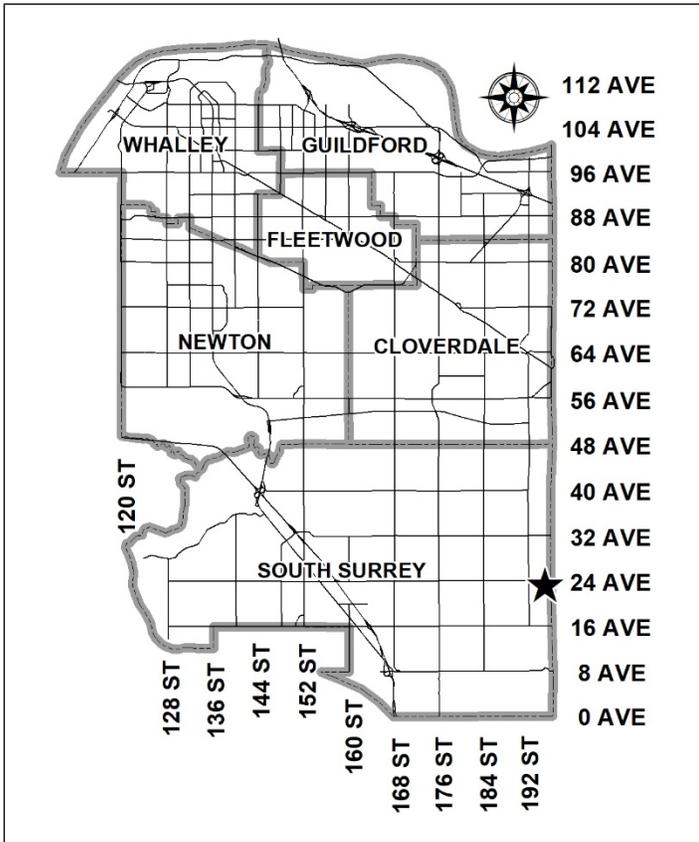


**City of Surrey
PLANNING & DEVELOPMENT REPORT**

Application No.: 7924-0046-00

Planning Report Date: March 11, 2024



PROPOSAL:

