

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7919-0061-00

Planning Report Date: January 27, 2020

PROPOSAL:

• **Temporary Use Permit**

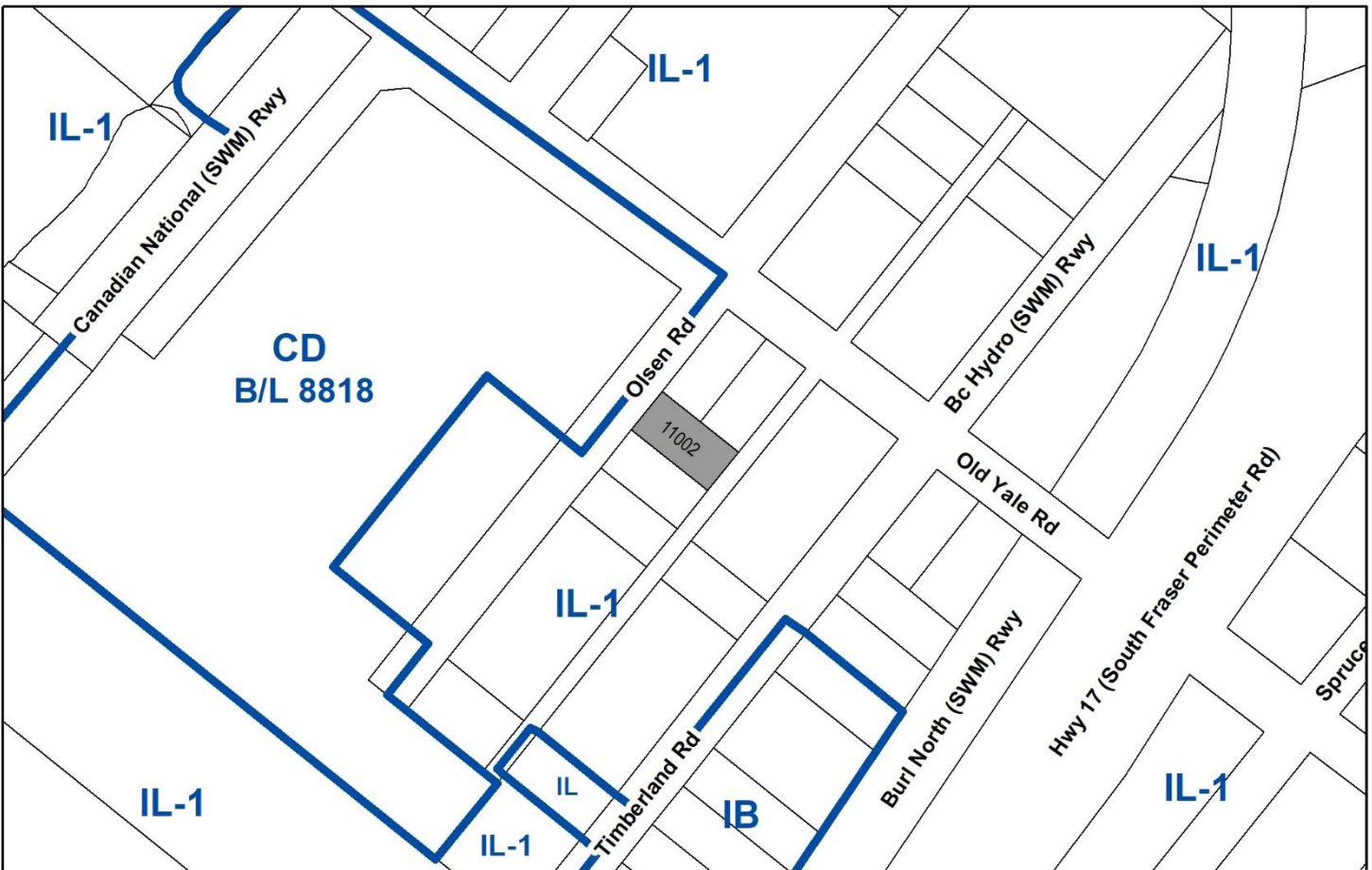
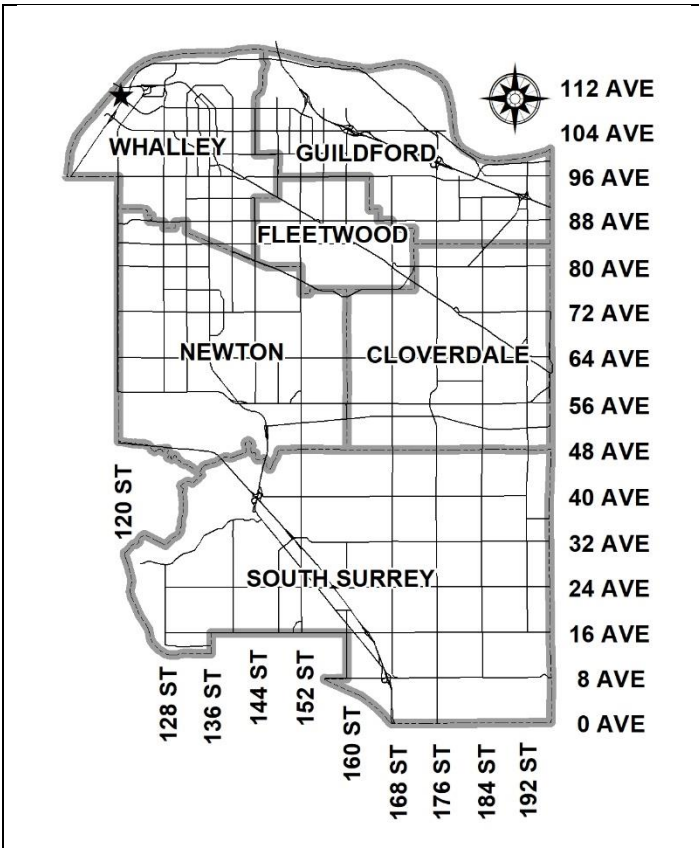
to allow for the continued outdoor storage of construction waste bins for a period not to exceed three (3) years.

