

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0062-00

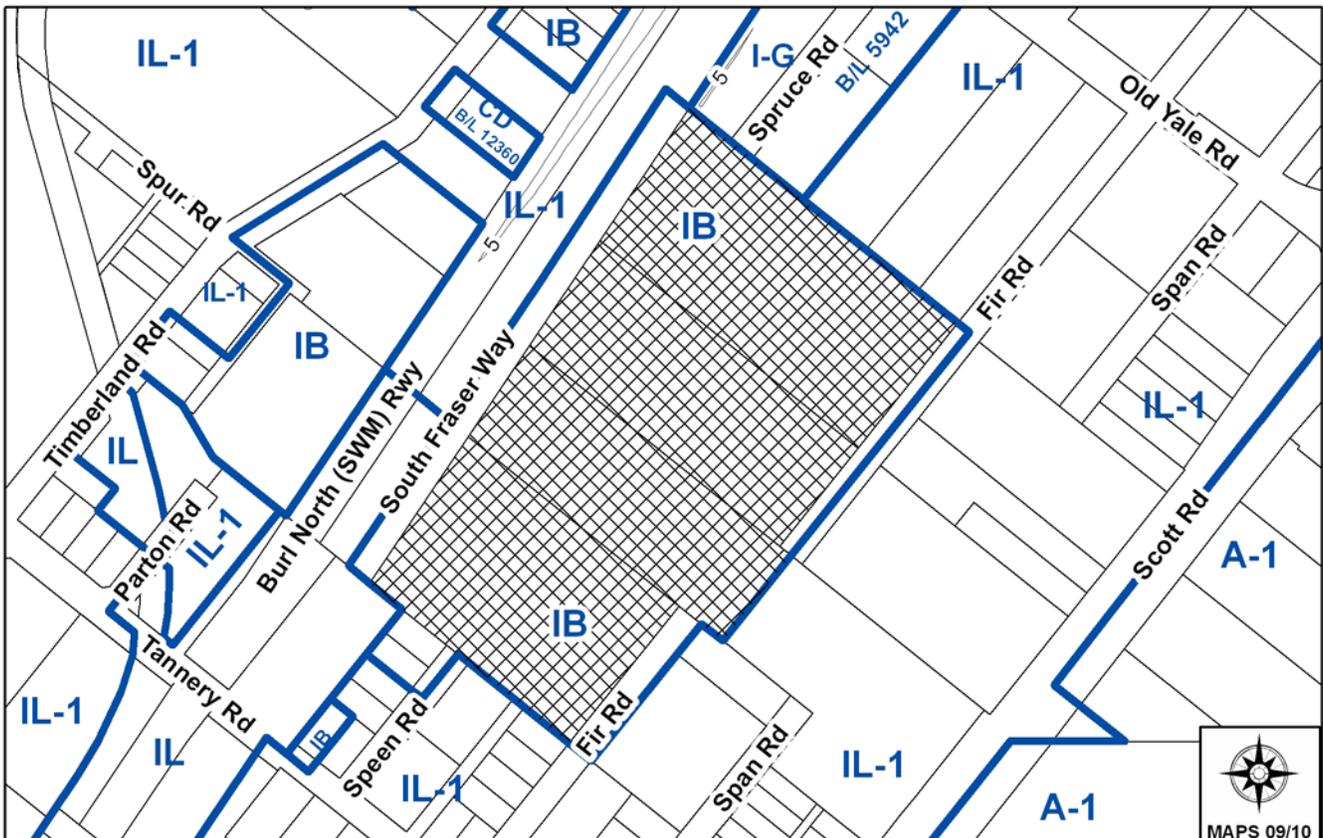
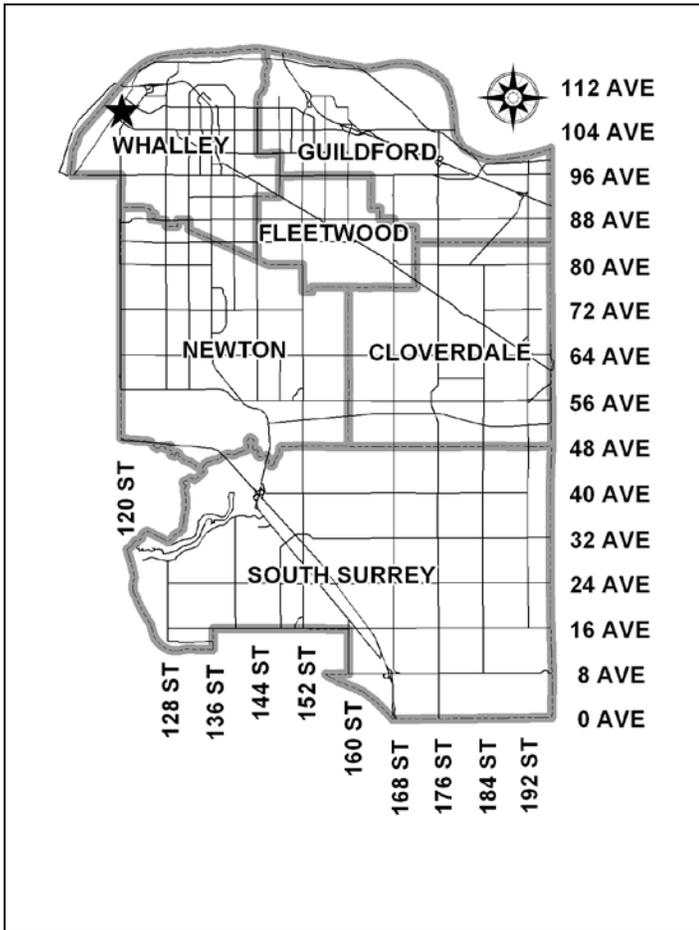
Planning Report Date: July 14, 2008