- **Temporary Use Permit**

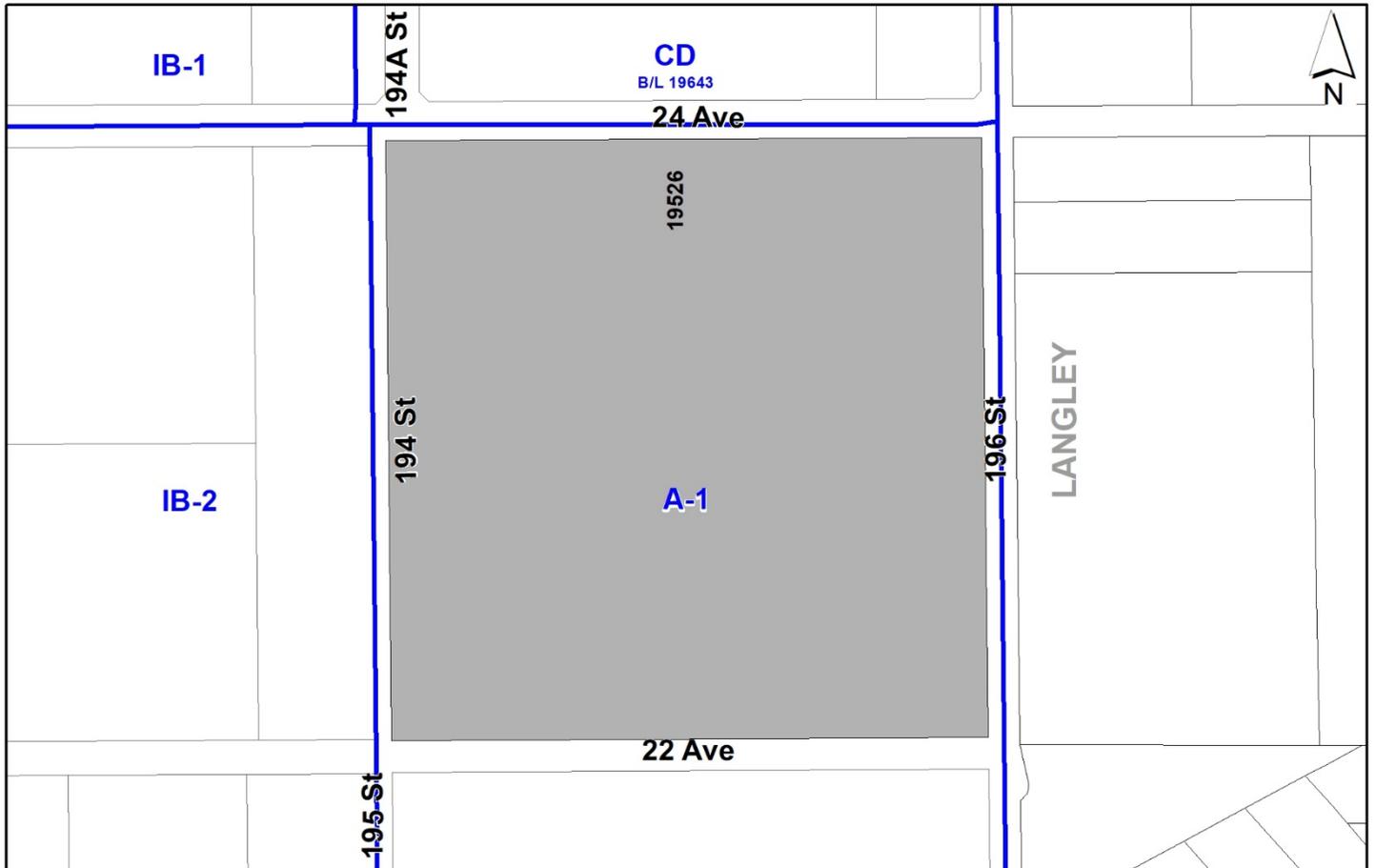
to permit the operation of a manufacturing and storage facility (precast yard) of guideway concrete precast segments for the Surrey-Langley Skytrain (SLS) project, for a period not to exceed three years.

LOCATION: 19526 - 24 Avenue

ZONING: A-1

OCB DESIGNATION: Mixed Employment

LAP DESIGNATION: Business Park and Open Space Corridors/Buffers



RECOMMENDATION SUMMARY

- Approval of Temporary Use Permit No. 7924-0046-00 for a period not to exceed three years to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed precast yard for the Surrey-Langley Skytrain (SLS) project, which includes manufacturing and storage of concrete guideway segments, does not comply with the “General Agriculture Zone (A-1)” or the “Business Park” land use designation in the Campbell Heights Local Area Plan (LAP).

RATIONALE OF RECOMMENDATION

- The proposed temporary precast yard will facilitate construction of the Surrey-Langley Skytrain project by serving as the primary manufacturing and storage facility for approximately 5,000 guideway concrete precast segments.
- The proposed temporary facility is on city-owned lands. The proponent will enter into an agreement with the City for the lease of the lands. At the end of the term, the lands will be returned to the original state and will be available for future development under the existing “Business Park” designation in the Campbell Heights LAP.
- The proposed temporary facility will maintain the existing public walkway and riparian area/landscape buffer along the eastern boundary to buffer the use from the adjacent residential area in the Township of Langley.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Temporary Use Permit No. 7924-0046-00 (Appendix IV) to proceed to Public Notification.
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (e) submission of a finalized environmental assessment.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	LAP Designation	Existing Zone
Subject Site	Vacant city land	Business Park and Open Space Corridors/Buffers	A-1
North (Across 24 Avenue):	Walmart distribution centre	Business Park	CD (Bylaw No. 19643)
East (Across 196 Street):	Trailer park in the Township of Langley	N/A	N/A
South (Across unopened road allowance for 22 Avenue):	Vacant city land	Business Park, Open Space Corridors/Buffers and Stormwater Management Facilities	A-1
West (Across unopened road allowance for 194A Street):	129A – Greenbelt	Open Space Corridors/Buffers	IB-2

