

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0008-00

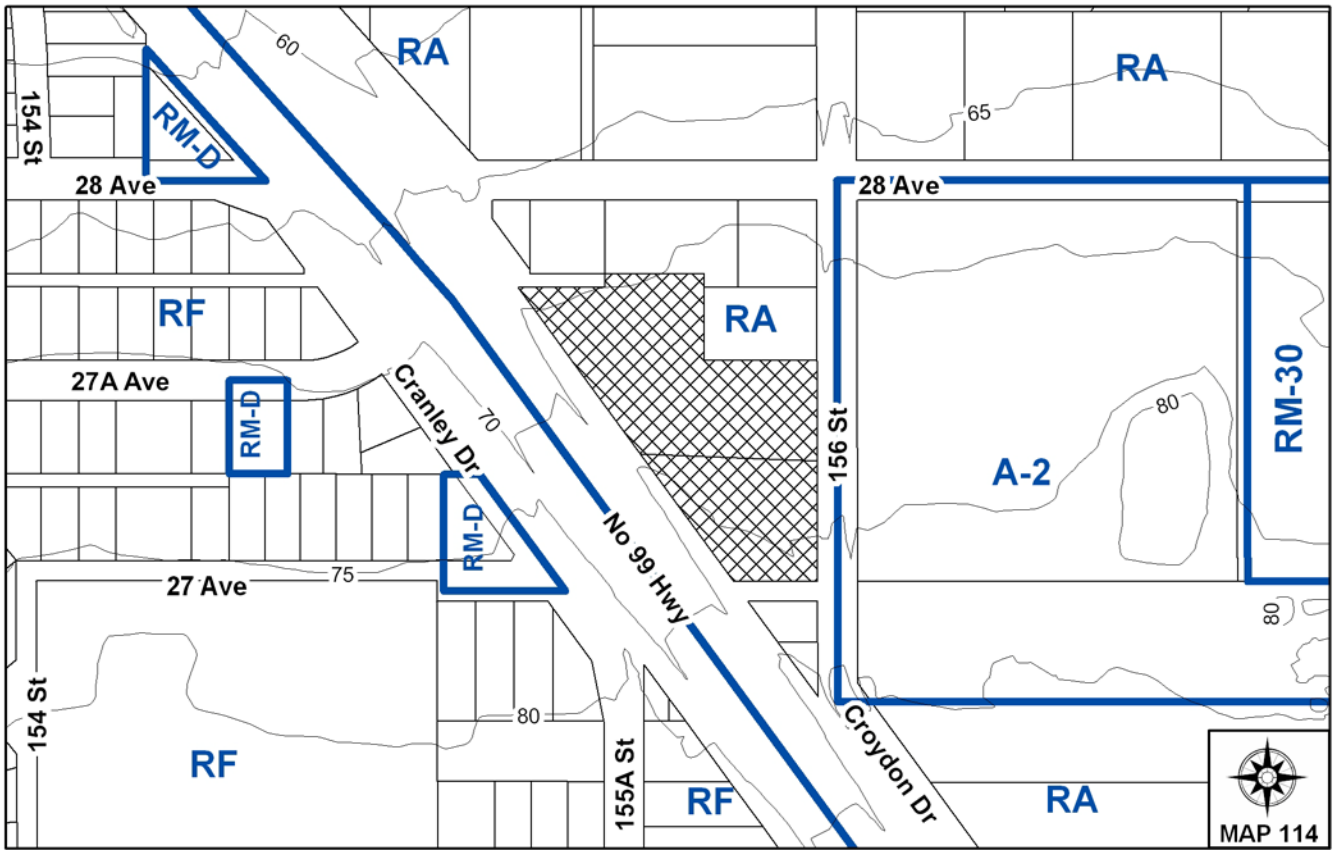
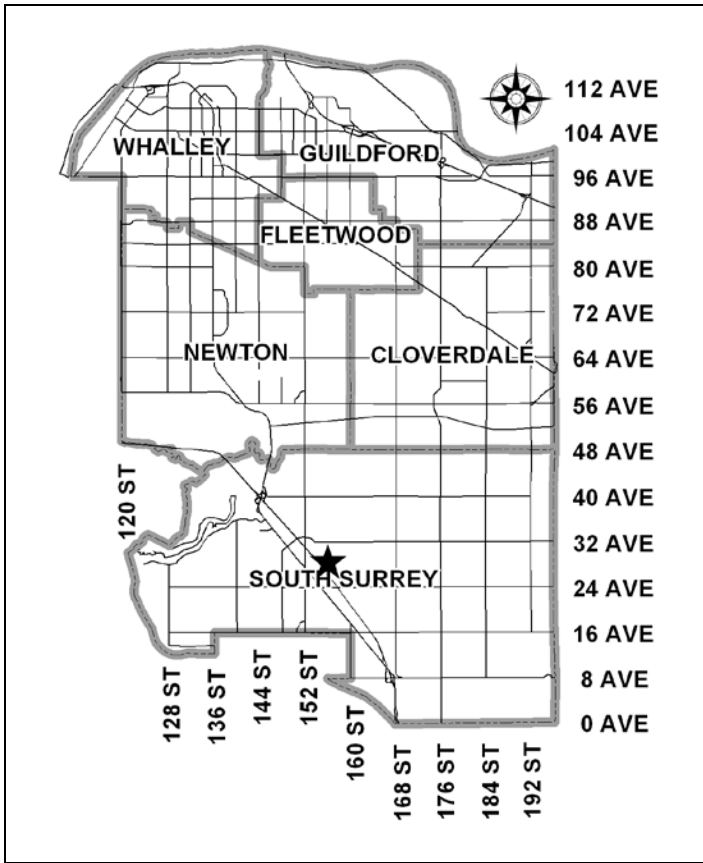
Planning Report Date: February 25, 2008

