

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7909-0027-00

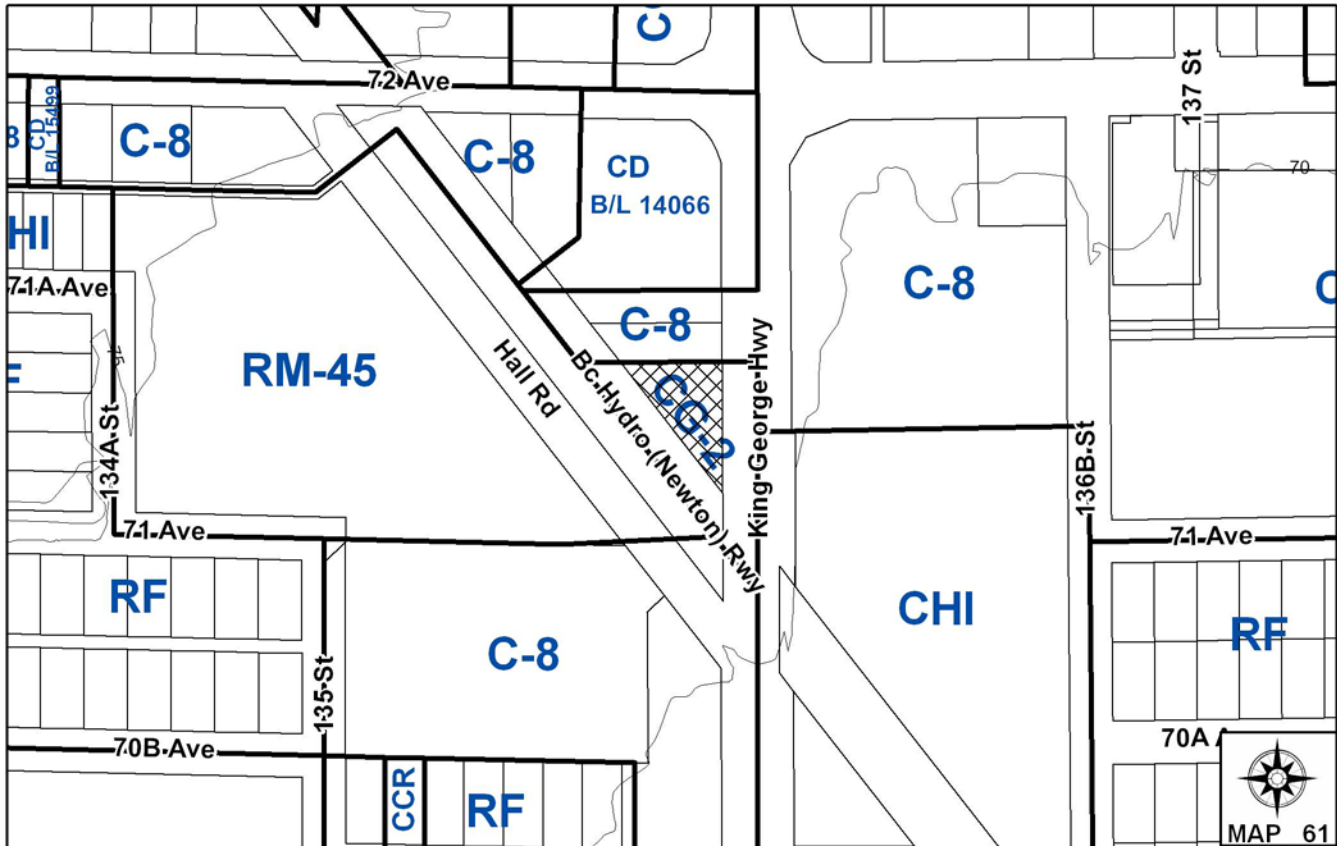
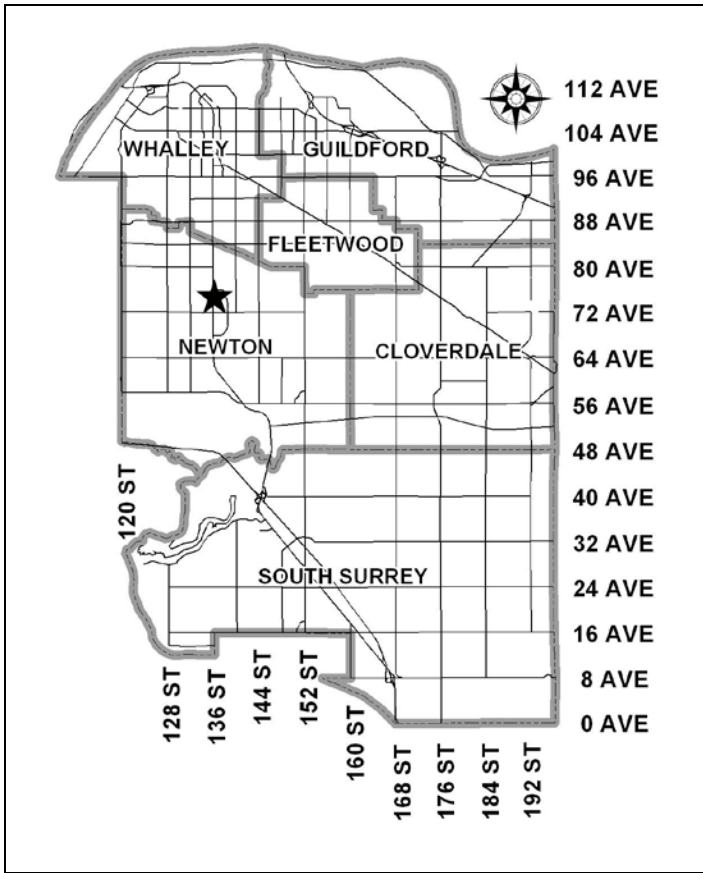
Planning Report Date: March 9, 2009

