

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0237-00

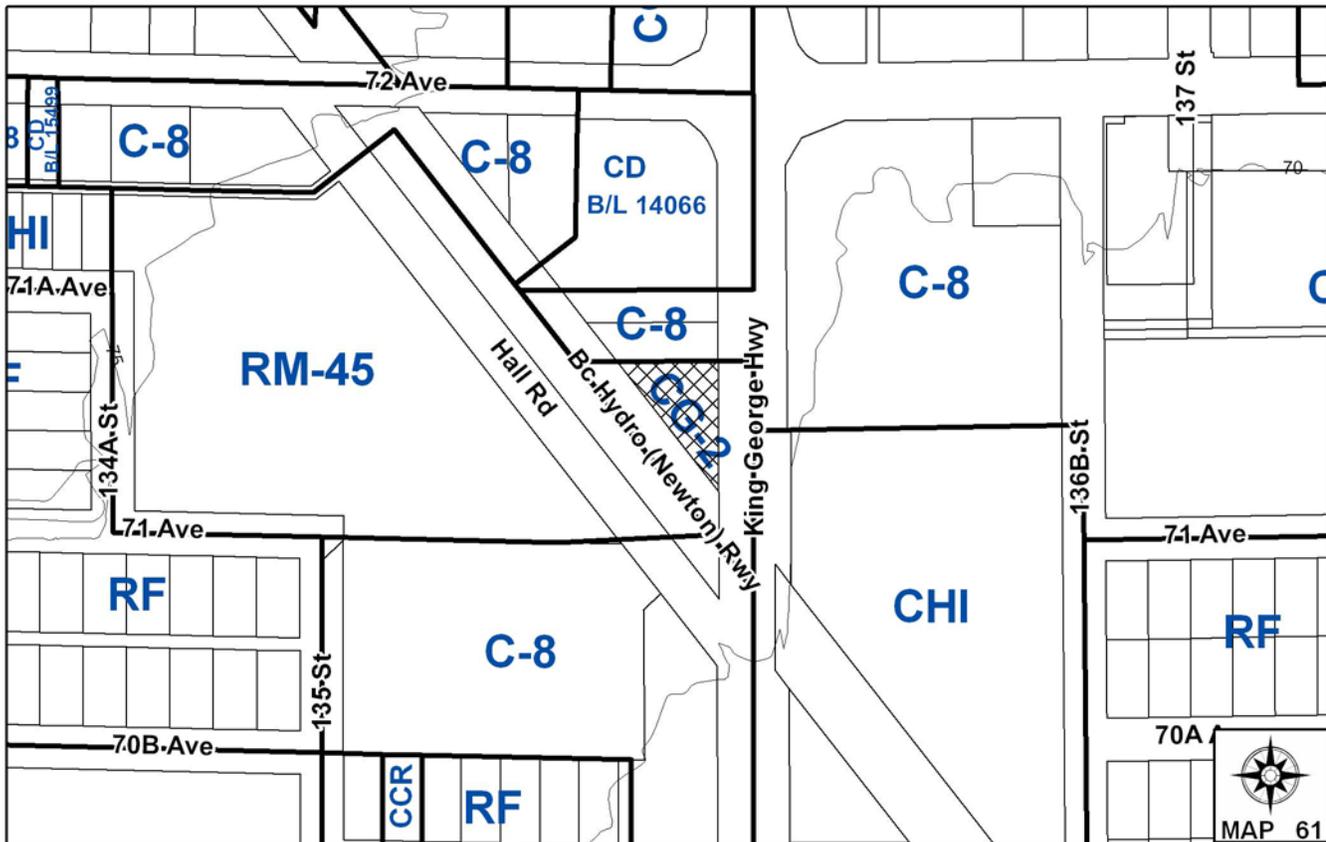
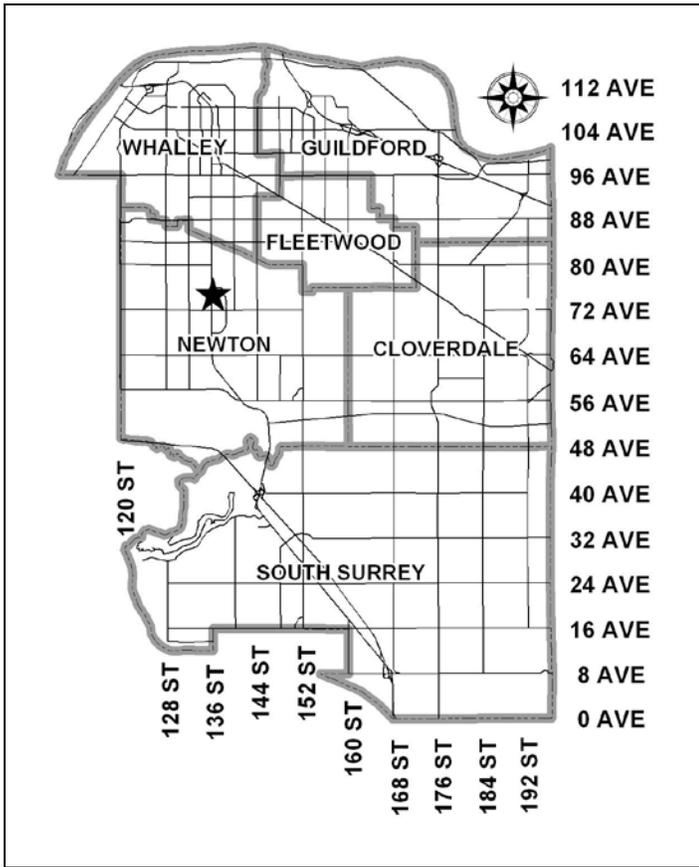
Planning Report Date: September 10, 2007

PROPOSAL:

- OCP Amendment; and
- Temporary Use Permit

in order to allow for temporary auto repair, car detailing or tile retail uses on the site.