Context & Background

- The subject site is approximately 14.6 hectares in area and located on the south side of 24 Avenue at the eastern boundary (196 Street) of the Campbell Heights Business Park, adjacent the Township of Langley. The property is designated “Mixed Employment” in the Official Community Plan (OCP), “Business Park” and “Open Space Corridors/Buffers” in the Campbell Heights Local Area Plan (LAP) and zoned “General Agriculture Zone (A-1)”.
- The subject site was created through a subdivision under previous Development Application No. 7917-0009-00, which created four lots across the lands commonly referred to as “Stokes Pit”. The lots, which are all city-owned, were developed by Surrey City Development Corporation (SCDC). To date, only one of the four lots has developed under the “Business Park” designation with the development of a Walmart distribution facility. The other three lots remain vacant.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes a temporary use permit to permit the operation of a manufacturing and storage facility (precast yard) of guideway concrete precast segments for the Surrey-Langley Skytrain (SLS) project, for a period not to exceed three years.
- The precast yard will manufacture and store approximately 5,000 concrete guideway segments, which form critical components of the SLS project.
- The facility will operate six days a week, with casting operations scheduled from 5:00 am to 10:00 pm. Loading and distribution activities will occur twenty-four hours a day to ensure delivery of the segments to project site. The Surrey Noise By-law, No. 7044 permits construction between 7:00 am and 10:00 pm, Monday through Saturday. No construction is permitted on Sundays. The proposed operating hours will require a noise extension by-law permit to allow operations before 7:00 am.
- The proposed facility is comprised of a pre-engineered steel building, storage areas equipped with rail-mounted gantry cranes, a trailer staging area, a concrete batch plant, office space, and parking.
- The proposed facility will employ approximately 300 tradespeople and 50 staff.
- The proposed facility is not a permitted use under the existing “General Agriculture Zone (A-1)” and therefore, a temporary use permit is required.
- The Temporary Use Permit would be for a period not to exceed three years; however, a subsequent three-year extension could be requested by the applicant for Council decision.

Referrals

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

Parks, Recreation & Culture: No concerns.

Transportation Considerations

- Accesses to the site are proposed via 24 Avenue and 22 Avenue.

Parkland and/or Natural Area Considerations

- An Ecosystem Development Plan under Development Application No. 7917-0009-00 was previously approved for the subject site, which established the protection measures for environmental features within the property boundaries. Therefore, a Development Permit for Sensitive Ecosystems was not required for the proposed temporary use permit.
- The applicant will provide an environmental assessment letter and site plan to confirm that the proposal is fully outside of the require streamside setbacks of the Class B watercourse adjacent to the western boundary and the Class A watercourse on the eastern boundary.
- The existing public walkway and riparian area fencing along the eastern property boundary provide protection for the existing on-site Class A watercourse. No development is proposed beyond the public walkway.
- Similarly, the western boundary serves as the furthest extent of development for the proposed temporary facility, which is fully outside of the setbacks of the Class B watercourse within 129A-Greenbelt, to the west of the unopened road allowance of 194A Street.

POLICY & BY-LAW CONSIDERATIONS**Zoning By-law**

- The applicant proposes a Temporary Use Permit under the existing zone: “General Agriculture Zone (A-1)”. The proposal would permit the temporary use to operate on the property, as the proposed uses are not permitted under the A-1 Zone.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent to neighbouring residents, including residents within the adjacent manufactured home park in the Township of Langley, on February 21, 2024 and the Development Proposal Signs were installed on February 26, 2024. Staff received two responses from neighbouring residents inquiring about impacts to the riparian area/landscape buffer and one question regarding the opening of 24 Avenue into the Township of Langley. Staff confirmed that the existing pedestrian walkway and riparian area will not be impacted by the proposed temporary use. 24 Avenue within the City of Surrey is fully opened; however, the Township of Langley has not opened the connection into their jurisdiction. At this time, it is unknown when the connection will be opened by the Township of Langley.
- The subject development application was reviewed by the Friends of Semiahmoo Bay Society and the Little Campbell Watershed Community Society. Correspondence was received from the Little Campbell Watershed Community Society seeking more information, however, at the time of writing no additional comments were received.

