



# Corporate *NO: L009*

# Report *COUNCIL DATE: December 10, 2001*

<b>REGULAR COUNCIL - LAND USE</b>			
<b>TO:</b>	<b>Mayor &amp; Council</b>	<b>DATE:</b>	<b>December 6, 2001</b>
<b>FROM:</b>	<b>General Manager, Planning &amp; Development</b>	<b>FILE:</b>	<b>7900-0166-00</b>
<b>SUBJECT:</b>	<b>Development Permit and Development Variance Permit for 9985 Grace Road</b>		

## RECOMMENDATION

It is recommended that Council:

1. Receive this report as information; and
2. Approve the attached Development Permit No. 7900-0166-00 (Appendix I), authorize the Mayor and Clerk to sign the Development Permit and authorize the transfer of the Permit to the heirs administrators, executors, successors and assigns of the title of the land within the terms of the Permit.

## BACKGROUND

The subject property was sold by the City of Surrey to the current owner, Grace Road Investments Ltd. in July 2000. Grace Road Investments Ltd. is a subsidiary company of Altamar that is part of the WesGroup family of companies. WesGroup is a principal owner and manager of the Surrey Fraser Docks.

The Grace Road property is an integral part of the Port's supply chain management system. Its current use is the storage of steel over and above the amount that can be accommodated on the Port site. Its longer term use will be development to its full industrial potential when services are available to the property and market conditions warrant. The current Development Permit is to satisfy Surrey's requirement for frontage landscaping adjacent to South Fraser Way. The owner requested a Development Variance Permit to relax the construction of a permanent building, to vary the siting of outdoor storage regulations and to relax the sewer and fire flow requirements.

## DISCUSSION

A Planning Report was presented to Council on September 18, 2000. At that meeting, Council granted approval to proceed for both the Development Permit and Development Variance Permit (DVP) applications and Development Variance Permit No. 7900-0166-00 was approved by Council on October 2, 2000. The Development Permit has been held pending the completion of some outstanding conditions, including the remittance of security to ensure the installation and maintenance of the landscaping.

The Development Permit requires landscaping along South Fraser Way and Grace Road. The buffer along South Fraser Way is 5.0 metres (16.4 feet) in width, with a berm approximately 2.4 metres (8 feet) above the pavement edge of the South Fraser Way. The landscaping consists of Red Cedar, Barberry, Cotoneaster, Firethorn and Roses, with grass along the inside edge of the landscaped area. The height of the berm and the landscaping is intended to screen the steel storage activity from the South Fraser Perimeter Road. The Grace Road landscaping consists of Pyracantha, a ground cover plant, incorporated into the existing vegetation along the frontage. At the time the site redevelops to its ultimate use, the existing landscaping will be re-evaluated and augmented with additional plant material as necessary.

The applicant, on his own initiative, has already installed the landscaping as specified on the landscaping drawings which are part of the Development Permit. Staff conducted a field review of the subject property and determined that the landscaping, as proposed in the Development Permit, is substantially complete.

The steel storage on the site is an interim use. The owner intends to develop the site to its ultimate use when servicing is available to the area..

This property was identified in Corporate Report No. 230, concerning the Council initiated rezoning in South Westminster, as an instream application within the high visibility area. Council instructed staff to close any inactive applications, with the proper procedure of notifying the applicant. The applicants for the subject property were in the process of completing the one outstanding requirement in order to proceed with the issuance of the Development Permit, which they have subsequently completed. It was staff's understanding that instream applications, where the applicant has been actively pursuing completion of the application, would be allowed to proceed to final approval. This application falls into that category.

It should also be noted that the subject site is identified as light impact industrial in all the three land use options being considered for the South Westminster Area. Therefore, approval of the subject Development Permit would not depart from the intent of these preliminary land use plans.

## CONCLUSION

It is, therefore, recommended that Council pass the authorizing resolution and approve the Development Permit.

Murray D. Dinwoodie

General Manager

LAP/kms/saw      Planning & Development Department

Attachment – Appendix I

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