LOCATION: 11002 - Olsen Road

ZONING: IL-1

OCP DESIGNATION: Commercial

NCP DESIGNATION: Retail/Residential



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 1 Zone (IL-1)" nor the site's Official Community Plan (OCP) designation ("Commercial").
- The proposed use is contrary to the South Westminster Neighbourhood Concept Plan (NCP) designation of "Retail/Residential" for the subject property. The proposed outdoor storage use is not consistent with the ultimate land use in the South Westminster NCP, which calls for a high-quality mixed-use development for the subject site.
- The proposal is contrary to Official Community Plan (OCP) policies and City's Employment Lands Strategy that encourage the full utilization and efficient land use of industrial and other employment lands in order to maximize jobs and economic activities.

RATIONALE OF RECOMMENDATION

- The ("Light Impact Industrial 1 Zone (IL-1)" permits only a minimum amount of outdoor storage which can be no greater than the 1.5 times the coverage of a principal building (exceeding 100 square metres (1,076 sq.ft.) and containing washroom facilities) on a lot. The subject site does not contain a building; therefore, no outdoor storage is permitted.
- The proposed TUP could delay land consolidation and prevent redevelopment to a more suitable mix of commercial, business and office uses in accordance with OCP and the City's Employment Lands Strategy.
- The proposal could delay infrastructure improvements to roads/services that could be realized through the rezoning and re-development of the subject site.
- Recent redevelopment in the Bridgeview and South Westminster areas has demonstrated that development constraints (i.e., minimum floodproofing elevations, soil conditions, site servicing) can be successfully overcome with appropriate land assembly.
- The proposal may set a precedent for other outside storage TUP proposals, which could hinder redevelopment and investment in the South Westminster area.

RECOMMENDATION

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

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Unauthorized outdoor storage of construction waste bins.	Retail/Residential	IL-1
Northwest (Across Olsen Road):	Brownsville mobile home park and pub.	Retail/Residential	CD (By-law No. 8818)
Northeast:	Development Application No. 7915-0198-00. Temporary Use Permit to allow for a modular office building with equipment storage and truck parking. Received approval to proceed on November 6, 2017.	Retail/Residential	IL-1
Southeast (Across unopened lane):	Industrial building.	Retail/Residential	IL-1
Southwest:	Treed site with single family dwelling.	Retail/Residential	IL-1

Context & Background

- The 811-square metre subject property is located at 11002 Olsen Road in South Westminster.
- The site is designated "Commercial" in the Official Community Plan (OCP), "Retail/Residential" in the South Westminster Neighbourhood Concept Plan (NCP) and is zoned "Light Impact Industrial 1 Zone (IL-1)" (see Appendix I).
- The "Light Impact Industrial 1 Zone (IL-1)" differs from the IL Zone in that transportation industries are not permitted, and outdoor storage is limited to 1.5 times the building size. The intent was to ensure clean and aesthetically pleasing development in support of Fraser Port and the increasing demand for port related businesses in the vicinity.
- The subject site is located within the Fraser River floodplain, that requires a Minimum Building Elevation (MBE) of 4.7 metres geodetic.

