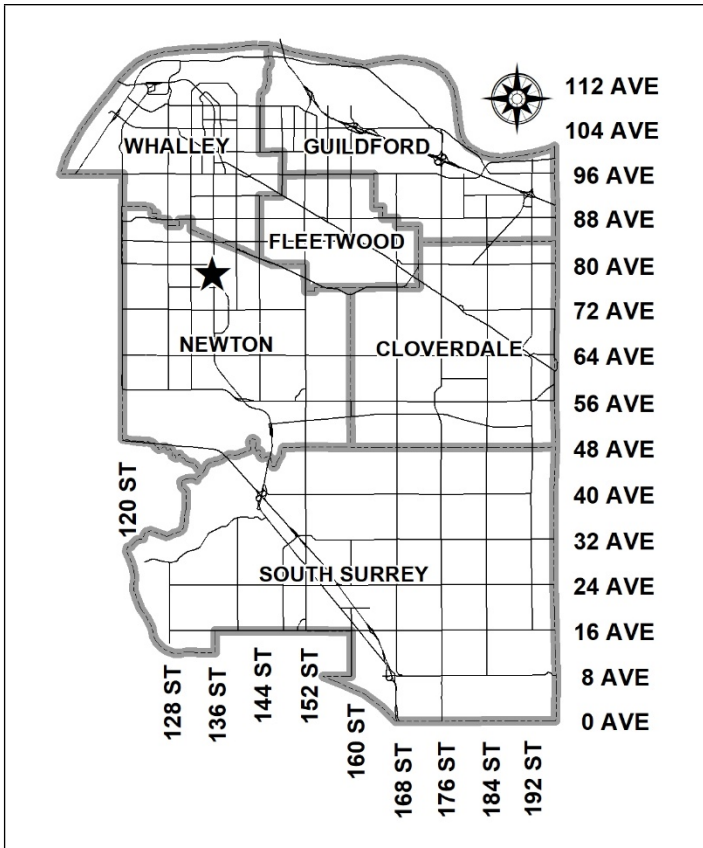


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7924-0057-00

Planning Report Date: April 8, 2024



PROPOSAL:

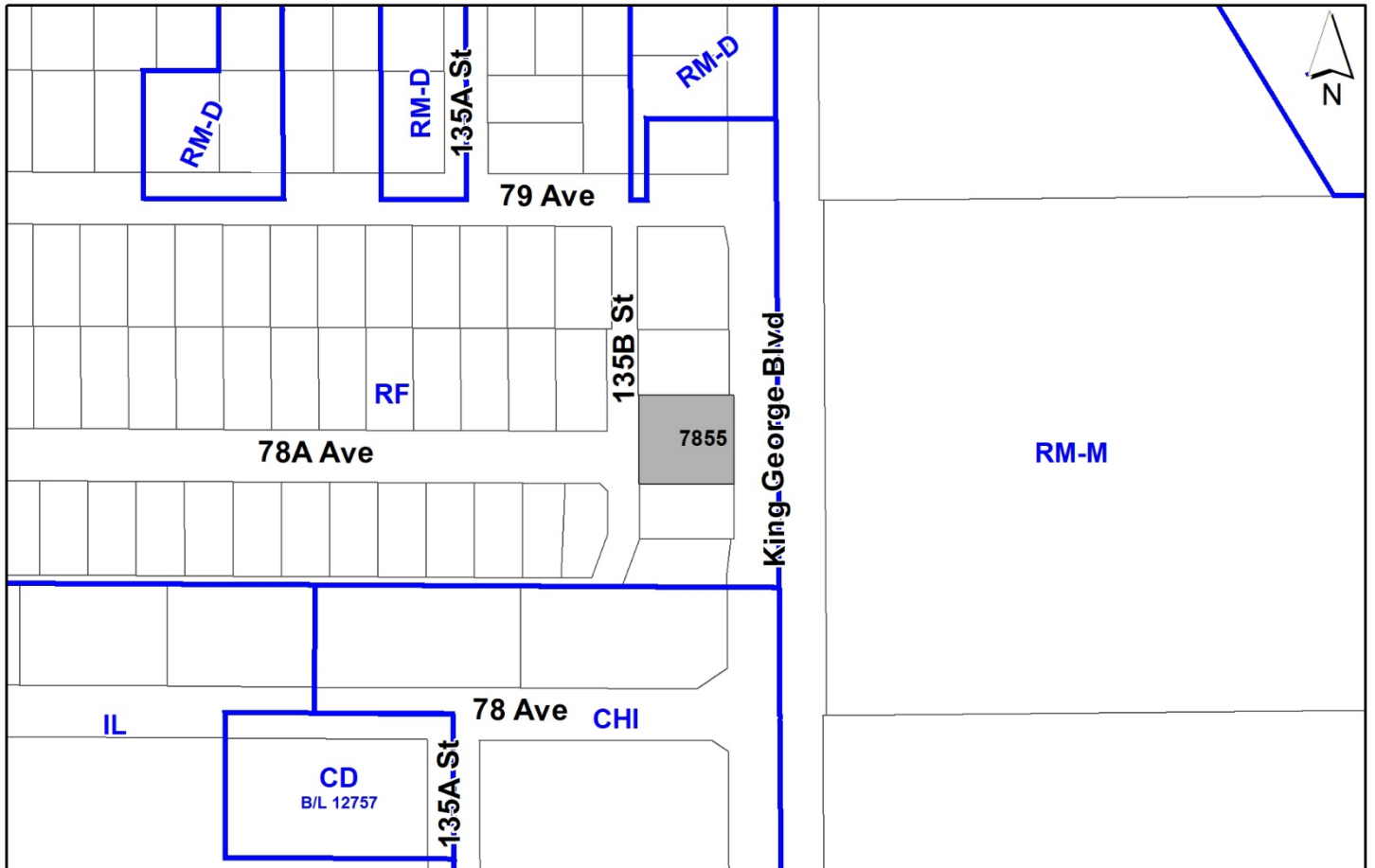
- **Temporary Use Permit**

to permit the operation of an auto services business on a historic auto services garage site.

LOCATION: 7855 King George Boulevard

ZONING: RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- Approval for Temporary Use Permit (TUP) to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposal to permit non-conforming auto-service use temporarily under a TUP on a “Single Family Residential (RF)” zoned site.

RATIONALE OF RECOMMENDATION

- The subject property has been used historically for auto servicing operations and is developed with a four-bay garage and rear parking/car storage area. The owner would like to maintain this use on a temporary basis for a new auto servicing tenant, as the “Single Family Residential Zone (RF)” does not permit auto servicing use on the lot.
- The proposed interim use is consistent with adjacent “Highway Commercial Industrial Zone (CHI)” uses approximately 40 metres south of the subject site at the intersection of 78 Avenue and King George Boulevard.
- Based on adjacent land uses and King George Boulevard’s status as a future rapid transit corridor, the subject site has long-term mixed-use redevelopment potential. The subject proposal includes no additions to the lot and the maximum TUP timeline of three years with one possible TUP extension of an additional three years is suitable as an interim use.

RECOMMENDATION

1. The Planning & Development Department recommends that Council approve Temporary Use Permit No. 7924-0057-00 (Appendix III) to proceed to Public Notification.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) Ensure that all engineering requirements are addressed to the satisfaction of the General Manager, Engineering.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Auto servicing garage	Urban	RF
North (Abutting):	Single family residential	Urban	RF
East (Across King George Boulevard):	Manufactured home residential	Urban	RM-M
South (Abutting):	Single family residential, Kitchen & bath showroom	Urban, Mixed Employment	RF, CHI (40m south)
West (Across 135B Street):	Single family residential	Urban	RF

Context & Background

- The subject site is located at municipal address, 7855 King George Boulevard. The parcel is 1,260 square metres in area.
- The site is occupied by an existing single storey auto services building. Public parking and car storage is provided on the south and west portions of the site.
- The site has been operational with an auto servicing business for approximately 70 years. The mechanics garage was built under permit, but the use has been non-conforming for several decades.
- The auto servicing use is considered non-conforming because the site was rezoned "Single Family Residential Zone (RF)" under adoption of "Surrey Zoning By-law, 1993, No. 12000".