TREES

- Corey Plester, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

Table 1: Summary of Proposed Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder/Cottonwood	121	121	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Willow, sp	2	2	0
Crabapple	2	2	0
Coniferous Trees			
Douglas Fir	8	8	0
Total (excluding Alder and Cottonwood Trees)	12	12	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		0	
Total Retained and Replacement Trees Proposed		0	
Estimated Contribution to the Green City Program		\$79,750	

- The Arborist Assessment states that there are a total of **12** mature trees on the site, excluding Alder and Cottonwood trees. **121** existing trees, approximately 91% of the total trees on the site, are Alder and Cottonwood trees. The applicant proposes to remove all trees as part of this development proposal, other than the unsurveyed trees within the riparian area along the eastern boundary of the site that was established through Development Application No. 7917-0009-00. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- Due to the timelines involved with the delivery of the SLS project, the trees within the riparian area were not surveyed as part of the arborist report, however, the existing public trail and riparian fencing serves as a boundary and tree protection fencing for all trees within the riparian area. No disturbance to this area is proposed through the subject application.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees that are outside the streamside protection area and a 2 to 1 replacement ratio for all other trees. This will require a proposed total of 145 replacement trees on the site. Since the proposal is for a temporary use, no replacement trees are proposed. Replacement trees will be planted as part of the ultimate development of these lands, in the future.
- Despite the above, the applicant has agreed to plant a 6-metre wide landscape buffer along 24 Avenue, inclusive of decorative fencing to buffer the proposed use from the public realm. The applicant is required to provide a landscape plan and securities for the work, prior to issuance of the Temporary Use Permit.
- In summary, no trees are proposed to be retained or replaced on the site at this time. When the property ultimately develops under the “Business Park” designation, a tree planting plan will be provided.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