DEVELOPMENT PROPOSAL

- The applicant is proposing a Temporary Use Permit (TUP) to allow for continued outdoor storage of construction waste storage bins for Westcoast Bins Ltd. on the subject lot for a period not to exceed three (3) years (see Appendix II).
- According to the applicant, the storage of the waste storage bins has seasonal fluctuations which coincide with the Lower Mainland construction season. More waste storage bins are stored on-site during the winter than in the summer when the bins are being used on construction sites.
- The applicant advises that there is minimal traffic accessing the site as the waste storage bins are usually only moved a few times a year. The site is accessed primarily by smaller trucks from Olsen Road.
- The subject property has been used for the unauthorized outdoor storage of construction waste bins since approximately 2007.

Referrals

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

POLICY & BYLAW CONSIDERATIONS

Regional Growth Strategy

- The site is designated as General Urban within the Regional Growth Strategy, which the proposed outdoor storage use is not consistent with.

Official Community Plan

Land Use Designation

- The site is designated as Commercial within the Official Community Plan, which the proposed outdoor storage use does not comply with.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent out to adjacent landowners on November 18, 2019 and no Development Proposal Sign was installed. To date, staff have received no responses.

TREES

- Should Council determine that there is some merit in allowing the subject TUP application to proceed, the applicant will be required to submit an Arborist Report and Tree Survey for the subject property.

PROJECT EVALUATION

Applicant's Justification

- Due to size of the property, the number of feasible uses for the site are limited. The existing construction waste bin storage has a minimal impact on neighbouring properties. The site is seldom accessed as it is only used for seasonal overflow storage of construction waste bins.
- In order for the subject lot and area to properly develop, the City needs to invest in infrastructure upgrades in the area.
- Allowing for the continued storage of construction waste bins on the subject property enables the owner to generate income to assist in paying property taxes.

Advantages of the Proposal

The advantages of a Temporary Use Permit (TUP) for the proposed use on the subject site are identified by staff as follows:

- The proposed TUP for storage of construction bins would allow for an interim use on the land until either consolidation with neighbouring properties and/or rezoning and redevelopment to an ultimate use 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 locations in the City.

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 employment-designated lands. These lands could be consolidated and/or redeveloped for a more intensive employment use including a building, or a mixed-use retail residential development as per the South Westminster NCP designation. Temporary uses on these lands could further delay land consolidation and redevelopment.

- The proposal could delay infrastructure improvements to roads/utilities that could be realized through rezoning and/or redevelopment of the site and adjacent properties.
- 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.
- Recent redevelopment in the South Westminster area has demonstrated that development constraints (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 many 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 current and future TUP applications, which could hinder redevelopment and investment in this area.

CONCLUSION

- In considering the advantages and disadvantages of this proposal, the Planning and Development Department believes that the negative impacts of this project out-weigh the advantages, and therefore, recommends that the proposal be denied.
- However, if Council determines that there is some merit in allowing the subject TUP application to proceed on the subject site, the application should be referred back to Planning staff to complete the development application review process and then prepare Temporary Use Permit No. 7916-0061-00 for Council's consideration at a future Regular Council – Land Use meeting.

