

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7908-0046-00

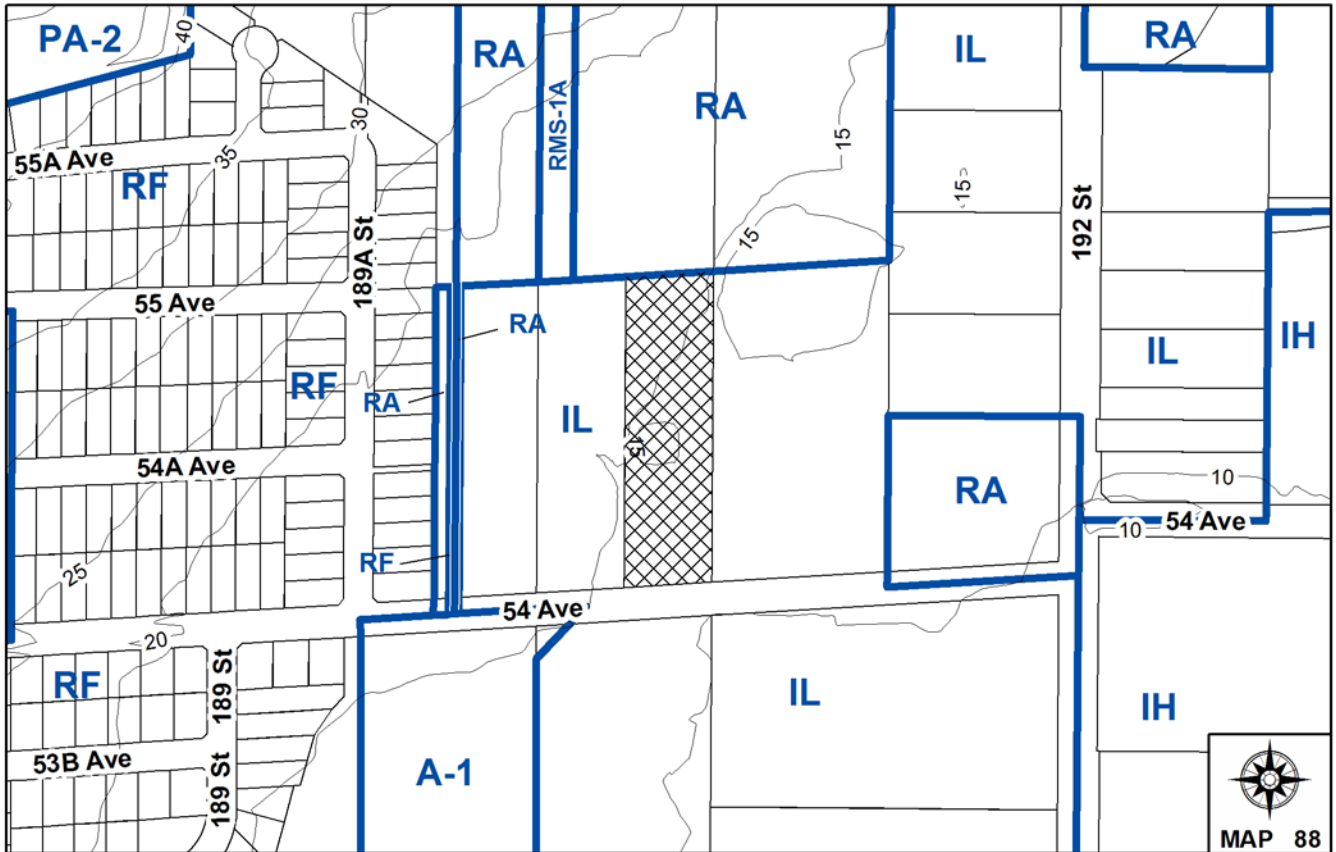
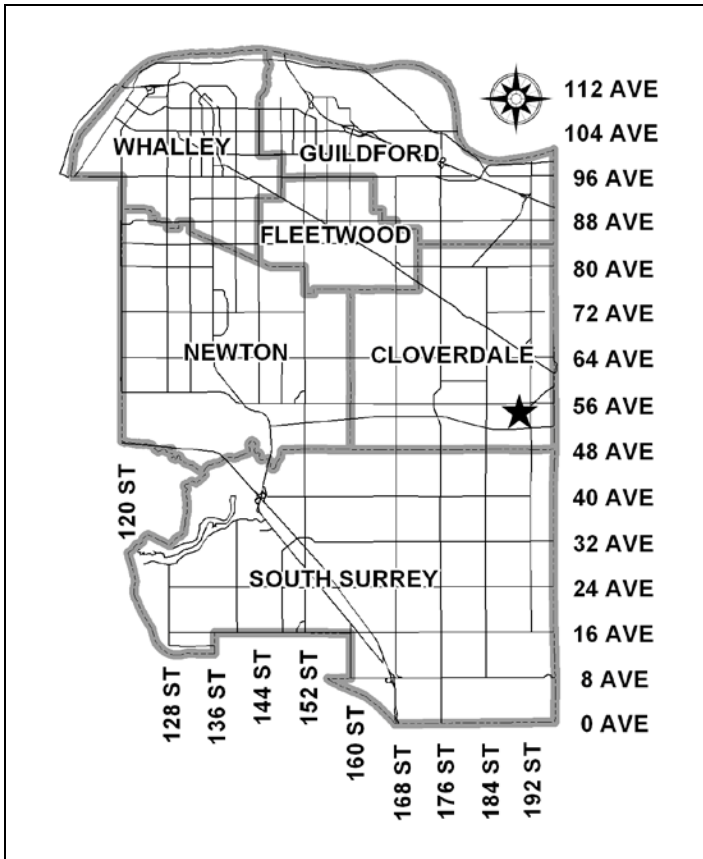
Planning Report Date: March 9, 2009

**PROPOSAL:**

- OCP Amendment
- Temporary Industrial Use Permit

in order to allow a temporary office and construction equipment storage operation for a period not to exceed 2 years.