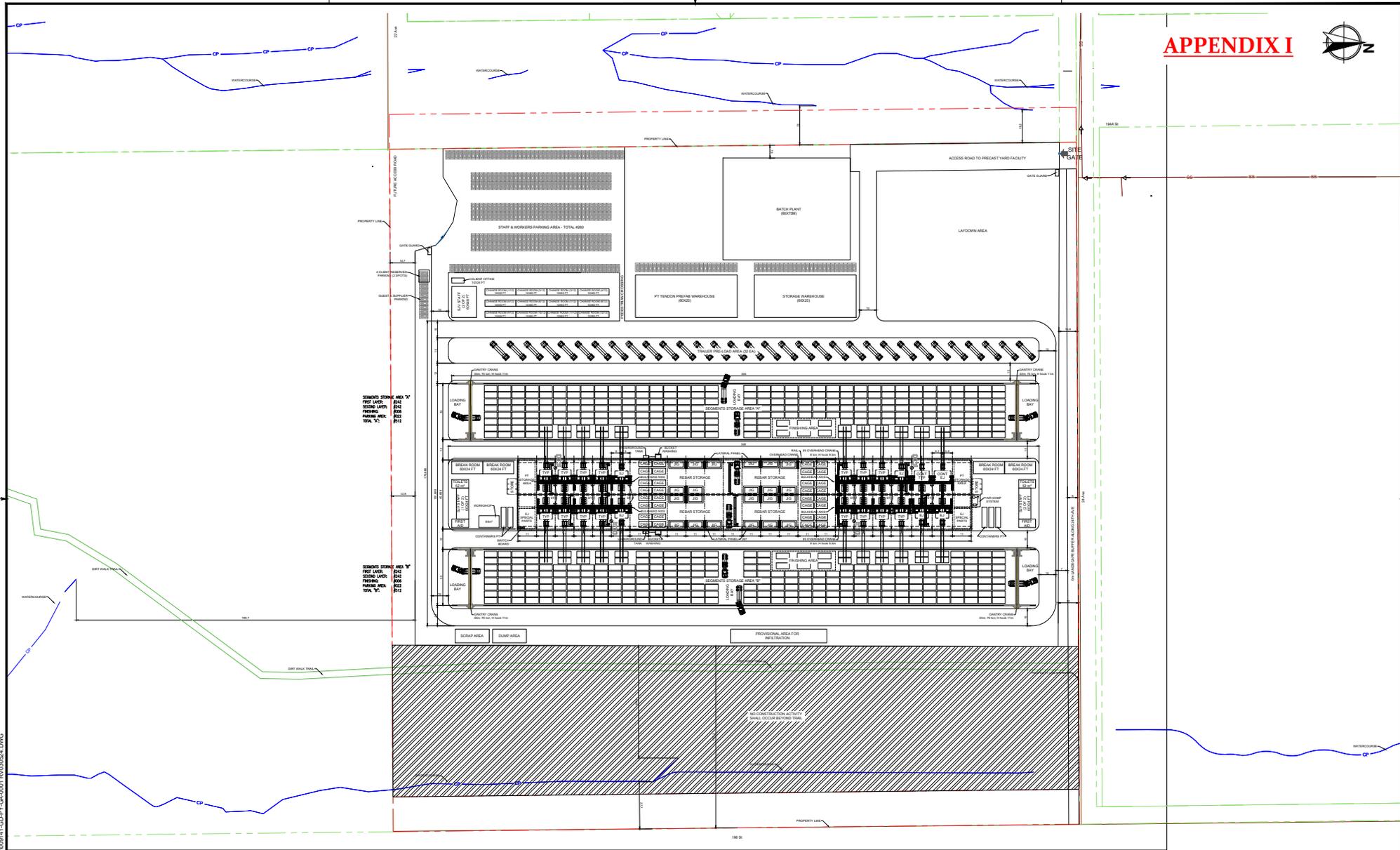
Appendix I.	Site Plan
Appendix II.	Engineering Summary
Appendix III.	Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix IV.	Temporary Use Permit No. 7924-0046-00

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

KS/ar

APPENDIX I



Civic Address: 19526 24 Ave
 Legal Description: Lot B (BF56587), Section 15, Township 7, NWD Plan 1834 ; PID 017-691-761

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Rev.	N	FECHA/DATE	DESCRIPCIÓN / DESCRIPTION	DRW.	CHK.	APP.
4	04/03/2024	ADDED SETBACKS, WATERCOURSES, TRAIL, NORTH SIGN	MS	PL	PL	
3	16/02/2024	ADDED BUILDING VP, MINOR REVISIONS	GV	MZ	MZ	
2	05/12/2023	BUILDING EXTENSION	MS	MZ	MZ	
1	22/05/2023	SEGMENTS STORAGE EXTENSION	GV	MZ	MZ	
0	08/05/2023	FIRST ISSUE	GV	MZ	MZ	

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CONSULTE/CONSULTANT

PROYECTO/PROJECT

SURREY LANGLEY SKYTRAIN PROJECT

TÍTULO/TITLE

SURREY LANGLEY SKYTRAIN PROJECT
 PRECAST YARD LAYOUT
 PREFABRICATION PLAN

NÚMERO DE DOCUMENTO/DOCUMENT NUMBER

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ESCALA/SCALE

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LINDAJES/LIMITS

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ESTADO/STATUS

TEMPORARY

TO: **Director, Area Planning & Development
- South Surrey Division
Planning and Development Department**

FROM: **Development Process Manager, Engineering Department**

DATE: **March 04, 2024** PROJECT FILE: **7824-0046-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 19526 24 Ave**

