

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7919-0179-00

Planning Report Date: November 18, 2019

**PROPOSAL:**

- **Temporary Use Permit**

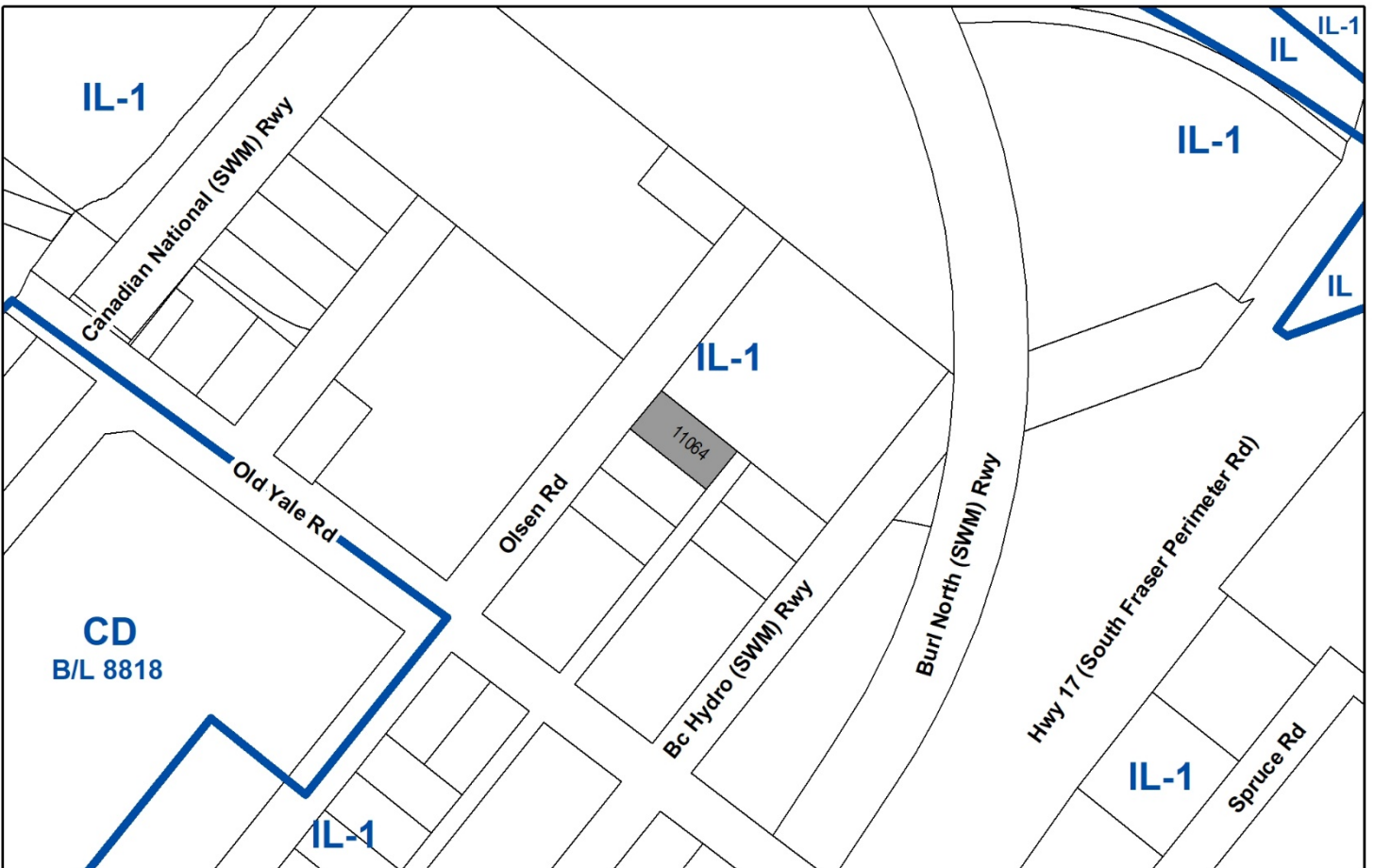
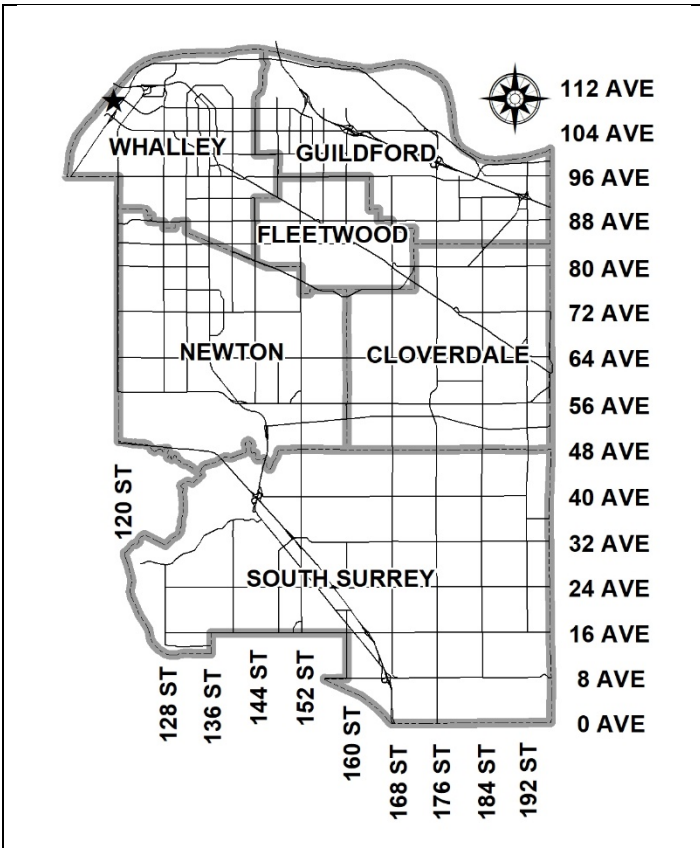
to permit the continued outdoor storage of industrial equipment for a maximum of 3 years.