PROPOSAL:

- OCP Amendment
- Temporary Use Permit

in order to allow a temporary office and steel storage yard and office for a period not to exceed two years.

LOCATION: 10669/10695/10749 and 10775 Fir Road
OWNER: R & R Trading Co. Ltd.
ZONING: IB
OCP DESIGNATION: Industrial
NCP DESIGNATION: Business Park



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 storage use is not consistent with Business Park designation in the South Westminster NCP.

RATIONALE OF RECOMMENDATION

- Approving steel storage on a temporary basis will enable the applicant to continue their operation while preparing their long range plan for the site.
- The proximity of this site to Fraser Surrey Docks is important in the efficiency of the steel storage business.

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 Industrial Use Permit No. 7908-0062-00 (Appendix IV) to proceed to Public Notification.
4. 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 adequate security to ensure the site is restored to its vacant state, upon expiration of the Temporary Industrial Use Permit.

REFERRALS

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

Gateway Program: Gateway has no objection to the project. Landscaping and fencing is not likely for this section of South Fraser Perimeter Road.

SITE CHARACTERISTICS

Existing Land Use: Unauthorized outside steel storage yard.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Truck repair machine shop.	Business/Residential Park	I-G (By-law No. 5942) and IL-1
South-East (Across Fir Road):	Auto wrecking and auto repair.	Highway Commercial	IL-1

Direction	Existing Use	NCP Designation	Existing Zone
South-West:	BC Transport	Business Park	IL-1 and IB
North-West (Across South Fraser Way):	Auto wrecking, warehouse and railway	Business Park	IB