TEMPORARY USE PERMIT

The following issues are to be addressed as a condition of the Temporary Use Permit:

- Construct curb return access(es) to the site.
- Confirm adequacy of pavement width and road structure to proposed access(es).
- Provide Reduced Pressure backflow preventer for premise isolation. Meter sizing calculations are required. Any water connections with a well are to be abandoned.
- Provide on-site infiltration (area to be confirmed by Engineer), water quality treatment and aquifer protection for all stormwater runoff while maintaining base flows to the existing watercourses along 194 and 196 Streets.
- Provide stormwater management and grading plans. No runoff is permitted to the east/south pond nor adjacent fish habitat.
- No impacts to the groundwater table are permitted. Geotechnical field testing of subsurface strata and groundwater monitoring may be required.
- Restrictive covenant for on-site stormwater mitigation and water quality treatment.

A Servicing Agreement may be required as determined by staff, subject to detailed review.



Daniel Sohn, P.Eng.
Development Process Manager

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: TBD

Address: 19526 24 Avenue, Surrey, BC

Registered Arborist: Corey Plester ISA Certified Arborist PN-8523A

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	133
Protected Trees to be Removed	133
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 121 X one (1) = <u>121</u> - All other Trees Requiring 2 to 1 Replacement Ratio 12 X two (2) = <u>24</u>	145
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	N/A

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	0
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist: 

Date: February 26, 2024





Tree Zone #	Common Name (Botanical Name)	DBH (cm)
1	Black Cottonwood	>30cm
	Red Alder	
	Willow sp.	
	Douglas-fir	
	Crab Apple	
1 TOTAL		
2 TOTAL		
= 92 TREES		
2	Black Cottonwood	>30cm
	Red Alder	
	1 TOTAL	
= 19 TREES		
3	Black Cottonwood	>30cm
	Red Alder	
	6 TOTAL	
= 8 TREES		
4	Black Cottonwood	>30cm
	4 TOTAL	
= 4 TREES		
5	Black Cottonwood	>30cm
	Red Alder	
	Douglas-fir	
	3 TOTAL	
= 5 TREES		
6	Black Cottonwood	>30cm
	Red Alder	
	Willow sp.	
	1 TOTAL	
= 5 TREES		

LEGEND

 	ZONE 1
 	ZONE 2
 	ZONE 3
 	ZONE 4
 	ZONE 5
 	ZONE 6
 	TRAIL AND ENVIRONMENTAL AREA (NOT ASSESSED)

GENERAL NOTES:

- ALL EDGE TREES AND RETAINED TREES ARE TO UNDERGO A TREE RISK ASSESSMENT.
- TREES TO BE RETAINED AND ASSESSED AT TIME OF CONSTRUCTION AS PER SURREY'S PARKS DEPARTMENT.



STAMP	NO.	DATE	BY	REVISION

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#105, 8277 129 St.
 Surrey, British Columbia
 V3W 0A6
 Ph: (778) 593-0300
 Fax: (778) 593-0302
 Email: mfadum@fadum.ca

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PROJECT TITLE
 19526 24 AVENUE
 SURREY, B.C.

SHEET TITLE
 T1A - TREE REMOVAL AND PRESERVATION PLAN (ORTHO & TREE ZONES)

CLIENT

DRAWN MK
SCALE AS SHOWN
DATE FEBRUARY 26, 2024

T-1A
 SHEET 1 OF 3

CITY OF SURREY

(the "City")

TEMPORARY USE PERMIT

NO.: 7924-0046-00

Issued To:

(the "Owner")

Address of Owner:

1. This temporary use permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this temporary use permit.
2. This temporary use permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 017-691-761
Lot B (Bf56587) Section 15 Township 7 New Westminster District Plan 1834
19526 - 24 Avenue

(the "Land")