PROPOSAL:

- **Partial OCP Amendment** to declare a portion of the site a Temporary Use Permit Area
- **Temporary Use Permit**

to allow for the expansion and extension of temporary use to allow storage of recreational vehicles for a period not to exceed two years.

LOCATION: 2715/43 - 156 Street
OWNER: Karsten Roh et al
ZONING: RA
OCP DESIGNATION: Suburban
LAP DESIGNATION: Business Park/Light Industrial



RECOMMENDATION SUMMARY

- The Planning and Development Department recommends that:
 - the TUP extension be denied; and
 - the TUP expansion onto 2715 - 156 Street, and the associated OCP Amendment, be denied.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed Temporary Use Permit (TUP) does not comply with the current zoning on the site or the site's "Business Park/Light Industrial" designation in the Highway 99 Corridor Local Area Plan.

RATIONALE OF RECOMMENDATION

- Does not comply with LAP Designation.
- The proposed TUP and TUP extension is a low value land use. Permitting an expansion and extension of the temporary use makes the site less likely to be redeveloped in the near future in accordance with the "Business Park/Light Industrial" designation of the Highway 99 Corridor Plan.
- Concerns from adjacent residents have been raised about visual impact of recreational vehicle storage as well as drainage issues.
- The applicant's first Temporary Use Permit (for 2743 - 156 Street only) expires on March 27, 2008. In light of public concerns, as well as recent development in the Grandview and Highway 99 Corridor area an expansion of the TUP area to the adjacent site (2715 - 156 Street) and a two-year extension of the TUP is not supportable.

RECOMMENDATION

1. The Planning & Development Department recommends that:
 - (a) Temporary Use Permit No. 7904-0322-00 extension be denied; and
 - (b) Temporary Use Permit No. 7908-0008-00 (2715 - 156 Street) and the associated OCP Amendment, be denied.

REFERRALS

- Engineering: The Engineering Department has no objection to the project as outlined in Appendix III.
- Surrey Fire Department: No objection except that gates on the property should allow access for fire vehicles.
- BC Hydro: No objection.

SITE CHARACTERISTICS

Existing Land Use: 2715 - 156 Street has a single family dwelling. 2743 - 156 Street has a duplex and also is the site of Temporary Use Permit No. 7904-0322-00 which allows recreational vehicle storage on the site until March 27, 2008.