**LOCATION:** 11064 - Olsen Road

**ZONING:** IL-1

**OCP DESIGNATION:** Commercial

**NCP DESIGNATION:** Business/Residential Park



### 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 (Commercial).
- The proposed use is contrary to the South Westminster Neighbourhood Concept Plan (NCP) designation of Business/Residential Park 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 industrial equipment on the site. Staff have expressed concerns with any such outdoor storage use in the absence of a suitable building and appropriate screening.
- The site is encumbered by the SkyTrain guideway. The proposed use is unsightly and is visible to SkyTrain passengers. The unsightliness of the site is contrary to Council's direction to improve the landscape in highly visible locations, including along Skytrain routes.
- The proposed TUP could delay land consolidation and prevent redevelopment to 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/utilities 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 in this 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, ensure the canvas tent is removed, and to then prepare Temporary Use Permit No. 7919-0179-00 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 storage of a canvas tent and industrial equipment.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>NCP Designation</b>	<b>Existing Zone</b>
North:	Vacant lot	Business/Residential Park	IL-1
East:	Outdoor storage (unauthorized)	Business/Residential Park	IL-1
South:	Outdoor storage (unauthorized)	Business/Residential Park	IL-1
West (Across Olsen Rd):	Industrial building	Retail/Residential Business/Residential Park Parks & Open Space	IL-1

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is located at 11064 Olsen Road and has a site area of 0.0812-hectare (0.2 acres). The site is designated Commercial in the Official Community Plan, is designated Business/Residential Park in the South Westminster Neighbourhood Concept Plan (NCP), and is zoned Light Impact Industrial 1 Zone (IL-1).
- The site is encumbered by the SkyTrain guideway. There is a Statutory Right-of-Way over the guideway area registered on title by Translink.

- 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 type and size; therefore, no outdoor storage is permitted.

### Current Proposal

- The applicant is proposing storage of a canvas tent and equipment for their mobile sandblasting business. This equipment includes a compressor, hoses, pallets of sand and a 20 ft. trailer that is used to transport equipment to work sites. The trailer is pulled by a pick-up truck which accesses the site from Olsen Road.
- The applicant has made a TUP application as the outdoor storage use is not permitted in the IL-1 Zone without a suitable building. No building is proposed for this site. The canvas tent onsite does not qualify as a building and is an unpermitted structure that does not comply to BC Building Code. As such, the canvas tent will need to be removed, regardless whether Council denies or supports the TUP application.
- An aerial showing the existing location of the canvas tent has been provided (Appendix I).

### PRE-NOTIFICATION

- Pre-notification letters were sent to adjacent landowners on October 11, 2019 and a development proposal sign was installed on October 25, 2019. To date, staff received one (1) response in opposition to the proposal from TransLink. The main concern was the canvas tent under the Skytrain guideway, which is a major fire hazard and safety issue. TransLink does not support this proposal.

### 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 sandblasting equipment, for a period of three (3) years:

- The proposed temporary storage of a canvas tent and industrial equipment 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 the sandblasting business.

#### 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/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.
- The proposed use of outdoor storage is visible to the SkyTrain passengers and perpetuates the unsightly landscape. Additionally, the canvas tent underneath a Skytrain guideway is a safety concern and fire hazard.
- 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 current and future TUP applications, which could hinder redevelopment and investment in this area.