LOCATION: 7127 King George Highway
OWNER: Arzoo Enterprises Ltd.
ZONING: CG-2
OCP DESIGNATION: Commercial
LAP DESIGNATION: Highway Commercial



RECOMMENDATION SUMMARY

- Approval to amend OCP to declare the site a Temporary Use Permit Area.
- Approval for Temporary Use Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Auto repair, washing and detailing are permitted as accessory uses in the CG-2 Zone, but because no gasoline is sold at this site, the applicant is requesting a Temporary Use Permit to allow for these activities to occur as a primary use on the site.
- Tile retail use is not a permitted use in the CG-2 Zone.

RATIONALE OF RECOMMENDATION

- The applicant wishes to redevelop the site in the future and this would likely involve consolidation with neighbouring parcels. As this redevelopment is not proposed at the current time, a TUP would allow for an interim use of the site.
- The proposed interim uses are consistent with the highway commercial nature of the area.
- The existing building is currently vacant and the site has been the location of undesirable activities. An occupied site with a general upgrade to the building will limit undesirable activities on the site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the Official Community Plan by declaring the subject site a Temporary Use Area and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. Council approve Temporary Use Permit No. 7907-0237-00 (Appendix III) to proceed to Public Notification.
4. Council instruct staff to resolve the following issues prior to approval:
 - (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;
 - (b) submission of a landscaping plan and cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (c) resolution of final signage and detailed landscaping issues.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: An unoccupied gas station.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	Commercial building.	Commercial/Highway Commercial	C-8
East (Across: King George Highway):	A vacant lot. Commercial plaza.	Commercial/Highway Commercial Commercial/Shopping Centre	CHI C-8

Direction	Existing Use	OCP/LAP Designation	Existing Zone
South (Across BC Hydro Rail Corridor and Hall Road):	Commercial plaza.	Commercial/Shopping Centre.	C-8
West (Across BC Hydro Rail Corridor and Hall Road):	Multiple residential complex.	Commercial/Multiple Residential	RM-45

DEVELOPMENT CONSIDERATIONS

- The subject site at 7127 King George Highway is 1,427 sq.m. (15,360 sq.ft.) in area and contains an old gas station that is no longer in use.
- The applicant is applying for an OCP Amendment to declare the property a Temporary Use Permit (TUP) Area and also for a Temporary Use Permit (TUP) to allow automotive service and related uses, for a period of two (2) years. The Zoning By-law defines automotive service uses as: "light maintenance of motor vehicles including engine tune-ups, lubrication, repairs and car wash facilities, excluding automobile painting and body work and gasoline stations." The applicant is also proposing to do auto detailing on the site. The current CG-2 Zone allows for these uses as an accessory use. However, as no gasoline retailing is occurring on the site, automotive service uses become the primary use, and this is not permitted in the CG-2 Zone.
- Due to existing sewerage capacity in the area, automotive service uses will not include car wash. However, in order to increase the leasability of the site, a tile retail use is included in the Temporary Use Permit.
- The applicant has expressed a desire to redevelop the site in the future. Any future development on the site would likely need to proceed concurrently with redevelopment of the neighbouring parcels. As this future redevelopment is not proposed at the current time, the applicant is applying for a TUP so that the site may be used in the interim.
- The proposed TUP would allow occupancy of the currently vacant building. The existing building has been vacant for some time. The property has been the site of undesirable activities and the proposed use would limit undesirable activities.
- The applicant is proposing to retain the existing building and canopy, the pump island and the underground tanks. Under the Ministry of Environment's procedures, a TUP does not trigger the environmental remediation process. The applicant has removed the large propane storage tank from the site.
- The existing 190.3 sq.m. (2,048 sq.ft.) building contains 91.8 sq.m. (988 sq.ft.) of office/retail space and 98.5 sq.m. (1,060 sq.ft.) of shop space. The applicant is proposing to keep the existing building and use the shop space for automotive service uses or tile retail use.
- The applicant has proposed some general upgrades to the existing building, including repainting. The applicant is proposing to repaint the building with the existing colour scheme, which is white and grey, with red trim. The applicant also proposes to put a fascia sign on the front (King

George Highway) elevation. This sign is proposed to be an illuminated box sign and is within the allowable sign area for the premises. The applicant has indicated that the fascia sign is proposed to be coordinated with the colour scheme used on the building. The applicant indicated that no free-standing sign is proposed.

- The site contains eleven (11) parking spaces on the front portion of the site. In addition, there is a 270 sq.m. (2,900 sq.ft.) parking compound behind the existing building that can be used for parking. The amount of parking available exceeds the parking requirements of the Zoning By-law.
- There is currently no landscaping on the site along King George Highway. The applicant is proposing to plant a landscaping strip along King George Highway with a variety of shrubbery, grasses and trees. Security will be secured for the landscaping and the landscaping is a condition of the TUP.

PRE-NOTIFICATION

Pre-notification letters were sent on August 20, 2007 and staff received one (1) comment:

- A caller from an automotive business to the south inquired as to the nature of the proposal and expressed concern over possible competition.

(Staff advised the caller on the particulars of the application.)

- A letter was received stating opposition to the proposed TUP. No reasons were provided.

(The proposed TUP is in congruence with the current CG-2 zoning and commercial designation on the site. The proposed TUP is for 2 years only and occupancy of the site will reduce the undesirable activities that occur on the currently unused site.)

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets and Survey Plan
- Appendix II. Engineering Summary
- Appendix III. Temporary Use Permit No. 7907-0237-00

Jean Lamontagne
General Manager, Planning and Development

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