

PROPOSAL:

- **Temporary Use Permit**

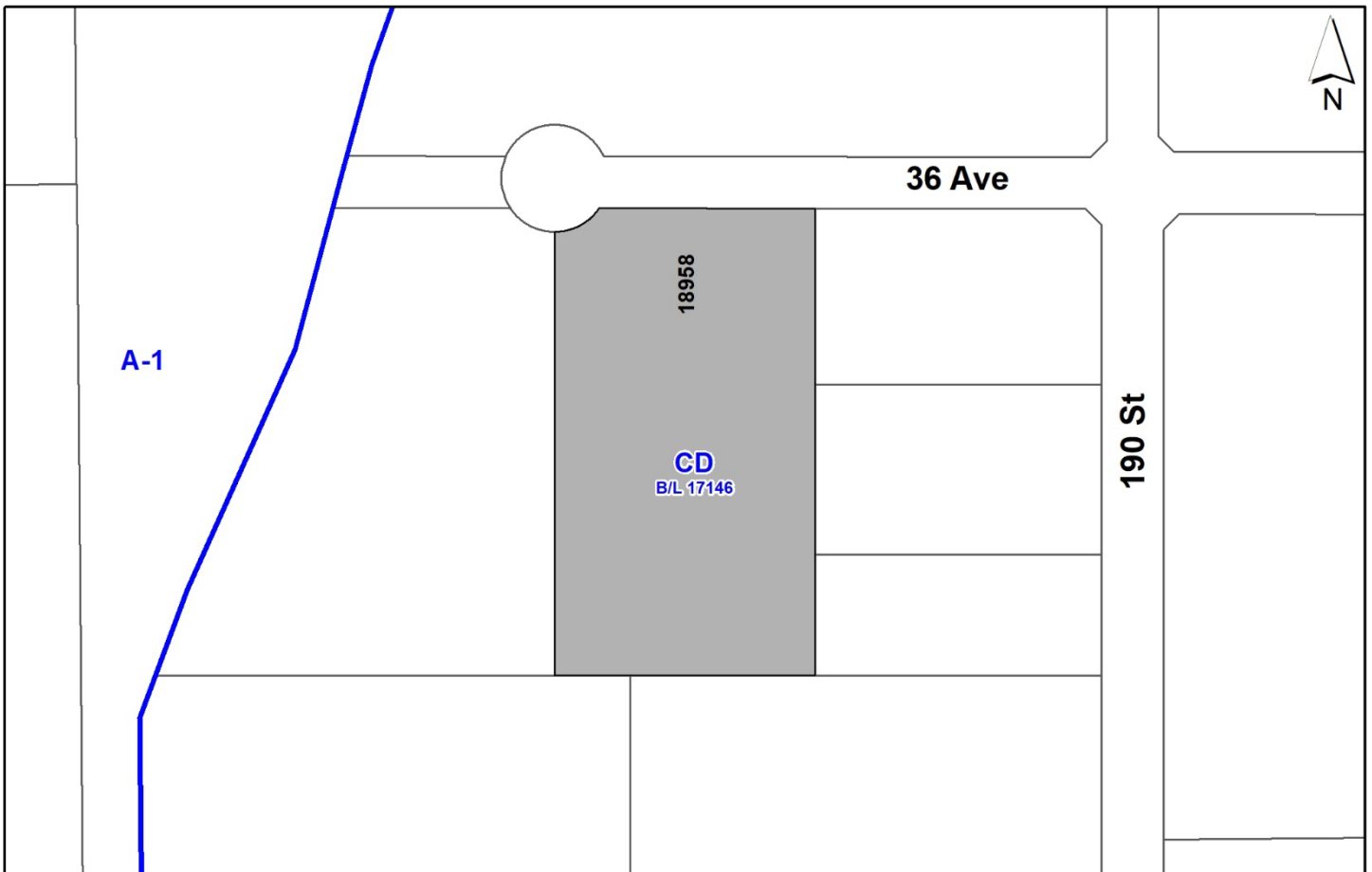
To permit operation of a truck parking facility for a period not to exceed three (3) years.

LOCATION: 18958 36 Avenue

ZONING: CD

OCP DESIGNATION: Mixed Employment

LAP DESIGNATION: Business Park



RECOMMENDATION SUMMARY

- Approval for Temporary Use Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed truck park is not permitted under the sites Comprehensive Development (CD) Zone.
- The proposed use is contrary to the Business Park designation in the South Campbell Heights Local Area Plan.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Mixed Employment designation in the Official Community Plan (OCP).
- The proposal does not comply with the Business Park designation in the South Campbell Heights Local Area Plan (LAP)
- The proposed temporary truck parking facility will allow an authorized, interim use of the land until it is economically viable for redevelopment.
- The proposal will assist in providing much-needed authorized truck spaces in the City.
- The site is in close proximity to major truck routes at 192 Street and 32 Avenue, which are arterial truck routes that lead to Highway 1, Highway 10 and Highway 99.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Temporary Use Permit No. 7924-0009-00 (Appendix II) to proceed to Public Notification.
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (c) installation of site landscaping and perimeter fencing to the satisfaction of the Planning and Development Department; and
 - (d) submission of a \$10,000.00 security to ensure that the site is restored to its current state following the expiration of the Temporary Use Permit.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Vacant	Mixed Employment (OCP); Business Park (LAP)	CD (Bylaw No. 17934)
North, East, South & West:	Industrial lots	Mixed Employment (OCP); Business Park (LAP)	CD (Bylaw No. 17934)

Context & Background

- The subject site is located at 18958 36 Avenue. The site is designated "Mixed Employment" in the Official Community Plan (OCP) and is zoned "Comprehensive Development (CD)" based on IB-1.
- The site is located in the Campbell Heights Local Area Plan, and is designated "Business Park" in the LAP.
- The site is currently vacant, and owned by Supersave, with their 20,000 square feet office, and 60,000 square feet shop located directly across from the subject site at 36 Avenue at 3613 190 Street. The proposed truck parking is to allow spaces for their employee fleet cars and trucks for approximately 25 oversized trucks and 90 fence trucks.
- Currently, Super Save Group parks its commercial vehicles on various sites throughout the Lower Mainland. They are looking for a permanent location for a commercial vehicle parking facility in a central area that is in close proximity to their existing shop/office at 3613 190 Street to enhance

organizational efficiency. While Super Save Group continues its search for a permanent location for a commercial vehicle parking facility, they are interested in establishing a temporary facility on the Subject Property for a period of three years.