3. The authority to issue Temporary Use Permits is granted to municipalities under Sections 492 and 493 of the *Local Government Act* R.S.B.C. 2015, c.1. Pursuant to Implementation, II(c) Implementation Instruments, Temporary Use Permits of Surrey Official Community Plan, 2013, No. 18020, as amended, the entire City of Surrey is designated a Temporary Use Permit area.
4. The temporary use permitted on the Land shall be for the operation of a manufacturing and storage yard (precast facility) of concrete guideway segments for the Surrey-Langley Skytrain project.
5. The temporary use permitted on the Land shall be in accordance with:
 - (a) The appearance and location of the buildings, access and parking as shown on Schedule A (the "Drawings") which is attached hereto and forms part of this permit.

- (b) The landscaping shall conform to drawings shown on Schedule B (the "Landscaping") which is attached hereto and forms part of this permit.

- 6. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) Section A.4 of Part 5 Off-Street Parking and Loading/Unloading, the requirement to pave the parking area with asphalt, concrete or other similar pavement, is modified to allow the use of other surfacing materials suitable for truck traffic and vehicular parking as approved by the General Manager, Engineering.

- 7. The Owner covenants and agrees that the pre-servicing requirements attached as Schedule C (the "Pre-Servicing Requirements") which is attached hereto and forms part of this permit, have been completed and will be maintained for the duration of the Temporary Use Permit.

- 8. The temporary use shall be carried out according to the following conditions:
 - (a) the Temporary Use Permit shall be for the storage and manufacturing of concrete precast guideway segments; and
 - (b) the following activities are prohibited on the land:
 - i. vehicle washing;
 - ii. vehicle maintenance except if it is on an asphalt or concrete pad and excludes all oil, coolant, or chemical use as per the Environmental Management Act, S.B.C. 2002 Chapter 43;
 - iii. truck fuel storage or refuelling;
 - iv. storage of waste petroleum fluids; and
 - v. parking or storage of vehicles containing Dangerous Goods as defined by the Transport of Dangerous Goods Act R.S.B.C. 1996, Chapter 458.

- 9. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this temporary use permit. This temporary use permit is not a building permit.

- 10. An undertaking submitted by the Applicant is attached hereto as Appendix I and forms part of this temporary use permit.

- 11. This temporary use permit is not transferable.

12. This temporary use permit shall lapse on or before three years from date of issuance.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli

IN CONSIDERATION OF COUNCIL'S APPROVAL OF THIS TEMPORARY USE PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREED TO THE TERMS AND CONDITIONS OF THIS TEMPORARY USE PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.

Owner: Signature

Name: (Please Print)

TO THE CITY OF SURREY:

I, _____ (Name of Applicant)

being the applicant of a Temporary Use Permit Application No. 7924-0046-00

at the property known as _____
(Civic Address)

hereby undertake as a condition of issuance of my temporary use permit to:

- (a) demolish or remove all buildings and/or structures that are permitted to be constructed pursuant to the temporary use permit issued to me; and
- (b) restore the land described on the temporary use permit to a condition specified in that permit;

all of which shall be done not later than the termination date set out on the temporary use permit.