- A non-conforming use may be maintained and licensed if the use is not significantly discontinued. As the auto garage use lapsed for over six months, renewal of the auto servicing operations by a new business would require rezoning or issuance of a temporary use permit.
- The property is bounded by residentially zoned lots on three sides. The parcel is also adjacent to “Highway Commercial Industrial Zone (CHI)” uses, approximately 40 metres to the south, at the intersection of 78 Avenue and King George Boulevard.
- King George Boulevard has been identified as a rapid transit corridor. The subject site may have future mixed-use development potential in keeping with City policies on transit-oriented development.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes a temporary use permit (TUP) to allow the auto service use under a new proprietor. No additional structures or renovations are proposed under this application.
- The temporary use permit would allow the proposed use for a maximum of three years. Once the permit expires, the applicant may seek to renew the permit once for a maximum of three years through another Council application. No further TUPs for the same use may be issued beyond that timeframe.

Referrals

Engineering:	The Engineering Department have no objection to the project subject to the completion of Engineering requirements as outlined in Appendix III.
Surrey Fire Department:	The Surrey Fire Department has no comments on the project as the building and use are established on the site and there are no proposed additions.

PUBLIC ENGAGEMENT

- Pre-notification letters were mailed out and the Development Proposal Sign was installed on May 28, 2024. To date, staff have received no responses from neighbouring residents.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Aerial Context Map
- Appendix II. Site Plan
- Appendix III. Engineering Summary
- Appendix IV. Temporary Use Permit No. 7924-0057-00