- Super Save Group is interested in developing the Subject Property to expand its existing shop/office at 3613 190 Street in the future; however, they do not plan to develop this expansion for at least three more years.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing a Temporary Use Permit for three (3) years to permit truck parking of 115 trucks.
- Parking spaces for 25 oversized roll off trucks with trailers, and 90 fence trucks with trailer stalls are proposed. Each oversized parking space will be a minimum of 19 metres deep and 3.8 metres wide, and each fence truck stall will be 15 metres deep and 3.6 metres wide. The proposed drive aisle widths are 18 and 21 metres wide, with a queuing distance of approx. 25 metres.
- Two gated vehicular access points will be from the 36 Avenue cul-de-sac to the north. The subject site will remain surfaced with gravel.
- The applicant is proposing a concrete barrier fencing around the perimeter of the site. The fence has a nice brick pattern and is aesthetically pleasing. The fencing will be used to screen the truck parking use particularly along the east, west, north and south sides. This fencing is required to be installed prior to TUP issuance, and will be included as a condition of the TUP to be included in the proposed Landscape Plans. Landscaping is also proposed along 36 Avenue.
- The proposed temporary truck parking facility will allow for the interim use of the land until it is economically viable for redevelopment within approx. 3 years. Super Save Group is interested in developing the Subject Property to expand its existing shop/office at 3613 190 Street in the future; however, they do not plan to develop this expansion for at least three more years.
- The proposed temporary truck parking facility will assist in providing much-needed authorized truck parking spaces in the City.
- At the time the proposed TUP expires, the applicant will be required to restore the subject site to its original condition, prior to the parking of vehicles. Submission of a \$10,000.00 security is required to ensure this is completed.

Referrals

Engineering:

Engineering has no general concerns with the application. However, the applicant needs to provide site servicing plans and obtain necessary on-site and off-site permits prior to TUP issuance.

POLICY & BY-LAW CONSIDERATIONS

Official Community Plan

Land Use Designation

- The subject site is designated as "Mixed Employment" in the OCP. The proposed interim use complies with the OCP designation, which is intended to support industrial uses.

Secondary Plans

Land Use Designation

- The subject site is designated as "Business Park" in the Campbell Heights Local Area Plan. The proposed interim use does not comply with the "Business Park" designation which is intended to support large industrial business parks.

Amendment Rationale

- The temporary truck park use is in support of the existing business that is located across 36 Avenue at 3613 190 Street.
- The truck parking facility will allow for the interim use of the land until it is economically viable for redevelopment.

TREES

- There are no trees on the subject site.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- | | |
|--------------|-------------------------------|
| Appendix I. | Site Plan and Landscape Plans |
| Appendix II. | Temporary Use Permit |

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

HS/ar

PROJECT:
18958 36 Avenue, Surrey

DRAWING TITLE:
Preliminary Site Layout

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

CLIENT:
Super Save Group

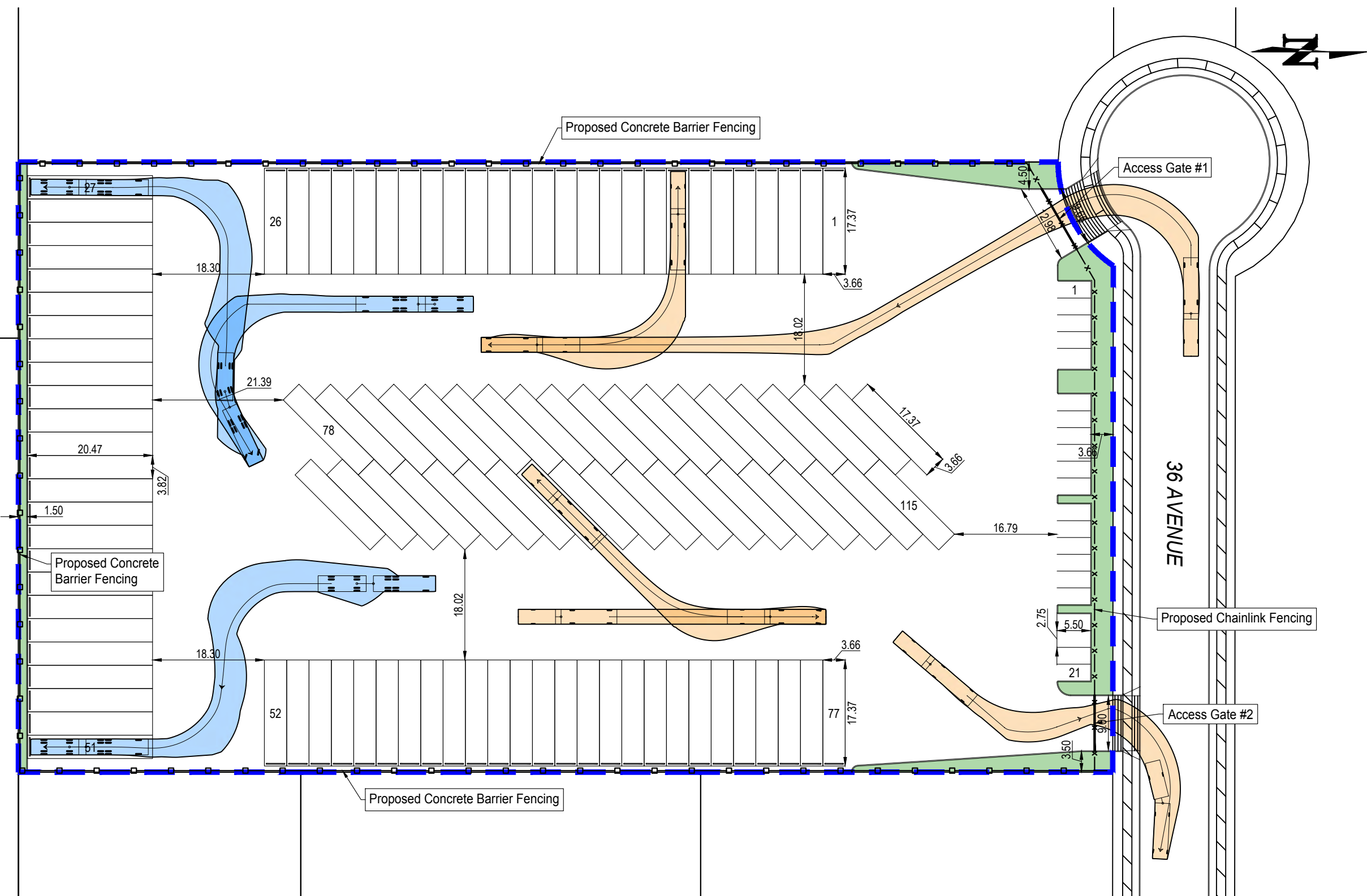
SCALE:
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DATE:
August 31, 2023