PROPOSAL:

- OCP Amendment
- Temporary Use Permit

in order to allow temporary vehicle rental uses, in addition to temporary auto repair, tire retail, car detailing and car wash.

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



RECOMMENDATION SUMMARY

- Approval to amend the Official Community Plan to amend the purpose of Temporary Commercial Use Permit Area No. 18 to allow temporary highway commercial uses.
- Approval for Temporary Use Permit No. 7909-0027-00 to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Temporary Use Permit (TUP) No. 7907-0237-01 was approved by Council on March 31, 2008, in order to allow auto repair, auto washing and detailing and tire retail and servicing on a temporary basis. The applicant is seeking to add a vehicle rental use on the site. A new TUP is required for this purpose.

RATIONALE OF RECOMMENDATION

- A temporary vehicle rental use is compatible with the temporary automotive uses on the property previously approved by Council under TUP No. 7907-0237-01.
- 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, this amended Temporary Use Permit would allow for an expanded range of uses on this site.
- The proposed interim uses are consistent with the highway commercial nature of the area.
- The existing building is currently vacant and an occupied site 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 amending the permitted use in Temporary Commercial Use Permit No. 18 to allow temporary highway commercial uses.
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. 7909-0027-00 (Appendix II) to proceed to Public Notification.

REFERRALS

Engineering: The Engineering Department has no objection to the project.
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
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

JUSTIFICATION FOR PLAN AMENDMENT

Background

- 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 site is zoned "Combined Service Gasoline Station Zone" (CG-2) and is designated "Commercial" in the Official Community Plan (OCP).

Previously Approve Temporary Use Permit No. 7907-0237-01

- Council issued Temporary Use Permit (TUP) No. 7907-0237-01 on March 31, 2008 to allow for automotive service uses, auto detail, car washing and tire retail and associated servicing on this site. At that time, Council also approved an amendment to the Official Community Plan (OCP) to declare the property as a Temporary Commercial Permit Use Area.
- As part of Application No. 7907-0237-01, landscaping was planted on the site and the existing building was repainted. Financial security was also collected to ensure that the site is returned to its original condition after the TUP expires.

Proposal

- TUP No. 7907-0237-01 expires on March 31, 2010, but the applicant has had difficulties finding tenants with the uses permitted under the TUP. The applicant is now seeking to add vehicle rental (for vehicles less than 5,000 kilograms) as a permitted use, in addition to the previous automotive service and related uses approved under TUP No. 7907-0237-01. The new expanded TUP (No. 7909-0027-00) would replace the previous TUP and be valid for a period of 2 years.
- The applicant is also requesting an OCP Amendment to amend the wording in the OCP for Temporary Commercial Use Permit Area No. 18 to allow more flexibility in the nature of the uses permitted.

DEVELOPMENT CONSIDERATIONS

- The proposed TUP would allow expansion of possible auto-related uses to allow a viable occupancy to be achieved in the current building, which is vacant. The existing building has been vacant for some time and the property has been the site of undesirable activities.
- The proposed auto rental use is comparable with the other temporary auto-related uses on the site.
- 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, and would support the auto rental use.
- 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.

PRE-NOTIFICATION

Pre-notification letters were sent on February 23, 2009 and a development sign was put up on March 1, 2009 and staff have received no comments.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary
- Appendix II. Temporary Use Permit No. 7909-0027-00
- Appendix III. OCP Text Amendment By-law

Jean Lamontagne
General Manager
Planning and Development

KB/kms

Information for City Clerk

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

1. (a) Agent: Name: Baldev Nijjer
 Address: 61 East 50th Avenue
 Vancouver, B.C.
 V5X 1A1
 Tel: 604-325-7516

2. Properties involved in the Application
 - (a) Civic Address: 7127 King George Highway

 - (b) Civic Address: 7127 King George Highway
 Owner: Arzoo Enterprises Ltd.
 PID: 002-205-823
 Lot 1 Section 17 Township 2 New Westminster District Plan 8939

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Temporary Use Permit No. 7909-0027-00.

 - (b) Introduce a By-law to amend the Temporary Commercial Use Permit Area No. 18 in the Official Community Plan.