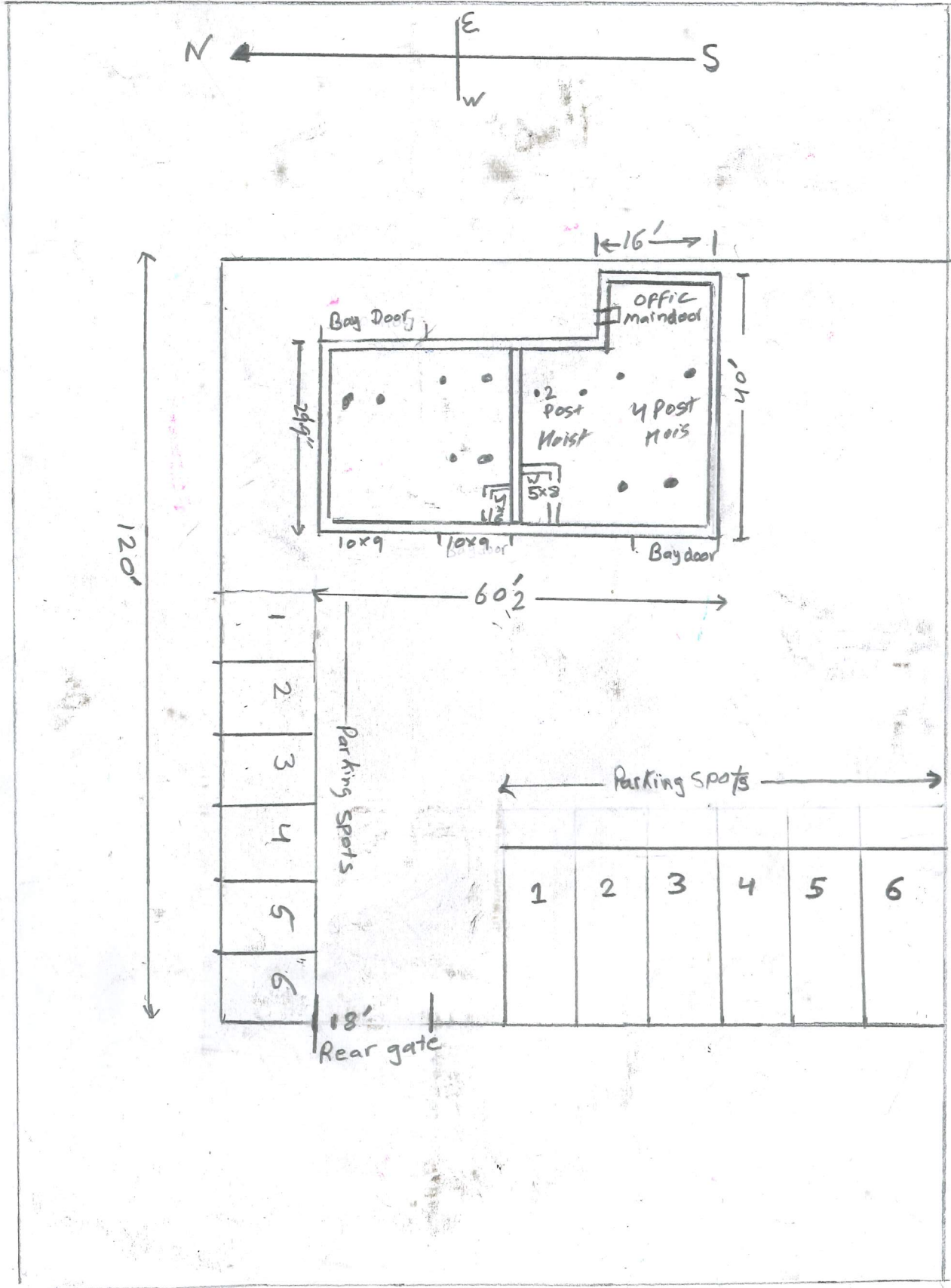
approved by Shawn Low

Don Luymes
General Manager
Planning and Development

JK/ar



7855 King George Boulevard



INTER-OFFICE MEMO

TO: **Director, Area Planning & Development
- South Surrey Division
Planning and Development Department**

FROM: **Development Process Manager, Engineering Department**

DATE: **April 03, 2024** PROJECT FILE: **7824-0057-00**

RE: **Engineering Requirements
Location: 7855 King George Blvd**

TEMPORARY USE PERMIT

The following issues are to be addressed as a condition of issuance of the Temporary Use Permit:

- Construct minimum 150 mm sanitary service connection.
- Provide record drawings to confirm no branching of the on-site water piping upstream of the existing backflow preventer.

A Servicing Agreement is not required.



Daniel Sohn, P.Eng.
Development Process Manager

CITY OF SURREY

(the "City")

TEMPORARY USE PERMIT

NO.: 7924-0057-00

Issued To:

(the Owner)

Address of Owner:

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: 011-195-886

PARCEL "B" (EXPLANATORY PLAN 16176) LOTS 2 AND 3 EXCEPT: PART SUBDIVIDED BY
PLAN 20712; SECTION 20 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 6492
7855 King George Boulevard

(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:
 - Automotive service uses, which means a business that provides light maintenance of motor vehicles including engine tune-ups, lubrication, repairs, auto detailing, autoglass repairs and car washing. Tire retail and associated servicing is also permitted. Automobile painting, body work and gasoline station uses are excluded, in accordance with the attached Schedule A.
5. The temporary use shall be carried out according to the following conditions:

- On-site signage must conform with the Surrey Sign By-law, 1999, No. 13656; and
 - No signage is permitted on-site unless the owner first obtains a Sign Permit.
6. 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.
7. This temporary use permit is not transferable.
8. This temporary use permit shall lapse on or before three (3) years from the date of issuance.

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

ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk – 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)