PROJECT No:
23-2646

DRAWING No:
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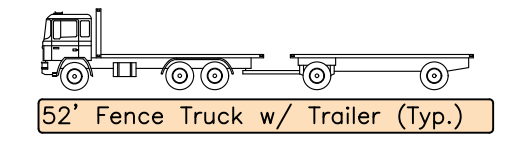
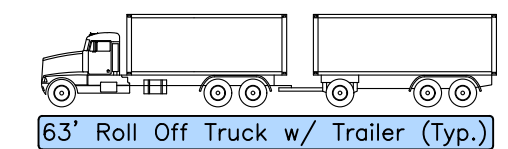
DESIGNED BY: JM	CHECKED BY: OV
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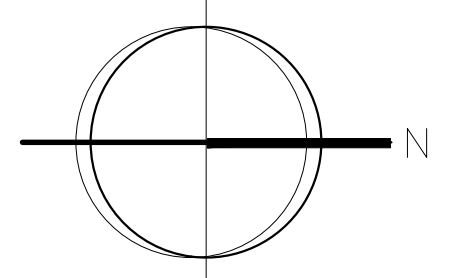
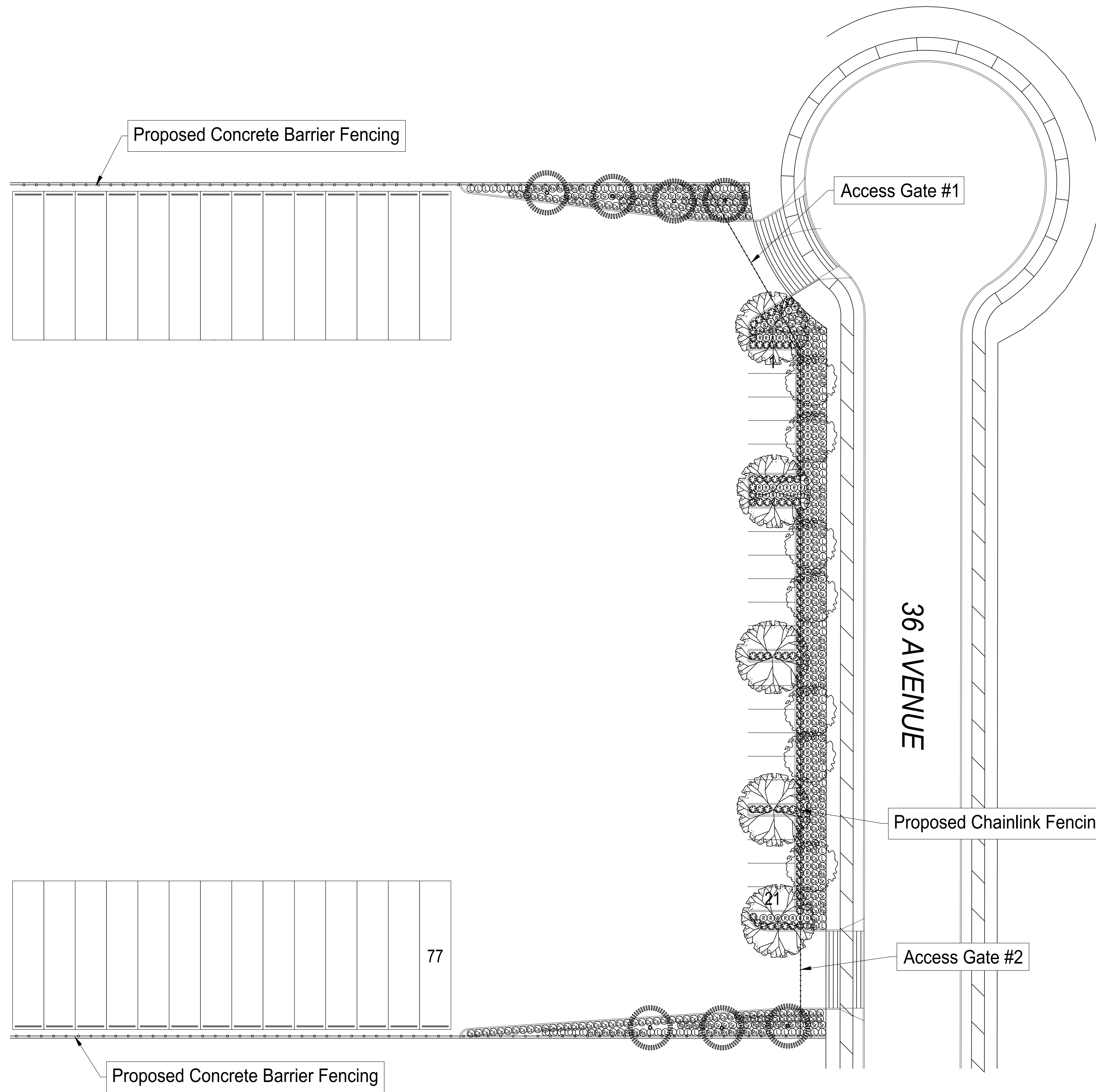


- LEGEND**
- Subject Property
 - Proposed Chainlink Fencing*
 - Proposed Concrete Barrier Fencing**
 - Landscape Buffer

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	REVISIONS	

C.KAVOLINAS & ASSOCIATES INC
 BCSLA CSLA
 2462 JONQUIL COURT
 ABBOTSFORD, B.C.
 V3G 3E8
 PHONE (604) 857-2376

CLIENT
 PACIFIC LAND GROUP
 ATTENTION: SKYE BELL
 #212
 12992 76 AVENUE
 SURREY, B.C.
 V3W 2V6
 604-

TITLE
 PLAN VIEW
 LANDSCAPE PLAN
 COMMERCIAL VEHICLE
 PARKING FACILITY
 18958 36 AVENUE
 SURREY, B.C.

SCALE 1:250	DATE MAY/24
DRAFT	CHK'D
ENG.	CHK'D
APPR'D	AS BUILT

PRINTED	JOB No.
	DRAWING No.
	L-1

		PLANT LIST				
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAP. MAPLE	7	6 CM. CAL.	AS SHOWN	B. & B.
	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	5	6 CM. CAL.	AS SHOWN	B. & B.
	TSUGA HETEROPHYLLA	WESTERN HEMLOCK	7	3.00 METERS	AS SHOWN	B. & B.
	JUNIPERUS HORIZONTALIS 'BLUE CARPET'	BLUE CARPET JUNIPER	121	#3 POT	90 CM. O.C.	
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	CORNUS SERICEA	RED OSIER DOGWOOD	327	#2 POT	AS SHOWN	WELL BRANCHED
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	RUBUS PARVIFLORUS	THIMBLE BERRY	39	#2 POT	AS SHOWN	WELL BRANCHED
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	RUBUS SPECTABILIS	SALMONBERRY	54	#2 POT	AS SHOWN	WELL BRANCHED

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ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "DISEASE FREE" NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "BC LANDSCAPE STANDARD". PROVIDE CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BC/LNA/BCSLA "LANDSCAPE STANDARDS"

2) MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE :

LAWN AREAS	300 mm
GROUND COVER AREAS	450 mm
SHRUB AREAS	450 mm
TREE PITTS	300 mm AROUND ROOT BALL

3) GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROCESSING AND MIXING OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A MECHANIZED SCREENING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.