DEVELOPMENT CONSIDERATIONS

Background

- The subject site comprises 4 properties located at 10669, 10695, 10749 and 10775 Fir Road and encompasses a site area of 8.8 hectares (27.1 acres). It is designated "Business Park" in the South Westminster Neighborhood Concept Plan (NCP) and currently zoned "Business Park" (IB).
- The site was previously zoned "Light Impact Industrial Zone" (IL) which allowed 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, would have contravened the use condition of the IL Zone.
- The property was rezoned from IL and "Service Industrial Zone" (I-S) (Surrey Zoning By-law 1979, No. 5942, as amended) to the current IB Zone through a City-initiated rezoning of a number of properties in the South Westminster area, in order to advance the implementation of the South Westminster NCP. The rezoning was approved on May 18, 2005. The IB Zone does not permit outside storage of goods.
- R&R Trading Co. Ltd. purchased the property in November 2003 and has been using it as an outside steel storage yard since late 2003/early 2004.

Current Proposal

- As a result of By-law Enforcement action, the applicant submitted an application for a Temporary Industrial Use Permit (TUP) on February 29, 2008.
- The TUP application proposes to utilize the site as an outdoor steel storage facility for a two-year period.
- The applicant is currently using an old house, located on Speen Road, as an office for the steel storage yard. This Speen Road site is being expropriated by the Province as part of the South Fraser Perimeter Road project, therefore the applicant would like to obtain a temporary trailer permit and have the trailer included in the Temporary Industrial Use Permit in order to have an office to operate the steel storage business during this two-year period.

- The current IB zoning of the subject site would permit the steel storage operation as a warehouse use provided the storage is contained within a building. However, the applicant has indicated that it would be impractical and uneconomical to store their steel inside a warehouse as their long pipe and tubing products, range in length from 6 metres (20 ft.) to 18 metres (60 ft.) and are too large to deal with efficiently indoors.
- R&R Steel located at this site in order to be close to the Fraser Surrey Docks where their products come by way of bulk shipment. It is then trucked to the subject property which is only a short distance away, thereby minimizing travel for their trucks.
- The applicant has indicated that their mid to long range plan for the subject site is to construct indoor storage to expand their product range and/or to accommodate a small diameter steel pipe manufacturing facility.
- The applicant has agreed that the steel storage shall not exceed the height of the existing perimeter fence (2.2 metres/7 ft.) within 7.5 metres (25 ft.) of the South Fraser Way property line, thereby, minimizing the visual impact.
- As a result of the uncertainty of the South Fraser Perimeter Road alignment R&R Steel's final property lines cannot be determined at this time. Any landscaping requirements will likely be removed when the construction of SFPR commences, therefore, there are no landscaping conditions attached to this TUP. Should the applicant request a renewal of the TUP, this landscaping requirement will be reassessed.

Plan and Policy Context

- The South Westminster NCP includes objectives and policies to create a positive image and investment climate and strategies for the phasing out of existing salvage uses and promoting and encouraging higher quality developments. In this regard, the NCP strictly manages and limits outdoor storage.
- The subject property is designated Business Park in the NCP. The Business Park designation is intended to help clean up existing industrial areas adjacent to residential areas by encouraging these lands to be redeveloped to high quality comprehensively planned business park uses.
- A major land use component of South Westminster is the existing Fraser Surrey Dock. The Port Authority has assembled much of the land adjacent to the Fraser Surrey Dock and is currently leasing this land to a number of tenants involved in port-related industries and businesses.
- Steel together with forest products and containers, is one of the Port Authorities main areas of business.
- The NCP acknowledges that the Port Authority will require additional lands to be set aside for industrial uses to support its growing business activity and accommodates industrial services and offices will benefit from proximity to the port.
- Planning is currently underway by the Provincial Gateway Program for the future South Fraser Perimeter Road. This road will be a limited access highway intended to facilitate the movement of goods and services within the region.

R&R Steel and Fraser Surrey Dock

- As noted above, steel is one of Fraser Surrey Dock's main areas of business with R&R Steel comprising approximately 70% of Fraser Surrey Dock's steel business (according to a representative of the Fraser Surrey Dock, steel comprises 50% of their total business).
- Steel is imported mainly from Asia in break bulk vessels.
- Both R&R Steel and the Port Authority benefit from the proximity of R&R Steel's current operation to the Fraser Surrey Dock as the imported steel can be moved quickly to the R&R site thus minimizing the amount of time that the imported steel is stored at the docking facility. This frees up storage space for other Port customers.