Adjacent Area:

| Direction | Existing Use | OCP/NCP Designation | Existing Zone |
|-------------------------------|----------------------------|---------------------------------------------|---------------|
| North: | Single family residential. | Suburban/Business Park/ Light Industrial | RA |
| Directly East: | Duplex dwelling. | Suburban/Business Park/ Light Industrial | RA |
| East (Across 156 Street): | Residences. | Suburban/Business Park/Light Industrial | A-2 |
| South: | Two small vacant parcels. | Suburban/Buffers | RA |
| West (Across Highway No. 99): | Residential dwellings. | Urban | RF and RM-D |

DEVELOPMENT CONSIDERATIONS

- The applicant is applying for a Temporary Use Permit (TUP) to permit parking of recreational vehicles (i.e. fifth wheels, straight hitch, RVs, boats), for a period not to exceed two years, at 2715 - 156 Street (Appendix II). The applicant is also applying for a 2-year extension of an existing TUP at 2743 - 156 Street (an adjacent property) for the storage of recreational vehicles. The combined site area is 12,478 sq.m. (3.08 acres) in area and both properties are zoned "One - Acre Residential Zone (RA)".
- The applicant was issued a Temporary Use Permit (No. 7904-0322-00) on March 27, 2006 to permit parking of recreational vehicles on 2743 – 156 Street. This TUP expires on March 27, 2008. As part of File No. 7904-0322-00, the property at 2743 – 156 Street was declared a Temporary Industrial Use Permit Area in the Official Community Plan (OCP).
- As part of the current application, the applicant is applying for an OCP Amendment to declare the property at 2715 – 156 Street a Temporary Industrial Permit Use Area in the OCP, in order to expand the parking area on this site.
- The subject site is within the Highway 99 Corridor Land Use Plan approved by Council and the subject site is designated for "Business Park/Light Industrial" uses. Development within the Highway 99 Corridor, particularly at Grandview Corners (24 Avenue and 160 Street), has been very active in the last few years and development is moving northward towards the subject site.
- The applicant contends that the proposed TUP would provide him with revenue that will allow him to move forward with plans for redeveloping the site in the future. The applicant recognizes that the Highway 99 Corridor is changing and desires to pursue redevelopment of his site in the future.
- The proposed TUP is a low value land use and is not compatible with the "Business Park/Light Industrial" designation on the site. Permitting an expansion and extension of the current TUP, which expires on March 27, 2008, on 2743 – 156 Street, makes the site less likely to be redeveloped in the near future.
- Achieving business park and industrial development within the Highway 99 Corridor Plan area is important to achieving the City's goal of providing more local employment opportunities for Surrey residents. Extension and expansion of the TUP area for recreational vehicle parking will likely further delay any possible redevelopment on this area and does not support this goal.

PRE-NOTIFICATION

Pre-notification letters were sent on January 15, 2008 and the following comments were received:

- Four (4) letters from area residents opposing the proposed TUP (Appendix IV). Concerns mentioned include the negative visual impact of recreational vehicle storage and the drainage issues emanating from the subject site. Adjacent residents are concerned that activities on the subject site have caused water run-off onto their property.

(Staff are recommending the proposed TUP and TUP extension be denied. As a condition of TUP No. 7904-0322-00 the applicant agreed to return the site to its original state and has submitted security to ensure that the terms of the TUP are complied with.)

- In light of public concerns about extending the TUP for two more years, and expanding the temporary parking onto 2715 - 156 Street, as well as the resulting delay that such a proposal may have on the redevelopment of lands in the Highway 99 Corridor area for industrial and business park uses, staff recommends that this applications be denied.
- However, should Council deem to support the proposal, it would be appropriate for Council to refer the application back to staff to work with the applicant to address the concerns raised in this report.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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|---------------|----------------------------------------|
| Appendix I. | Lot Owners and Action Summary |
| Appendix II. | Site Plan and Landscape Plans |
| Appendix III. | Engineering Summary |
| Appendix IV. | Map Showing Location of Letter Writers |

Jean Lamontagne
General Manager
Planning and Development

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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: Karsten Roh
 Address: 2743 - 156 Street
 Surrey, BC
 V3S 0C5
 Tel: 604-538-6794

2. Properties involved in the Application
 - (a) Civic Address: 2715 and 2743 - 156 Street

 - (b) Civic Address: 2715 - 156 Street
 Owner: Lloyd and Muriel Bittner
 PID: 008-905-576
 Lot 56 Section 23 Township 1 New Westminster District Plan 27569

 - (c) Civic Address: 2743 - 156 Street
 Owner: Karsten Roh
 PID: 009-599-215
 Parcel "B" (559233E) Lot 24 Except: Firstly: Parcel "A" (Explanatory Plan
 17400) Secondly: Part Subdivided by Plan 27569; Section 23 Township 1 New
 Westminster District Plan 20916

3. Summary of Actions for City Clerk's Office