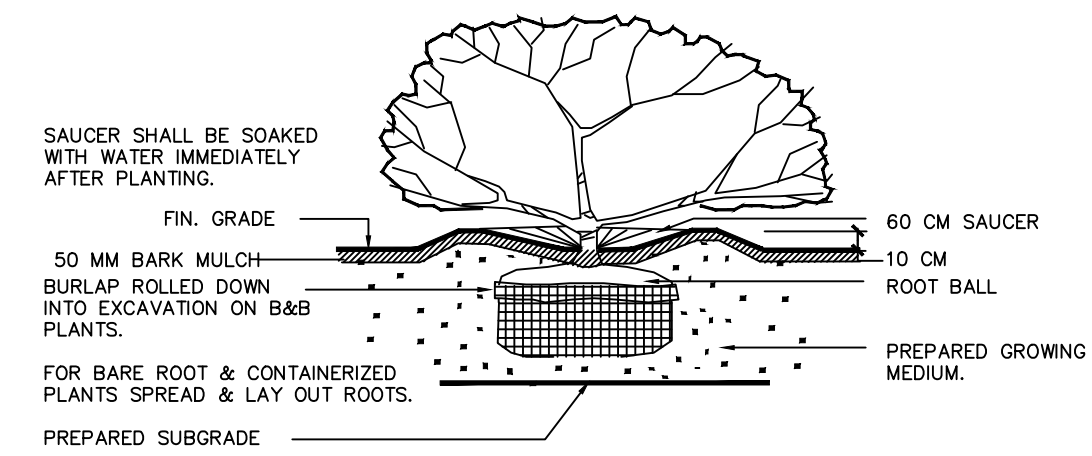
4) ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE VIRTUALLY FREE FROM SUBSOIL, WOOD INCL. WOODY PLANT PARTS, WEED OR REPRODUCTIVE PARTS OF WEEDS, PLANT PATHOGENIC ORGANISMS, TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.

5) ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.

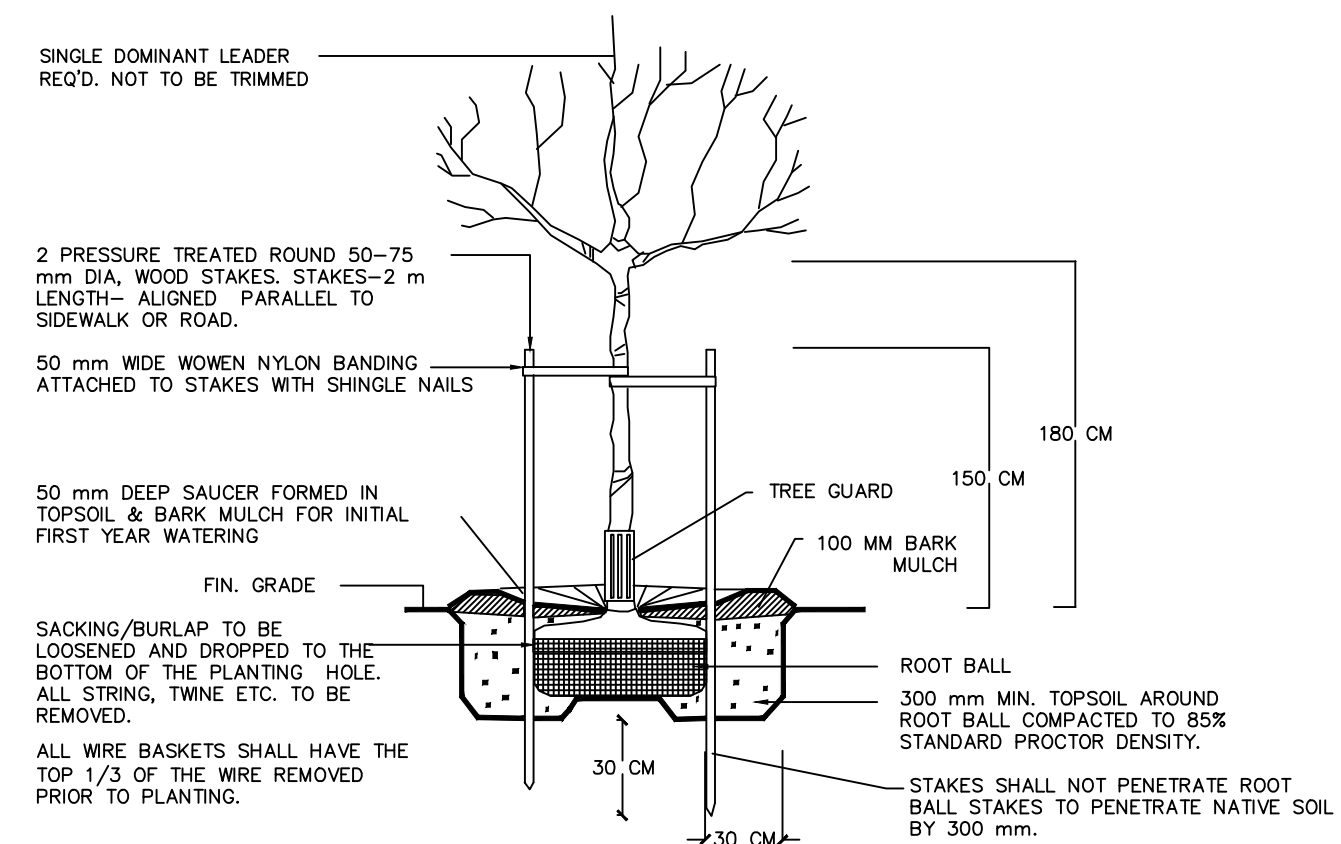
6) PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.

7) THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.

8) THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES, AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREOF IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



PLANTING DETAIL - SHRUBS & GRD. COVER PLANTS
SECTION N.T.S.



TREE PLANTING DETAIL
SECTION N.T.S.

DATE	REMARKS	NO.
REVISIONS		

C.KAVOLINAS & ASSOCIATES INC.