PROJECT EVALUATION

The advantages and community benefits or any justification for approving this proposal are:

- The Gateway Project is currently in negotiation with R&R Steel to acquire a portion of the subject site to construct the South Fraser Perimeter Road. This acquisition will affect the use and layout of the site. R&R Steel proposes to use the 2 years, granted by the TUP, to prepare a long-range plan for the subject site.
- The applicant is an important customer of the Fraser Surrey Dock and both parties benefit from the close proximity of the steel storage operation to the dock facilities.

The disadvantages and problems likely to result from the approval of the project are:

- The proposed outdoor storage use is contrary to the policies in the South Westminster NCP and the regulations of the IB Zone to restrict outdoor storage facilities in new developments.
- The proposal, if approved, could set a precedent for other Temporary Use Permit applications in South Westminster for outdoor storage.

PRE-NOTIFICATION

Pre-notification letters were sent out on May 9, 2008 and staff received one written response with respect to the application. The comments are summarized below:

- They do not support this Development Proposal. We do not need an eye sore in the area we need development.

(The applicant has responded by stating that R&R Steel is willing to restrict the height of steel storage to the height of the existing fence (2.2 metres/7 ft.) within 7.5 metres (25 ft.) of the South Fraser Way property line in order to minimize the visual impact.)

PUBLIC CONSULTATION PROCESS FOR THE 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.

CONCLUSION

- Although the current use is contrary to the South Westminster NCP and to the current IB zoning of the subject site, both the applicant and the Port Authority benefit from the close proximity of the subject site to the Surrey Fraser Dock facility.
- In addition, the Gateway Program is in negotiation with the applicant to acquire a portion of the subject site to construct the South Fraser Perimeter Road.
- The proposed Temporary Use Permit will allow the current outdoor storage use to continue for a 2-year period during which the Gateway property acquisitions can be finalized. Moreover, the 2-year period will allow the applicant to prepare a mid to long range plan for this site which could include construction of indoor storage.
- Once the property acquisition is concluded and the alignment of the South Fraser Perimeter Road determined, landscaping can be provided along this edge of the property.
- On balance, and in light of the above reasons, the benefits of this proposal outweigh the disadvantages. Therefore, the Planning & Development Department recommends that Council support this application subject to the height of the steel storage not exceeding the height of the existing perimeter fence (2.2 metres/7 ft.) within 7.5 metres (25 ft.) of the South Fraser Way property line.

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.	Site Plan
Appendix III.	Engineering Summary
Appendix IV.	Temporary Industrial Use Permit No. 7907-0315-00
Appendix V.	OCP Amendment By-law

Jean Lamontagne
General Manager
Planning and Development

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DEVELOPMENT DATA SHEET

Existing Zoning: IB

Required Development Data	Minimum Required / Maximum Allowed	TUP
LOT AREA* (in square metres)		
Gross Total	2,000 sq.m.	88,000 sq.m.
Road Widening area		
Undevelopable area		
Net Total	2,000 sq.m.	88,000 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	
Paved & Hard Surfaced Areas		
Total Site Coverage	45%	
SETBACKS (in metres)		
Front	7.5 m	storage limited to 2.2 m in height within 7.5 m setback
Rear	7.5 m	storage limited to 2.2 m in height within 7.5 m setback
Side #1 (Northwest)	7.5 m	storage limited to 2.2 m in height within 7.5 m setback
Side #2 (Southeast)	7.5 m	storage limited to 2.2 m in height within 7.5 m setback
BUILDING HEIGHT (in metres/storeys)		
Principal	12 m	n/a
Accessory	6 m	n/a
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*