Appendix II.	Truck Turning Plan
Appendix III.	Aerial Photo

*original signed by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

SJ/cm



- LEGEND**
-  SCAFFOLDING STORAGE
  -  SHIPPING AND RECEIVING
  -  SITE TRAILER

PLAN  
SCALE: 1:250

LEGAL DESCRIPTION: LOT 5 EXCEPT PART ON PLAN 22109, BLOCK 1 SECTION 17 BLOCK 5  
NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 616

SURVEY BENCHMARK ELEVATIONS ARE GEODETIC (CGD28 GVD-2005), CONTROL MONUMENT  
8501 LOCATED AT C/L OF 124ST., IN LINE WITH THE S. SIDE OF 108A/E. ELEVATION=2.229M

REV.	DATE	DESCRIPTION	BY
5.			
4.			
3.			
2.			
1.	27 FEB 2019	ISSUED FOR COORDINATION	DRK

"BY SEALING AND SIGNING THIS DRAWING, I CERTIFY THAT THE INFORMATION CONTAINED IN THESE DRAWINGS ACCURATELY REFLECTS THE ORIGINAL DESIGN. ADDENDAs, CHANGE ORDERS AND MATERIAL DESIGN CHANGES MADE DURING CONSTRUCTION AND FIELD REVIEWED BY ME, OR MY REPRESENTATIVE, AND THAT THE AS-CONSTRUCTED WORKS SUBSTANTIALLY COMPLY WITH THE ORIGINAL DESIGN INTENT. HOWEVER, I DO NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE AS-CONSTRUCTED INFORMATION SUPPLIED BY OTHERS CONTAINED IN THESE DRAWINGS."

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www.coreconceptconsulting.com

tel: 604.249.5340 fax: 604.249.5341  
Core Concept Consulting Project No. 18128



CLIENT **BOUNDARY PLUMBING**  
12099 NEW McLELLAN ROAD  
SURREY, BC

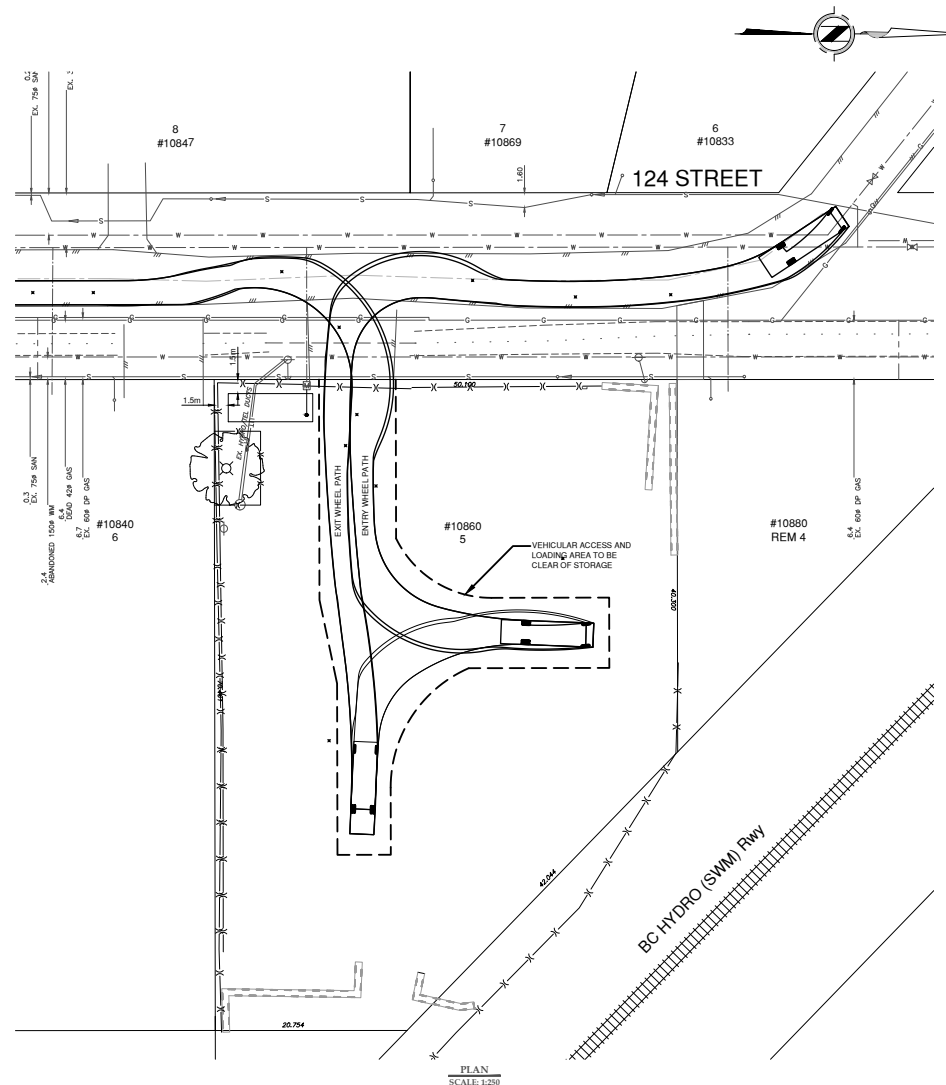
TITLE **10860-124 STREET**  
SURREY, BC.

SCALE: HOR. AS SHOWN  
VERT. 1"=40'

DATE: 2018/12/03  
CONSULTANT PROJ. NO.: '8128  
DRAWN: DRK  
CHECKED: HH  
REVIEWED: RF

DWG. NO.: **SU1**  
REV. 1.

SURVEY PROJECT NUMBER  
DRAWING TYPE  
**SITE USAGE PLAN**



LEGAL DESCRIPTION: LOT 5 EXCEPT PART ON PLAN 22159, BLOCK 1 SECTION 17 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 616  
 SURVEY BENCHMARK ELEVATIONS ARE GEODESIC (CVD28 6949-2005). CONTROL MONUMENT #501 LOCATED AT C/A OF 12451, IN LINE WITH THE S. SIDE OF 108AVE. ELEVATION=2.228M

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 12099 NEW McLELLAN ROAD  
 SURREY, BC  
 TITLE **10860-124 STREET**  
 SURREY, BC.

DESIGNED DRK  
 DRAWN HH  
 REVIEWED RF

SCALE: HOR. AS SHOWN VERT. NA  
 DATE (YYYY.MM.DD) 2018/12/03  
 CONSULTANT PROJ. NO. 18128  
 DWG. NO. TA-02  
 REV. 1

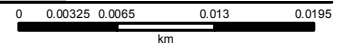
SURREY PROJECT NUMBER  
 DRAWING TYPE **TURNING ASSESSMENT NORTHBOUND**





Scale: 1:500

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Map created on: 2019-09-25