BCSLA CSLA

2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8

PHONE (604) 857-2376

CLIENT

PACIFIC LAND GROUP
ATTENTION: SKYE BELL

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TITLE

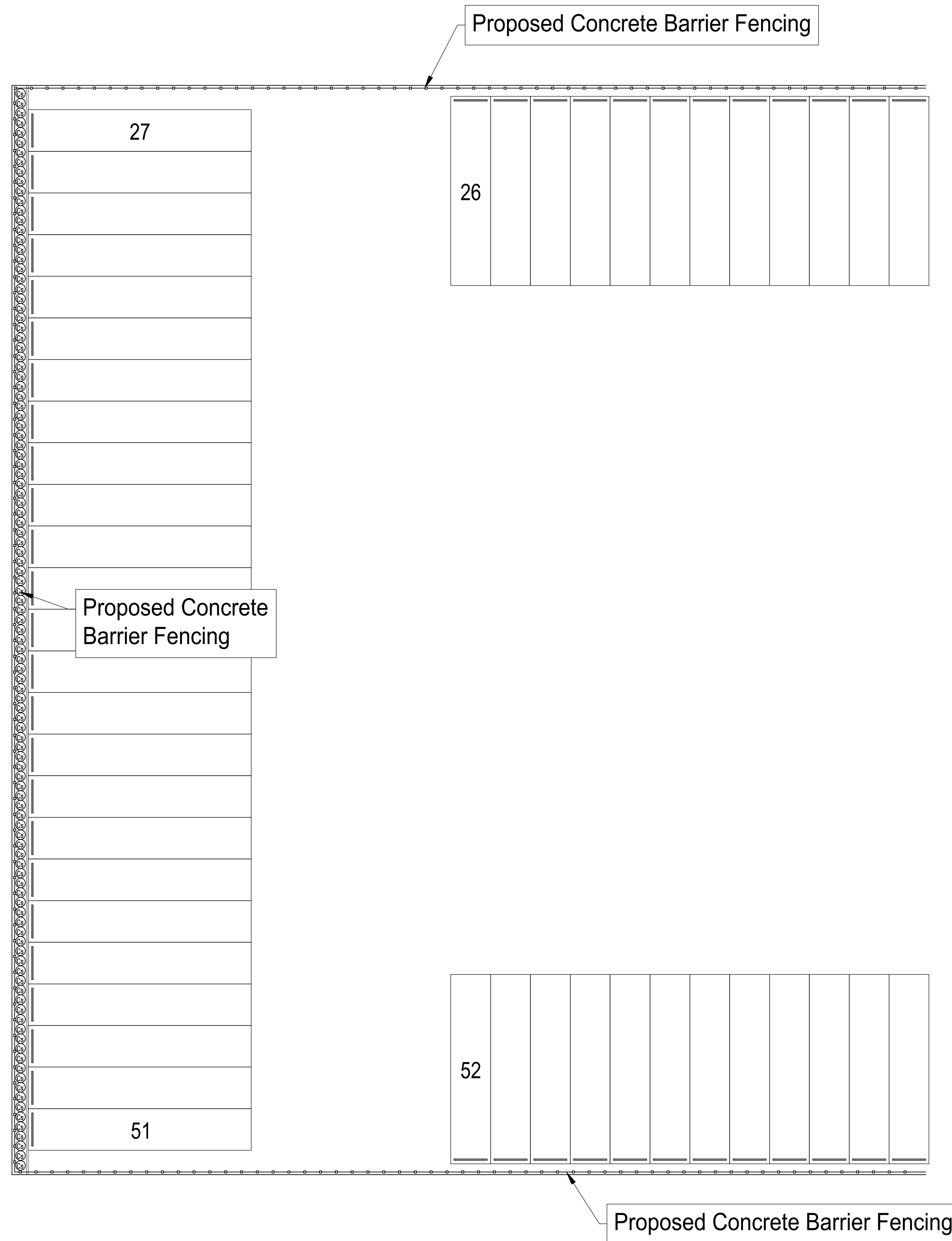
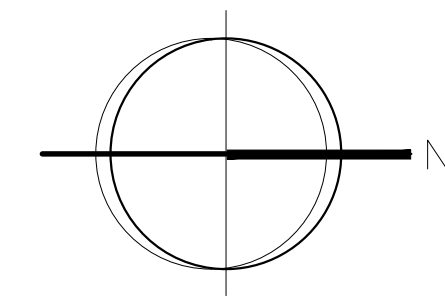
PLAN VIEW

LANDSCAPE DETAILS
COMMERCIAL VEHICLE
PARKING FACILITY

18958 36 AVENUE
SURREY, B.C.

SCALE	N.T.S.	DATE	MAY/24
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ENG.		CHK'D	
APP'D		AS BUILT	

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	L-1A 

CITY OF SURREY

(the "City")

TEMPORARY USE PERMIT

NO.: 7924-0009-00

Issued To: Brett Investments Inc
(the Owner)

Address of Owner: 19395 Langley Bypass
Surrey BC V3S 6K1

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: 029-430-381
Lot 20 Section 28 Township 7 New Westminster District Plan Epp41342
18958 36 Ave

(the "Land")

3. The authority to issue Temporary Use Permits is granted to municipalities under Sections 492 and 493 of the *Local Government Act* R.S.B.C. 2015, c.1. Pursuant to Implementation, II(c) Implementation Instruments, Temporary Use Permits of Surrey Official Community Plan, 2013, No. 18020, as amended, the entire City of Surrey is designated a Temporary Use Permit area.
4. The temporary use permitted on the Land shall be for Truck Parking Facility, for a period not to exceed three (3) years from the date of issuance of this Temporary Use Permit.
5. The temporary use permitted on the Land shall be in accordance with:
 - (a) The appearance and location of the buildings as shown on Schedule A which is attached hereto and forms part of this permit.
9. As a condition of the issuance of this temporary use permit, Council is holding security set out below (the "Security") to ensure that the temporary use is carried out in accordance with the terms and conditions of this temporary use permit. Should the Owner fail to

comply with the terms and conditions of this temporary use permit within the time provided, the amount of the Security shall be forfeited to the City. The City has the option of using the Security to enter upon the Land and perform such works as is necessary to eliminate the temporary use and bring the use and occupancy of the Land into compliance with Surrey Zoning By-law, 1993, No. 12000, as amended (the "Works"). The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Works. There is submitted accordingly, Cash in the amount of \$10,000.

11. 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.
12. An undertaking submitted by the Owner is attached hereto as Appendix I and forms part of this temporary use permit.
13. This temporary use permit is not transferable.
14. This temporary use permit shall lapse on or before three (3) years from date of issuance

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk and
Director Legislative Services
Jennifer Ficocelli

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.