### 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. 7919-0179-00 for Council's consideration.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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

*original signed by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

SJ/cm

**Site Context: 7919-0179-00 (11064 Olsen Road)**



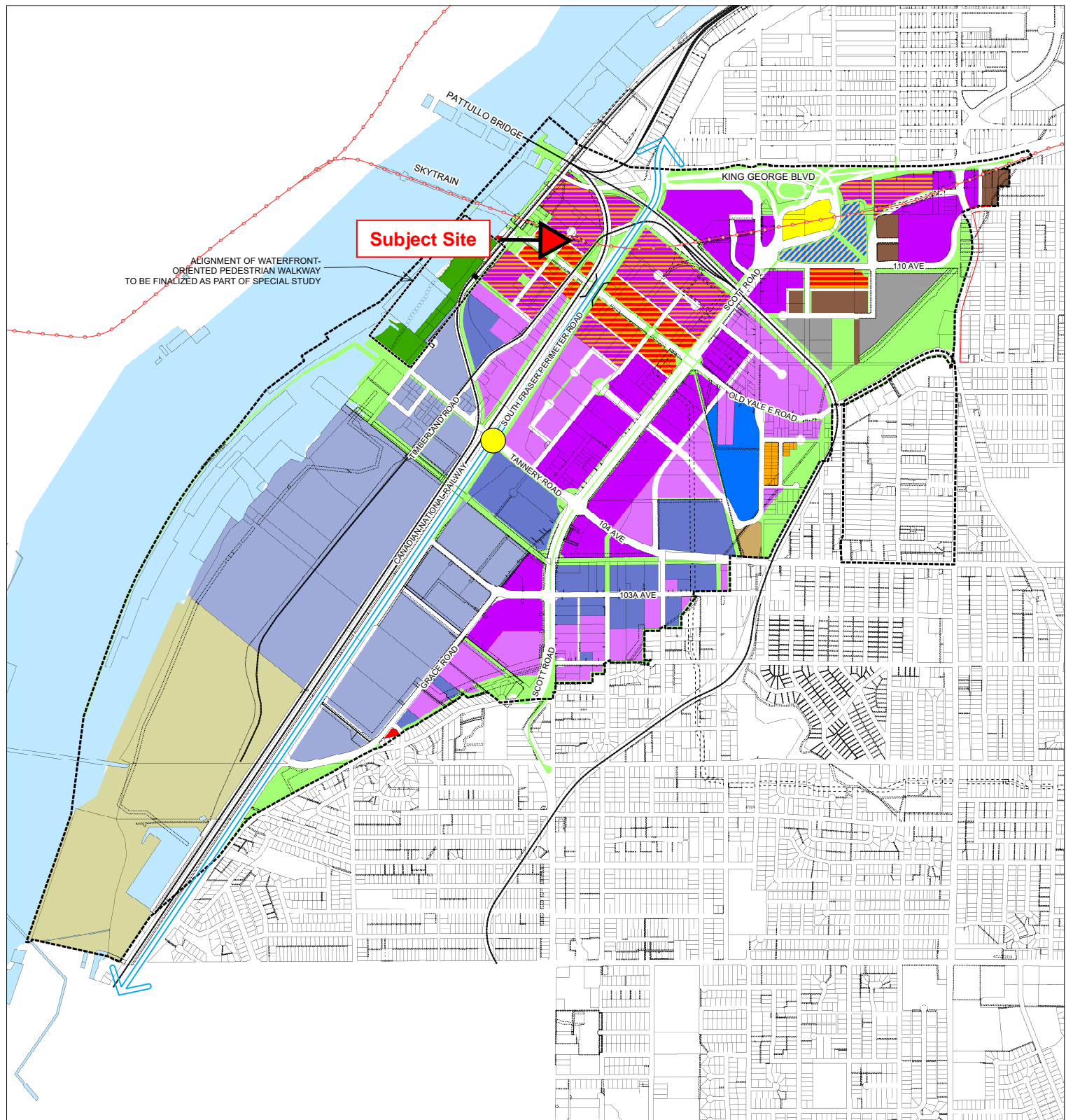
Olsen Rd

Equipment is stored under the canvas tent

Canvas Tent

Subject Site

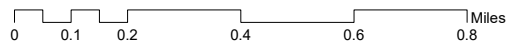




# SOUTH WESTMINSTER PLAN

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



**Aerial Photo: COSMOS, March 2019**



**Subject Site**

**Olsen Rd**

**Bc Hydro (SWM) Rwy**

**Old Yale Rd**

**Timberland Rd**

**Burl North (SWM) Rwy**

**Hwy 17 (South Fraser Perimeter Rd)**