INFORMATION ATTACHED TO THIS REPORT

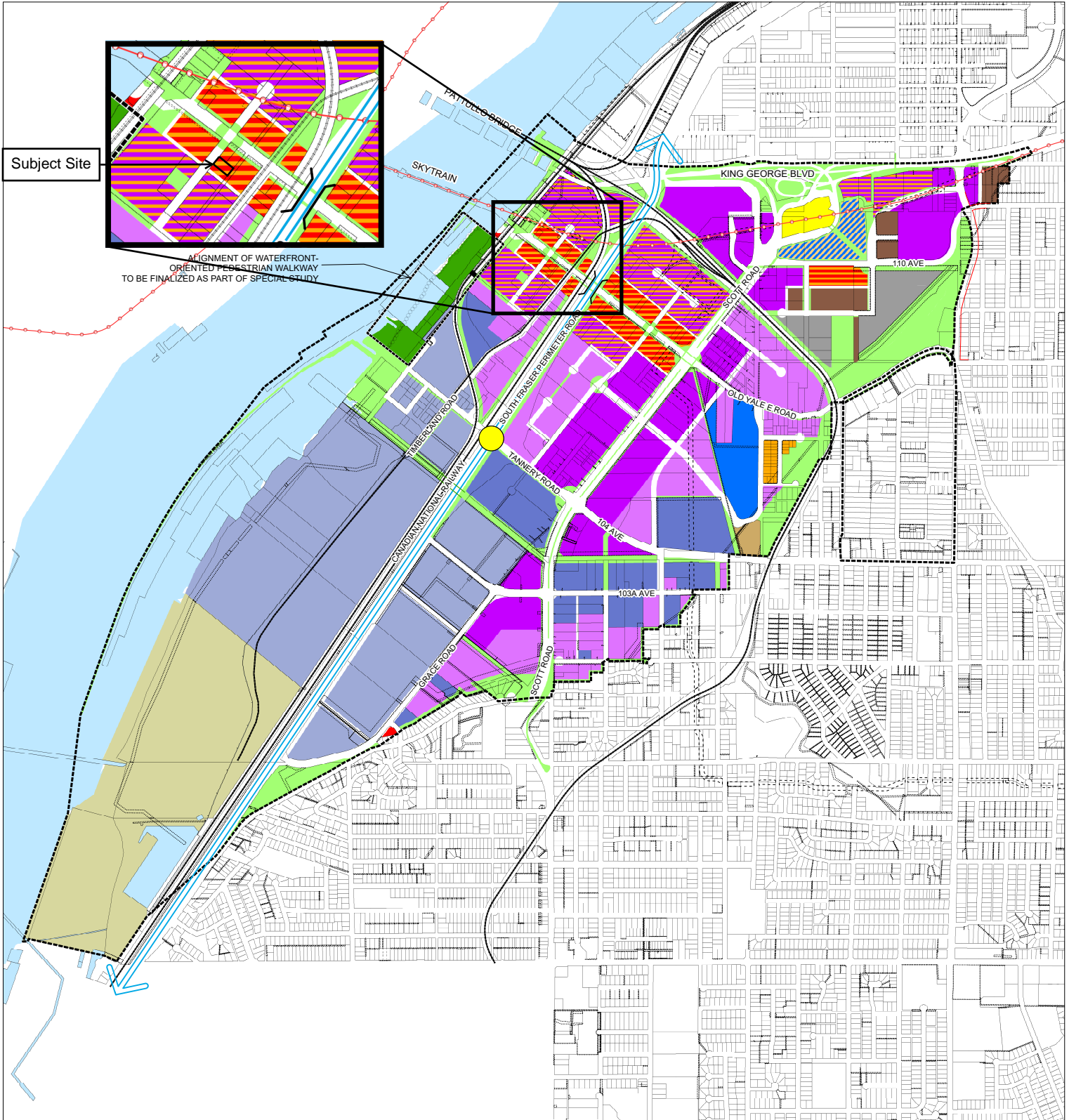
The following information is attached to this Report:

- Appendix I. South Westminster NCP
- Appendix II. Aerial Photo (COSMOS, March 2019)

approved by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

JKS/cm



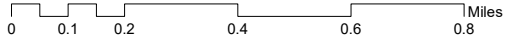
Subject Site

ALIGNMENT OF WATERFRONT-ORIENTED PEDESTRIAN WALKWAY TO BE FINALIZED AS PART OF SPECIAL STUDY

SOUTH WESTMINSTER PLAN

CITY OF SURREY
PLANNING AND DEVELOPMENT DEPARTMENT

APPROVED BY COUNCIL RESOLUTION R03 - 3189, 15 Jan 2019



Legend

- SkyTrain
- Overpass
- Waterfront Oriented Pedestrian Walkway
- Special Study Area
- Interchange
- South Fraser Perimeter Road
- Business Park

- Business Residential Park
- Commercial
- Highway Commercial
- Light Impact Industrial
- Light Industrial Business Park
- Low Density Townhouses
- Multiple Residential
- Port Related Industrial

- Retail Residential
- Special Residential
- Schools
- Institutional
- Skytrain
- Transit Oriented Urban Village
- Public Open Space and Park
- Waterfront Strip
- Overpass