Owner: Signature

Name: (Please Print)

TO THE CITY OF SURREY:

I, _____ (Name of Owner)

being the owner of _____
(Legal Description)

known as _____
(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)

PROJECT:

18958 36 Avenue, Surrey

DRAWING TITLE:

Preliminary Site Layout

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM
FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

CLIENT:

Super Save Group

SCALE:

1:750

DATE:

August 31, 2023

PROJECT No:

23-2646

DRAWING No:

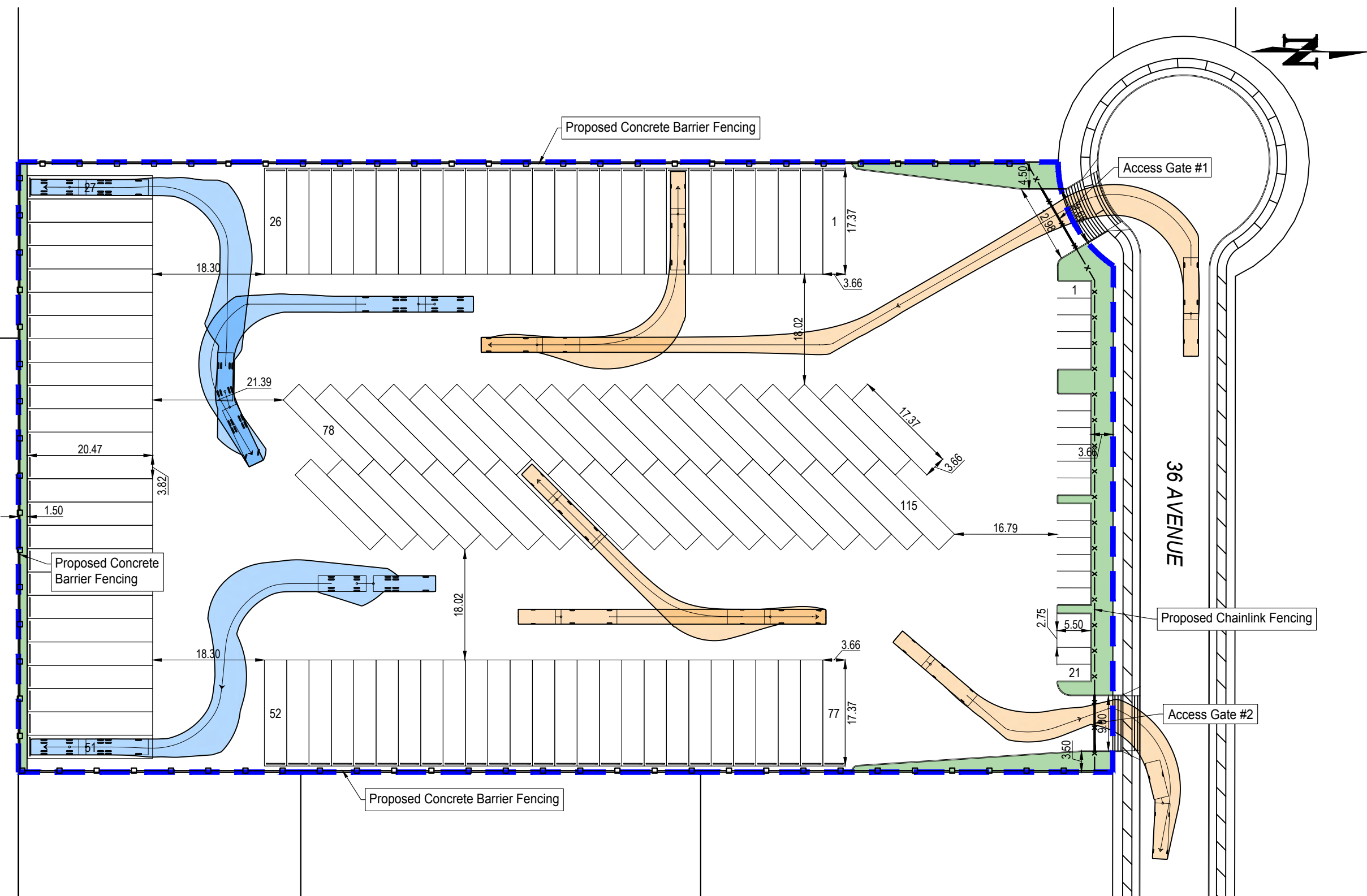
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DESIGNED BY:

JM

CHECKED BY:

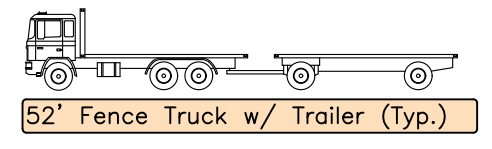
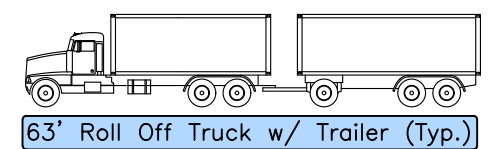
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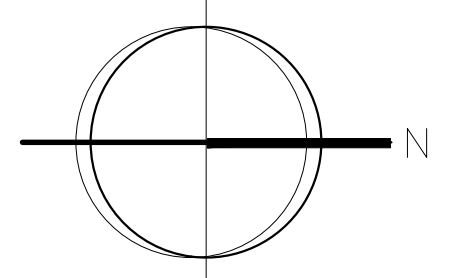
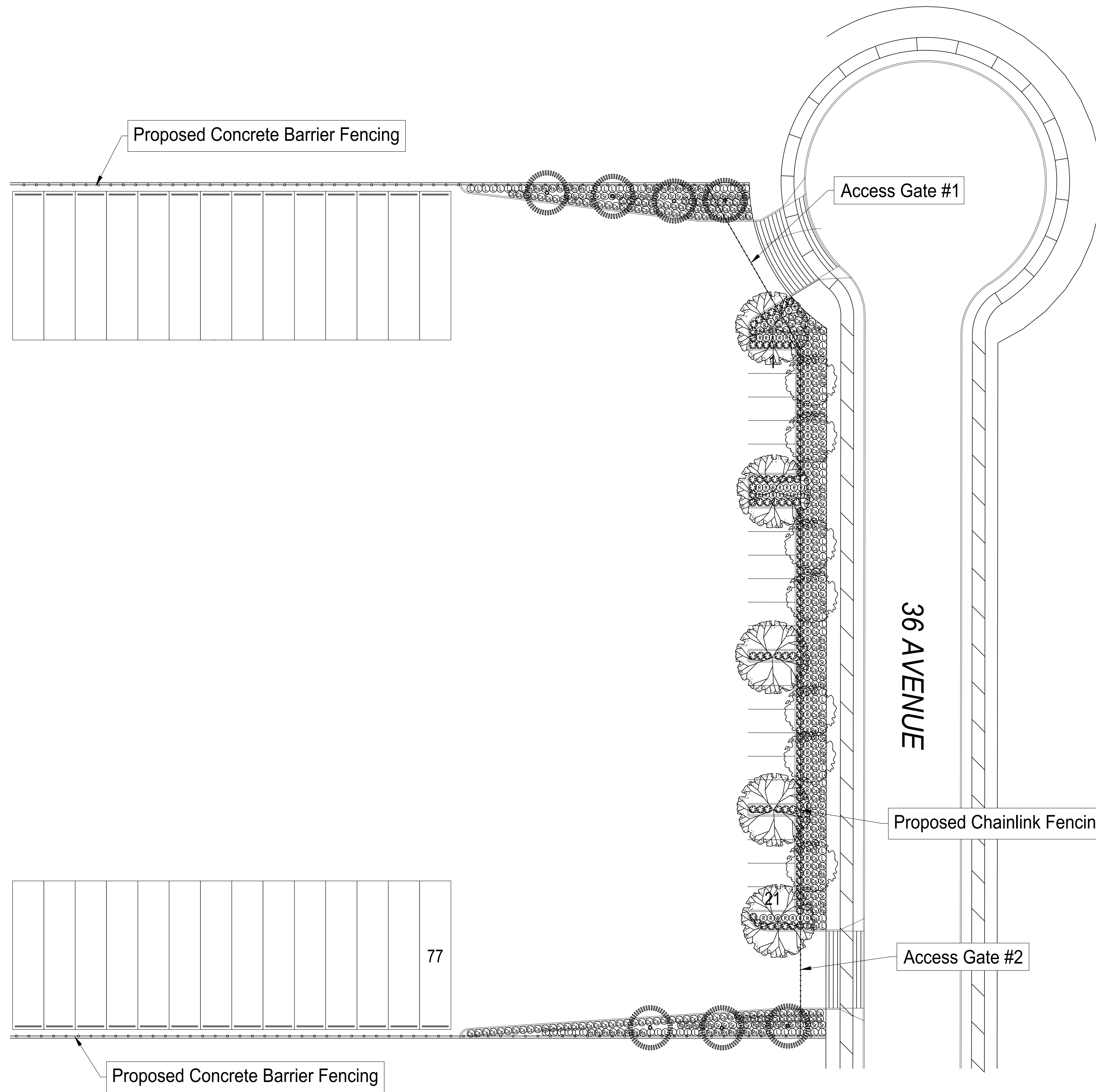