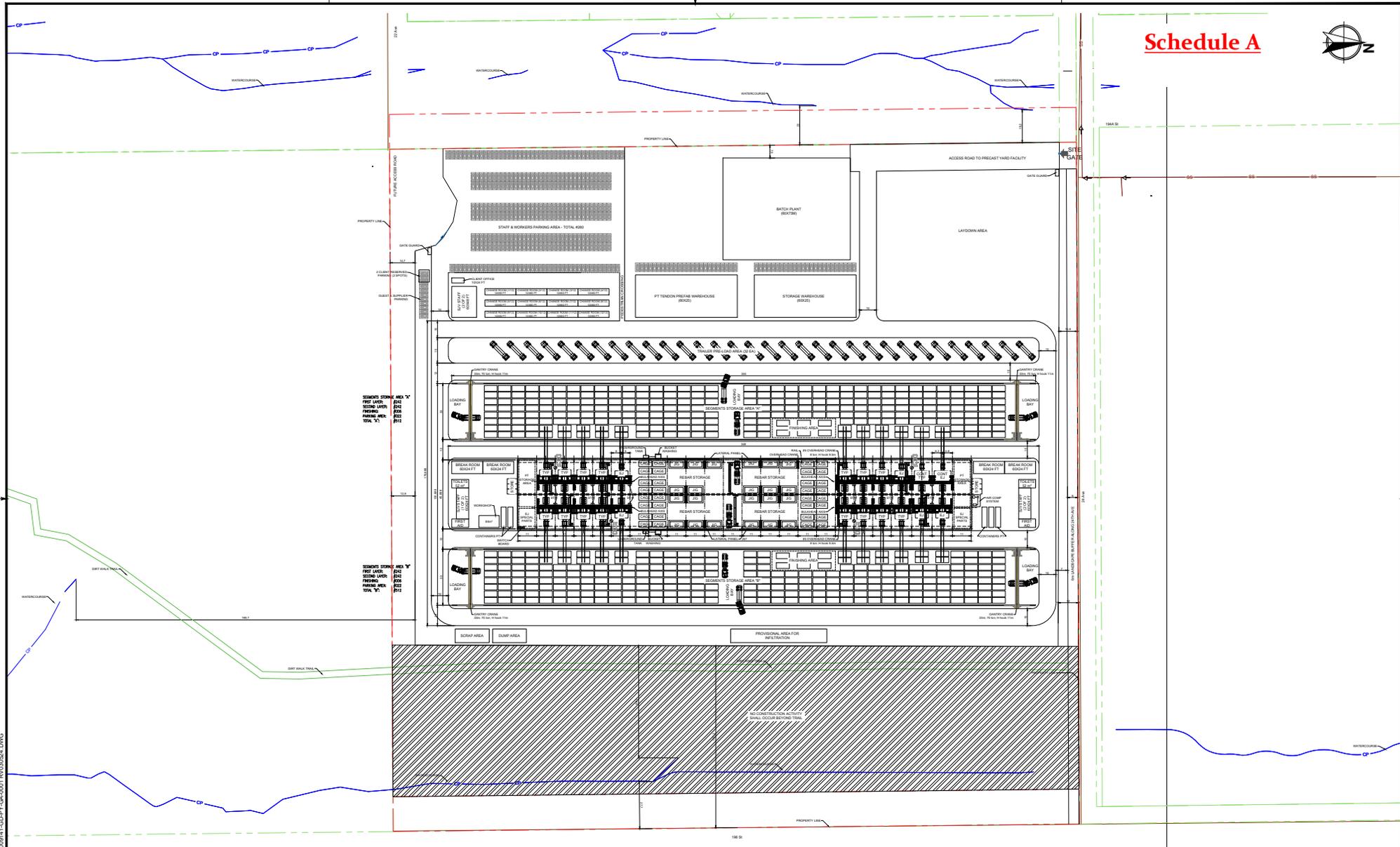
I further understand that should I not fulfill the undertaking described herein, the City or its agents may enter upon the land described on the temporary use permit and perform such work as is necessary to eliminate the temporary use and bring the use and occupancy of the land in compliance with Surrey Zoning By-law, 1993, No. 12000, as amended, and that any securities submitted by me to the City pursuant to the temporary use permit shall be forfeited and applied to the cost of restoration of my land as herein set out.

This undertaking is attached hereto and forms part of the temporary use permit.

(Applicant)

(Witness)

Schedule A



Civic Address: 19526 24 Ave
 Legal Description: Lot B (BF56587), Section 15, Township 7, NWD Plan 1834 ; PID 017-691-761

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1		22/05/2023	SEGMENTS STORAGE EXTENSION	GV	MZ	MZ
0		08/05/2023	FIRST ISSUE	GV	MZ	MZ

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CONSULTE/CONSULTANT

PROYECTO/PROJECT

SURREY LANGLEY SKYTRAIN PROJECT

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