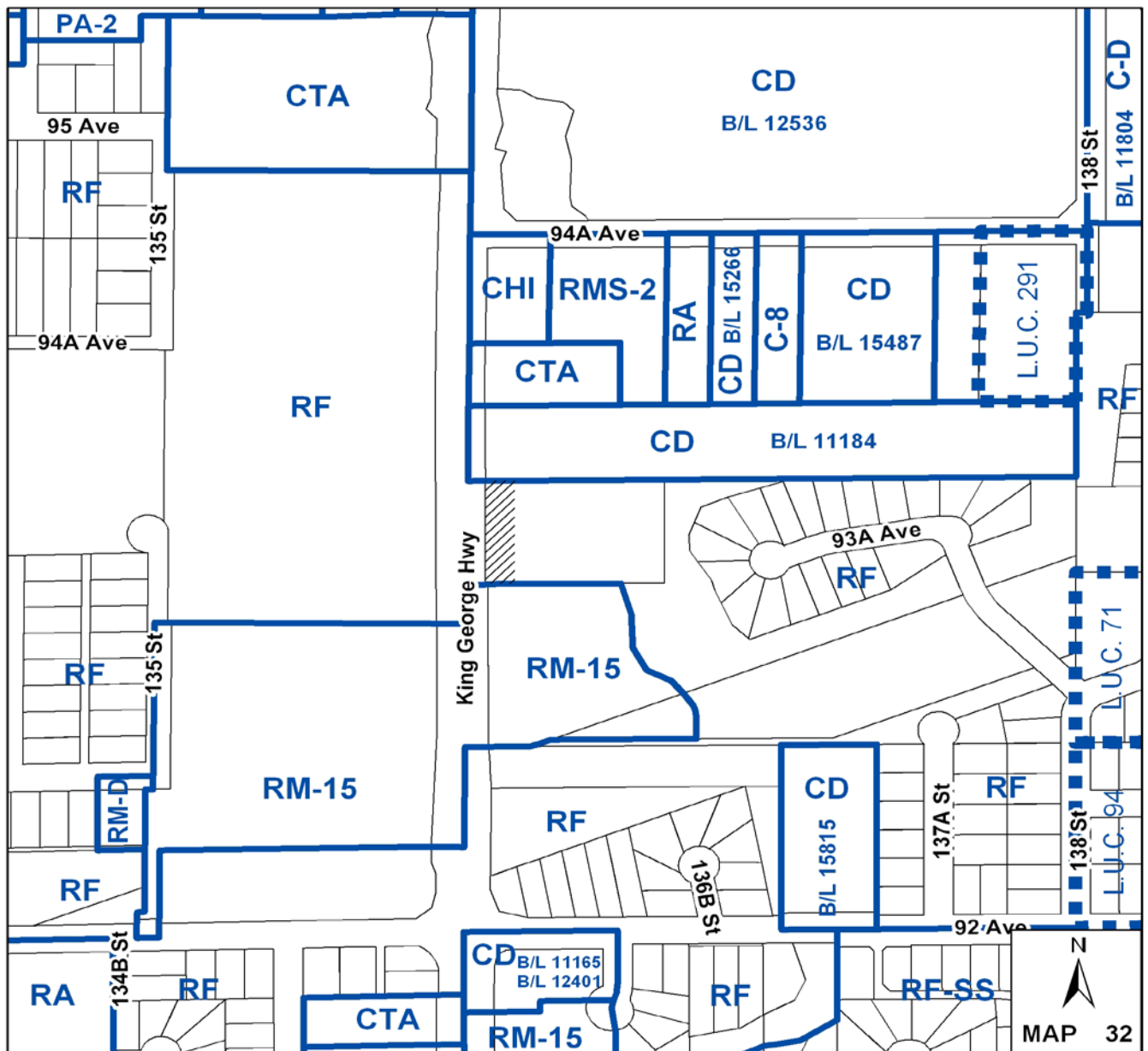


**Proposal:** OCP Amendment to declare a portion of the property a Temporary Commercial Use Permit Area and a Temporary Commercial Use Permit for the short-term parking of vehicles and for retail sales of plants and supplies.

**Recommendation:** Approval to Proceed

**Location:** Portion of 9348 King George Highway      **Zoning:** RF

**OCP Designation:** Urban      **Owner:** Holdgate Holdings Inc.



### PROJECT TIMELINE

Completed Application Submission Date: January 19, 2006  
Revised Survey Plan Submission: September 26, 2006  
Planning Report Date: December 4, 2006

### PROPOSAL

The applicant is proposing:

- an OCP amendment to declare the portion of property a Temporary Commercial Use Permit Area; and
- a Temporary Commercial Use Permit

in order to allow the short term parking of vehicles under 5,000 kilograms (11, 023 lbs) and for outdoor retail sales of plants and supplies for a period not to exceed two years.

### RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to declare a portion of the property a Temporary Commercial Use Permit Area and a date for Public Hearing be set.
2. Council approve Temporary Commercial Use Permit No. 7906-0069-00 (Appendix V) to proceed to Public Notification.
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
  - (b) submission of sufficient security to ensure the use is discontinued after the expiry of the Temporary Commercial Use Permit.

### REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as identified in the attached (Appendix IV).

### SITE CHARACTERISTICS

- **Existing Land Use** Single family residential at the rear and recently developed parking lot along the frontage.
- **East:** Across Quibble Creek and City Park, single family residential, zoned RF, designated Urban.
- **South:** Townhouse development, zoned RM-15, designated Urban.
- **West:** Across King George Highway, Queen Elizabeth High School, zoned RF, designated Urban.
- **North:** 99 Nursery garden centre, zoned CD (By-law No. 11184), designated Commercial.

### PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

### DEVELOPMENT CONSIDERATIONS

- The applicant, 99 Nursery, currently operates a garden nursery and floral business on the adjoining property to the north at 9376 King George Highway. The applicant has requested a Temporary Commercial Use Permit to allow for additional temporary parking for the existing business on an approximately 76-metre (250 ft.) x 20.6-metre (67.5 ft.) portion of the subject property paralleling King George Highway. It is intended to provide for approximately 40 parking spaces on the subject property. In addition, the applicant is requesting to use approximately 1,188 square metres (12,790 sq.ft.) of area for the retail sales of garden nursery stock, seasonal plants and supplies.
- The subject site is designated Urban in the Official Community Plan and is currently zoned "Single Family Residential Zone (RF)"
- The site is approximately 0.928 hectare (2.3 acres) and has future development potential, likely as a low density townhouse project similar to the existing townhouses to the south.
- The Temporary Commercial Use Permit will allow for a portion of the site to be used until such time as the owner chooses to redevelop the site.
- The existing single family dwelling on the property is located at the eastern portion of the site and will be retained at this time. The proposed parking and retail areas are located at the western portion of the site, parallel to King George Highway. Within the last few months, the proposed parking area has been paved, landscaping installed along the King George Highway frontage, fencing erected to limit the extent of the parking area and a retail area created behind the fence with a depth of approximately 15.6 metres (51 ft.).

- Both the existing single family use and the proposed parking lot will utilize the existing driveway access from King George Highway. A drive aisle connects the temporary parking lot with the existing parking lot of the 99 Nursery.
- The temporary parking lot is intended for overflow parking. The main driveway access for the garden nursery will remain on the 99 Nursery site.
- The Engineering Department has reviewed the application and has requested the installation of a "Do Not Enter" sign facing King George Highway at the driveway on the subject site and a "Right Turn Only" sign to alert drivers exiting this driveway.
- To the east of the fence defining the temporary parking area, the applicant has created an expansion to the 99 Nursery retail area.
- Access to this area is provided through a door on the south side of the existing building on the adjoining property to the north.
- As a condition of the Temporary Commercial Use Permit, bonding will be required to ensure that the uses are discontinued on the site once the permit expires.

### PRE-NOTIFICATION

In accordance with Council policy, pre-notification letters were sent on March 20, 2006 and a development proposal sign was erected on the property. To date, staff have not received any concerns with respect to the proposal.

### DESIGN PROPOSAL AND REVIEW

- The parking area will provide a total of 40 parking spaces including four disabled spaces. The parking area has been finished with recycled asphalt gravel, which provides a dust free surface for the vehicles.
- Additional landscaping has been installed along King George Highway which includes the retention of the existing trees augmented with low growing coniferous and deciduous shrubs and annual flowerbeds.
- There is an existing 1.8-metre (6 ft.) high chain link fence along King George Highway. An additional 1.8 metre (6 ft.) high chain link fence with green plastic sheeting, has been installed along the east side of the proposed parking area to separate the temporary parking area from the retail sales area. An additional fence is located along the east side of the retail sales area from the single family dwelling.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Contour Map
Appendix III.	Proposed Site Plan and Landscape Plans
Appendix IV.	Engineering Summary
Appendix V.	Temporary Commercial Use Permit No. 7906-0069-00
Appendix VI.	OCP Amendment By-law to Declare a Temporary Commercial Use Permit Area
Appendix VII	OCP Amendment Map

How Yin Leung  
Acting General Manager  
Planning and Development

LAP/kms

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:      Name:                      Bob Hui c/o 99 Nursery & Florist Inc.  
                         Address:                      9376 King George Highway  
                                                              Surrey, B.C.  
                                                              V3V 5W3  
                         Tel:                                      604-584-6555

2.      Properties involved in the Application

- (a)      Civic Address:                      Portion of 9348 King George Highway
- (b)      Civic Address:                      Portion of 9348 King George Highway  
                         Owner:                                      Holdgate Holdings Inc., Inc. No. 0485473  
                         PID:    009-909-052  
                         Lot "A" Section 33 Township 2 New Westminster District Plan 14147

3.      Summary of Actions for City Clerks Office

- (a)      Introduce a By-law to amend the Official Community Plan to designate a portion of the property a Temporary Commercial Use Permit Area.
- (b)      Proceed with Public Notification for Temporary Commercial Use Permit No. 7906-0069-00.

CONTOUR MAP FOR SUBJECT SITE