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TREE PITS	300 mm AROUND ROOT BALL

3) GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROCESSING AND MIXING OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A MECHANIZED SCREENING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.

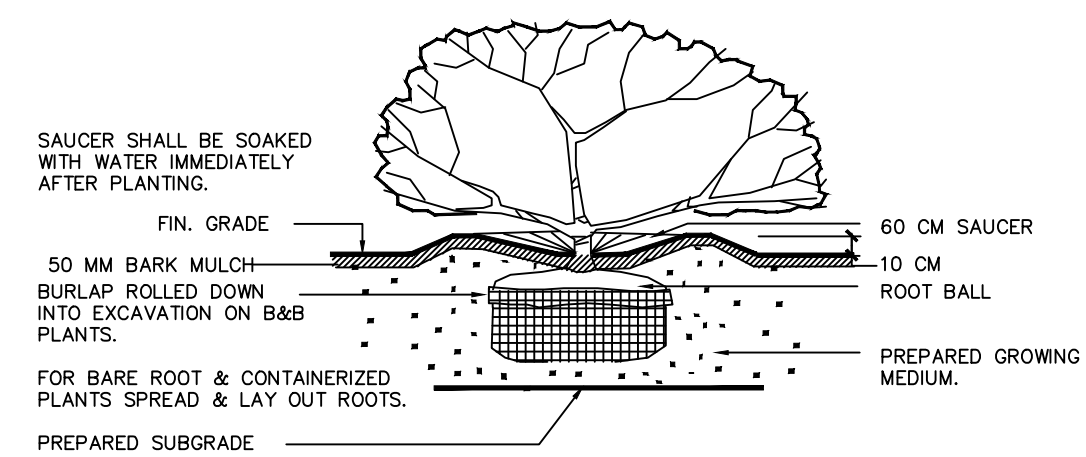
4) ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE VIRTUALLY FREE FROM SUBSOIL, WOOD INCL. WOODY PLANT PARTS, WEED OR REPRODUCTIVE PARTS OF WEEDS, PLANT PATHOGENIC ORGANISMS, TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.

5) ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.

6) PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.

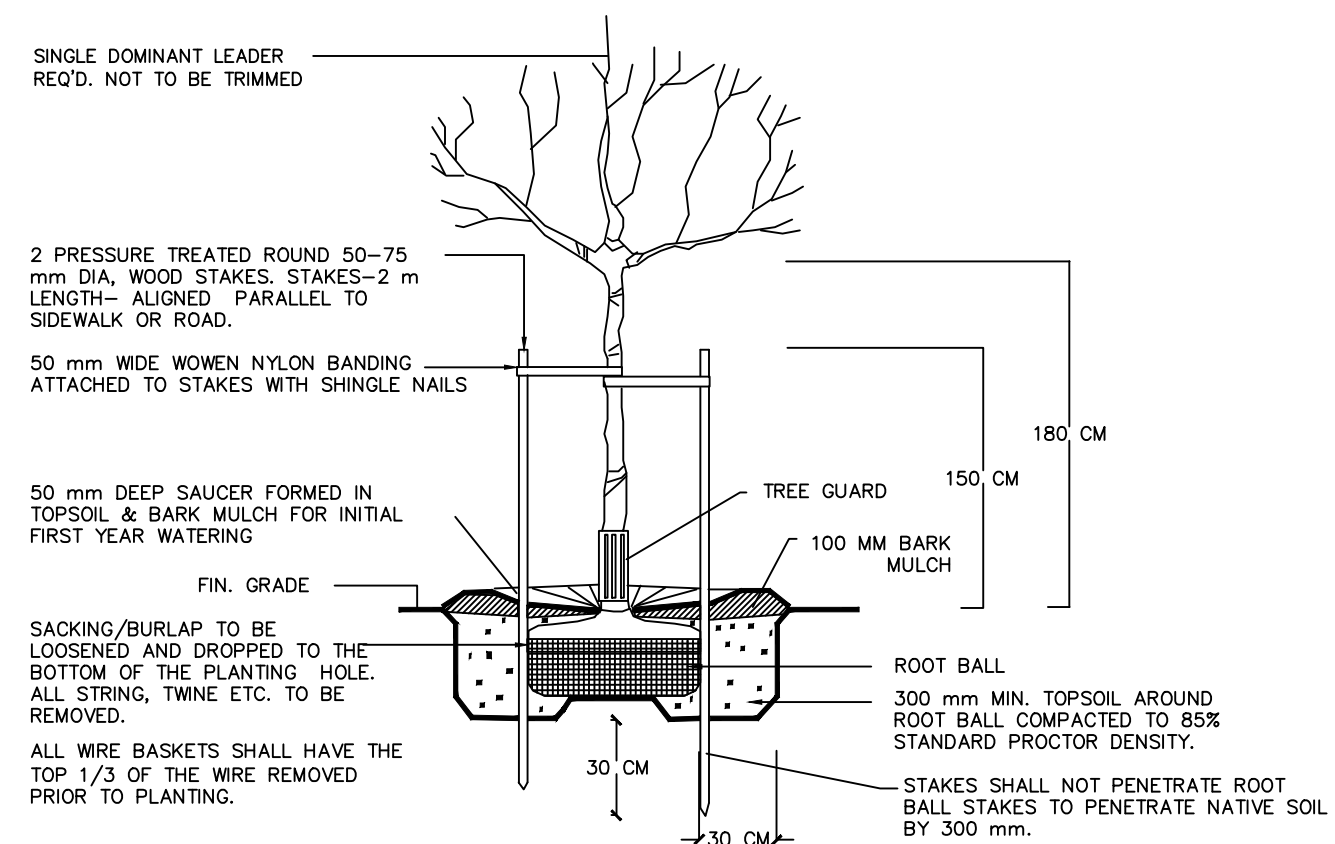
7) THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.

8) THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES, AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREOF IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



PLANTING DETAIL - SHRUBS & GRD. COVER PLANTS

SECTION N.T.S.



TREE PLANTING DETAIL

SECTION N.T.S.

DATE	REMARKS	NO.
REVISIONS		

C.KAVOLINAS & ASSOCIATES INC.

BCSLA CSLA

2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8

PHONE (604) 857-2376

CLIENT

PACIFIC LAND GROUP
ATTENTION: SKYE BELL

#212
12992 76 AVENUE
SURREY, B.C.
V3W 2V6
604-

TITLE

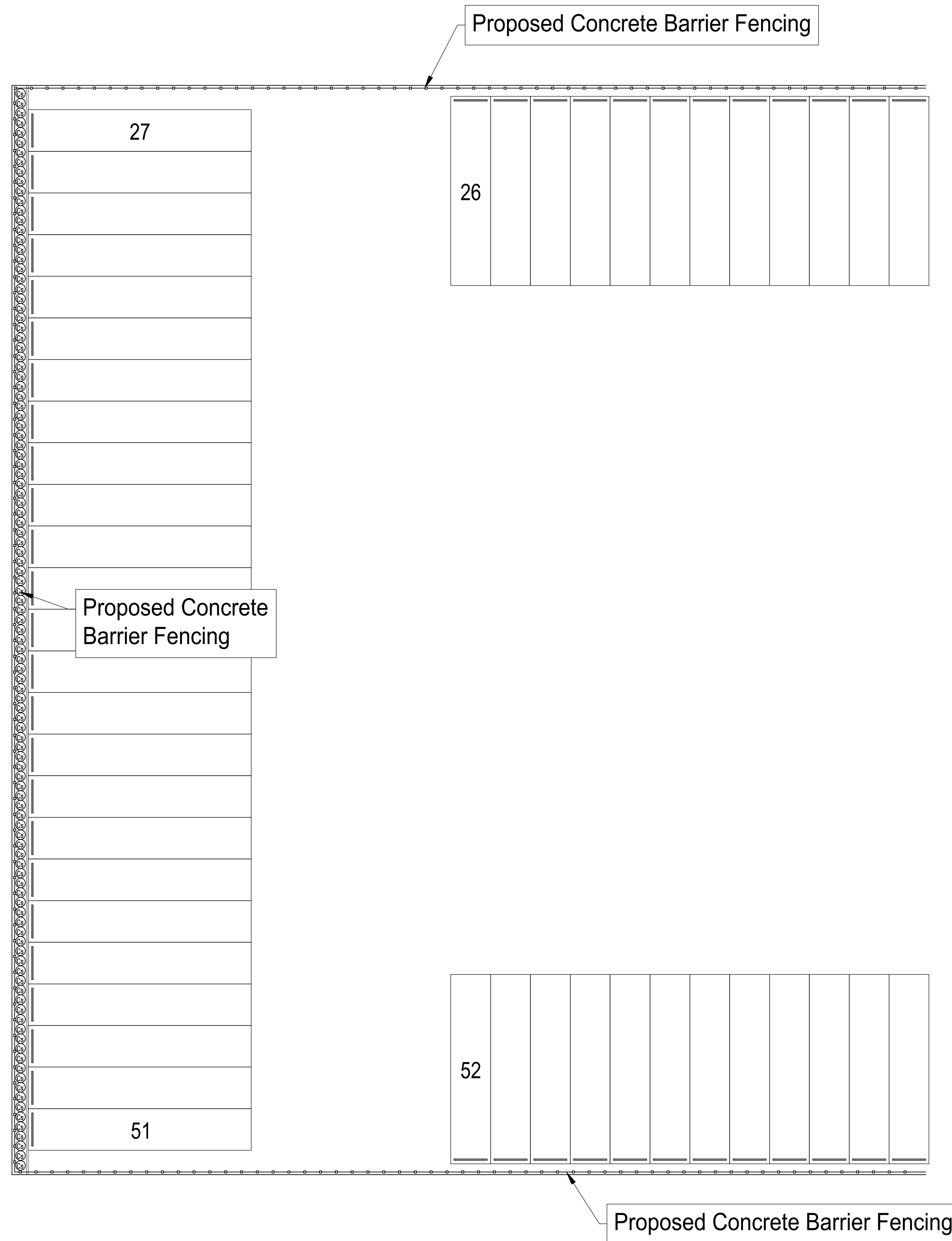
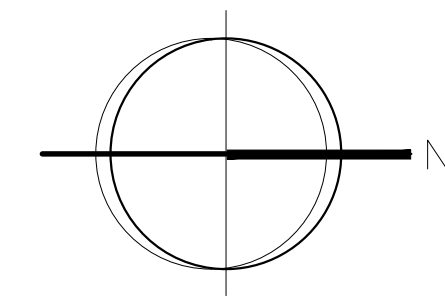
PLAN VIEW

LANDSCAPE DETAILS
COMMERCIAL VEHICLE
PARKING FACILITY

18958 36 AVENUE
SURREY, B.C.

SCALE	N.T.S.	DATE	MAY/24
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DATE	REMARKS	NO.
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PLAN VIEW
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18958 36 AVENUE
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SCALE 1:250	DATE MAY/24
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	DRAWING No.
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