**LOCATION:** 19061 - 54 Avenue  
**OWNER:** Surespan Construction Ltd.  
**ZONING:** IL  
**OCP DESIGNATION:** Industrial



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for OCP Amendment.
- Approval for Temporary Industrial Use Permit to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed outside storage use without a building, is contrary to the current IL zoning of the subject site.

### RATIONALE OF RECOMMENDATION

- Approving construction equipment storage on a temporary basis will enable the applicant to continue their operation while preparing their long-range plan for the site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by declaring the subject site a Temporary Industrial Use Permit 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. 7908-0046-00 (Appendix III) to proceed to Public Notification.
4. Council instruct staff to resolve the following issues prior to final adoption/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 adequate security to ensure the site is restored to its vacant state, upon expiration of the Temporary Industrial Use Permit;
  - (c) submission of a revised landscaping site plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
  - (d) submission of a Restrictive Covenant for stream preservation.

REFERRALS

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

BC Hydro: BC Hydro has no objection to the proposed storage within the right-of-way subject to a number of conditions relating to personal safety, long-term security and maintenance of the electrical system.

SITE CHARACTERISTICS

Existing Land Use: Unauthorized outside construction equipment storage.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwelling.	Suburban	RA

<b>Direction</b>	<b>Existing Use</b>	<b>OCP Designation</b>	<b>Existing Zone</b>
East:	Truck parking.	Industrial	IL
South (Across 54 Avenue):	Concrete manufacturing.	Industrial	IL
West:	Stratified industrial complex.	Industrial	IL

## DEVELOPMENT CONSIDERATIONS

### Background

- The subject site at 19061 - 54 Avenue encompasses a site area of 1 hectare (2.5 acres). It is currently designated Industrial in the Official Community Plan and zoned "Light Impact Industrial Zone (IL)"
- The current zoning allows outside storage, only if screened from sight, provided there is a building with a minimum 100 square metres (1,075 sq.ft.) of floor area and contains washroom facilities. However, as the subject site contains no buildings, the outside storage of goods contravenes the condition of the IL Zone.
- Surespan Construction has been using the site for outside storage since at least January 2008.
- As a result of By-law Enforcement action, the applicant submitted an application for a Temporary Industrial Use Permit (TUP) on February 15, 2008, however, did not fulfill all requirements to proceed to Council until recently.

### Current Proposal

- The TUP application proposes to utilize the site as an outdoor construction equipment storage facility for a two-year period.
- A Hydro Right-of-Way (ROW) encumbers the northeast portion of the property. BC Hydro allows storage of goods as a use under their rights-of-way but height is limited.
- The applicant proposes to store construction material mainly from high-rise construction projects. These materials are mostly concrete placing and finishing equipment, 2 to 3 portable ATCO style site offices, and some tarps. The maximum height of storage anywhere under the Hydro right-of-way will be 6.1 metres (20 feet). No cranes are allowed to be within 12.1 metres (40 feet) of the hydro power line.
- The applicant will apply for a temporary trailer permit and have the trailer included in the Temporary Industrial Use Permit in order to have an office to operate the site storage during this two-year period. The temporary trailer will not meet the 100-square metre building requirement.

- The applicant's mid to long range plan for the subject site is to construct a multi-tenant industrial building.
- The applicant will be required to plant screening along 54 Avenue to match neighbouring properties. Submission of a landscaping plan, landscaping cost estimate and landscaping bond to the specifications and standards of the City Landscape Architect must be resolved prior to final adoption.
- There is a Class B watercourse located on the property to the northeast. The applicant will be protecting a 30-metre (98.4 ft.) setback from the watercourse to the northeast through fencing and a Restrictive Covenant.

### PRE-NOTIFICATION

Pre-notification letters were sent out on September 12, 2008 and staff received one telephone call with respect to the application.

- The caller expressed concerns about the orderliness of the area post-development and has asked to have screening of the site from 54 Avenue.

*(The applicant will plant a row of screening shrubs/trees along 54 Avenue along the interior of the fence to block the storage.)*

### PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Site Plan
Appendix III.	Engineering Summary
Appendix IV.	Temporary Industrial Use Permit No. 7908-0046-00
Appendix V.	OCP Amendment By-law

Jean Lamontagne  
General Manager  
Planning and Development

Information for City Clerk

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

1. (a) Agent:      Name:                  Donovan Ducharme  
                         Address:                301 - 38 Fell Avenue  
   North Vancouver, BC  
   V7P 3S2  
                         Tel:                        604-998-1133
  
2.      Properties involved in the Application
  - (a)      Civic Address:            19061 - 54 Avenue
  
  - (b)      Civic Address:            19061 - 54 Avenue  
            Owner:                    Surespan Construction Ltd., Inc. No. 0157524  
            PID:                        012-203-661  
            East Half of the South Half Lot 10 Section 4 Township 8 New Westminster  
            District Plan 1461
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Introduce a By-law to amend the Official Community Plan to redesignate the property a  
            Temporary Industrial Use Permit.
  
  - (b)      Proceed with Public Notification for Temporary Use Permit No. 7908-0046-00.